



VILLAGE OF ORLAND PARK

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

Meeting Agenda

Plan Commission

Louis Stephens, Chairman

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

Tuesday, June 9, 2015

7:00 PM

Village Hall

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

Minutes of the March 24, 2015 Plan Commission

Attachments: [March 24, 2015 Meeting Minutes](#)

Minutes of the April 14, 2015 Plan Commission

Attachments: [April 14, 2015 Meeting Minutes](#)

PUBLIC HEARINGS

Dunkin Donuts Plaza

Attachments: [Plan Commission Site Plan](#)
[Special Use Standards](#)

Site Plan, Special Use (NP)

University of Chicago Medicine - Center for Advanced Care

Attachments: [UCM Special Use Standards 060915](#)
[UCM Variance Standards 060915](#)
[Main Street Area Parcel Map](#)

Site Plan, Special Use, Subdivision, Landscape Plan (MK)

NON-PUBLIC HEARINGS

OTHER BUSINESS

Memo: New Petitions & Appearance Review

Attachments: [2-10-15 Plan Commission Memo](#)

ADJOURNMENT

VILLAGE OF ORLAND PARK

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Meeting Minutes

Tuesday, March 24, 2015

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

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

CALLED TO ORDER/ROLL CALL

The meeting was called to order by the Plan Commission Chairman, Mr. Lou Stephens, at 7:00 p.m.

Present: 7 - Chairman Stephens; Member Jacobs; Member Aubin; Member Dzierwa; Member Parisi; Member Paul, Member Murphy

APPROVAL OF MINUTES**2015-0142 Minutes of the March 24, 2015 Plan Commission**

A motion was made by Commissioner Dzierwa, seconded by Commissioner Aubin; to approve the minutes of the March 10, 2015 Plan Commission.

APPROVED

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

PUBLIC HEARINGS**2015-0122 Park Boulevard Luxury Ranch Villas**

A motion was made by Commissioner Aubin, seconded by Commissioner Parisi; to continue the Park Boulevard Luxury Ranch Villas to the April 14, 2015 Plan Commission meeting.

AUBIN:

I move to continue case number 2015-0122, Park Boulevard Luxury Ranch Villas, to the March 24, 2015 Plan Commission meeting.

PARISI: Second.

CONTINUED

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

2015-0150 Hulse Solar Panels - 13520 Howe Drive - Appearance Review

MAZZA: Staff presentation made in accordance with written staff report dated March 24, 2015.

STEPHENS: Is the petitioner present? Does he wish to make any additional comments?

AUBIN: Swore in Owen Hulse, 13520 Howe Drive, Orland Park.

HULSE: I do not have anything else to add right now.

STEPHENS: Is there anyone from the audience who wishes to comment on this petition since this is a public hearing?

AUBIN: Swore in Vicki Ciullo, 13547 Circle Drive, Orland Park.

CIULLO: I was just wondering if this will be reflective because that is a big area of your roof.

AUBIN: Swore in Joe Gordon, Solar Service, 7312 N. Milwaukee Avenue, Niles.

GORDON: She brings up a very good point and one that we hear quite a bit. The manufacturer of these panels is Solar World. They are an organization that is headquartered in the United States and they source all of the materials in the U.S. These panels are manufactured for glare reduction in the glass. They are rated for use at airports. These adhere to that code. It is a smooth surface so at any point, as the sun moves across the sky, it may briefly reflect. As it is shown on that roof, it is pitched up. So as the sun positions across the sky, even at the low angles, it is going to reflect with the plane of the panels. He also has a courtyard setting so directly south of him is another structure, his own house, so it should direct any glare right back to his own structure. We feel very confident that no one will see the glare.

CIULLO: I wouldn't know until it's up. Just the angle of the roof, it's a large area toward our property. I mean if the manufacturer says that it doesn't, I have no experience in this until I got the letter.

GORDON: To be fair, the manufacturer manufactured it to reduce glare. But the sun is constantly in motion and if you were to sit in front of your house and look at cars parked on the street, at some point you might get a bit of glare for a few minutes and that is from a window from a car parked on your street. This structure is pointing upward and glare should be at a minimum off the glass and at some point should there be glare, nobody can guarantee 100% but we really think that with the way it is positioned off of the street and it adheres to all of the different codes for the Village, it should not be a problem whatsoever.

STEPHENS: This is not the first time that a structure like this has come into the Village. We have had quite a few. I don't think we've heard any negative complaints from anyone regarding solar panels. Staff, have you ever heard any negative complaints from the buildings that already have solar panels?

PITTOS: We haven't had any negative complaints. We have had four or five such projects over the years.

STEPHENS: We have had quite a few come in and staff hasn't received any

negative comments about it.

AUBIN: Swore in Annette Sojka, 13540 Howe Drive, Orland Park.

SOJKA: I have a question for liability. We have a huge tree in our yard and with nature and the wind, if something were to fall, are we liable for that? How would that work with tree branches?

HULSE: With where it is going up, even though it is south facing, the house is like a U-shape so none of the branches of those large trees are in any danger of falling on the panels.

STEPHENS: Is there anyone else in the audience that would like to address this petition? We will go to our commissioners.

AUBIN: I have no comment. It's a good fit and it works in every other situation, why not this one? Thank you.

MURPHY: I have no comments. In terms of the glare, the fact that it's rated for airports makes me confident that there shouldn't be any issues down the road. No concerns for me.

PARISI: I don't have any comments.

DZIERWA: We have seen a few of these in the twelve years I have been around and we haven't had any complaints. We have been assured by the different companies that are installing them that there is an anti-glare process in there. I believe the pitch on your roof is 34 degrees, and some of the others one that we have seen are a greater pitch. Depending on the time of the year and how well you know earth science, you can almost determine when the glare is going to be the worst and when it will be at its least depending on the pitch of the roof and time of the year. I don't see any problem with this as long as everything has been done up to code. Good for you that you can do that and take some of the electricity away from the grid. Good luck to you.

PAUL: My only question was if we had any issues in the past. It sounds like we haven't and it's hard to vote against green so I have no problem.

JACOBS: I have no comments thank you.

STEPHENS: I feel it is all in compliance with the codes. All of the codes have been met and they're not asking for any variance. A motion is in order at this time.

PAUL:

I move to accept as findings of fact of this Plan Commission the findings of fact set

forth in this staff report, dated March 24, 2015,

And

I move to recommend to the Village Board to approve the appearance (Environmental Clean Technology) review for a roof-mounted solar energy system at 13520 Howe Drive as depicted on the plan set "Hulse Residence 1.0 and 2.0" prepared by Solar Service Inc., dated 02/16/2015, subject to the following conditions:

1. That all building code related items are met;
2. That all building permits are obtained prior to construction;
3. That all utility conduits and systems related to the solar energy system not be visible from the street and from neighboring residential properties.

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

2014-0703 Parkside Square (Heritage Square)

PITTOS: Staff presentation made in accordance with written staff report dated March 24, 2015.

STEPHENS: Thank you, Mr. Pittos. If the petitioner is here, please come up to the microphone.

AUBIN: Swore in George Arnold, attorney for the petitioner, 9501 144th Place, Orland Park.

ARNOLD: We agree with what was said in the staff report. We have one thing that we would like to ask the plan commission that is different from the staff report. We certainly understand the conditions that we have to comply with. We had shown you the elevations that my client wanted to build last time. Inaudible. The petitioner is willing to be tied to those types of aesthetics so while we certainly understand and appreciate the ordinance, my client thinks that sometimes you can make things look better by going outside the ordinance. Again he is not looking for free reign; he is willing to be tied to those. I have samples of houses of similar size that do comply with the brick all the way around just as a sample to show that it's not just by having brick all the way around does not necessarily mean that you are going to accomplish some of the aesthetic features that you can otherwise.

STEPHENS: The ordinance is brick on all four sides up to 8' high.

ARNOLD: We would like relief from that and for you to consider making a recommendation to make it just brick on the front and allow us a little more

flexibility on the other sides. It would allow the builder to accomplish some of the more aesthetic points that they would like to for this product.

STEPHENS: Ok. Does anyone here wish to make a comment in regards to this petition? Seeing no one, we will go to our Commissioners. However, we don't have the latitude to make a recommendation regarding the brick ordinance.

PITTOS: Right that would be something that would need to be considered by the Village Board. Just to note, the Village has never varied on that.

STEPHENS: Mr. Arnold, I don't think we can give your recommendation against an existing ordinance like that.

ARNOLD: I understand that. I didn't want to bring it up for the first time at the Board without having had the courtesy of bringing it up to the Commission. I do understand that is not within your review.

STEPHENS: Mr. Pittos, question about the fence. Where are you requiring the fence at?

PITTOS: The fence would be along the south property line, here.

STEPHENS: Is this request from Tempo Development that they would rather not have the fence?

PITTOS: It is actually coming from both sides. Most landscape buffer yards in the rear yard of single family homes are very difficult to maintain. As the new homeowner takes over their property, they are going to shape their backyard the way that they want to shape it. So to put in a buffer yard particularly along a cemetery is probably not the most effective way to screen or buffer the cemetery or 153rd Street to the south. The fence is requested and the Land Development Code allows the fence to be substituted in these types of situations where the fence is more amenable to the project, the future property owner and achieve the Village's objective for screening.

STEPHENS: So we are requiring the fence along the entire south yard? The entire south line of the property. Anywhere else? Across the front on west avenue as well?

PITTOS: I don't believe so. Originally, Outlot B would have had a fence along the public sidewalk but that was because the grades weren't working. With the grades being reassessed, through the infrastructure improvements that were done, I think we were able to eliminate the fence along the east property line, West Avenue.

STEPHENS: Along the detention pond? So there is not going to be any fence there?

PITTOS: No.

STEPHENS: How does that affect safety there?

PITTOS: It is not as steep of a slope down into the pond and there is a width to maintain.

STEPHENS: How far from the sidewalk is the slope? Do you know? How about the engineer?

AUBIN: Swore in Brad Hensley, Landmark Engineering, 7808 W 103rd Street, Palos Hills.

STEPHENS: My concern is with that detention pond being so close to the walk, how much space is there between the edge of the sidewalk and where the slope begins?

HENSLEY: There is a foot to the property line and then a 3 to 1 slope to get to the normal water so that would be another 10'. There will be a safety ledge in the pond if someone wants to get that close.

STEPHENS: Mr. Pittos, did the original plan show a fence in front of that?

PITTOS: Yes. The original plans did show a potential fence along the detention pond. It showed a fence mainly because the slope began immediately at the edge of the sidewalk. Whereas, now it is not as steep and not as harsh of a slope.

HENSLEY: Our original design when we had two extra lots on the west side of the pond. We had retaining walls all around the pond which may have represented a fence to somebody looking at it.

STEPHENS: No. The first plan I saw had a fence going across the front.

HENSLEY: Well I know I've never put a fence on the plan so I'm not sure what that plan was.

STEPHENS: Ok. Thank you. We will go to the commissioners.

MURPHY: Well I guess the fence is an issue that concerns me as well. 10' is a good amount but if staff is not concerned with that then I will follow their recommendation. I have no other comments.

PARISI: Well there are quite a number of conditions on this petition and it appears that the petitioner is willing to comply with all of them. This is our second reiteration of this project and there have been some improvements so I don't have any

additional comments.

DZIERWA: I have seen plenty of other detention ponds in the Village that have steeper grades than what is going to be planned here so I don't have a problem with not having a fence there. I do want to ask staff about the last motion that we made, we are basically just tossing that out and starting over?

PITTOS: It was continued.

DZIERWA: So we didn't make a motion. I'm cool with that. Another question for staff, do we need to add a condition for the booster station on Outlot A?

PITTOS: I don't think so. This will be part of the annexation agreement. This project actually has to be annexed into the Village so everything that may be recommended for approval tonight will be subject to that annexation.

DZIERWA: So all of the verbage needed will be in that.

STEPHENS: That will subject to the engineering.

DZIERWA: Ok. Thank you.

JACOBS: I have no comment. Thank you.

PAUL: It looks like a lot of concessions were made. A lot of adjustments were made here. This is a good fit.

STEPHENS: Where exactly are you locating the gateway signage? Is there going to be two? Is it shown on the plan?

PITTOS: It is not currently shown on the plan but will be on corners or either of the outer lots.

STEPHENS: Is that where the developers intend to locate the gateway signage?

ARNOLD: I was asking my client and he said he isn't sure yet but he said he is willing to work with staff and put it in a place that makes sense for everyone.

STEPHENS: Thank you. I think this is a very well designed subdivision. The question came up earlier from one of our commissioners, is there a reason why you want Franchesca Lane aside from Franchesca Court?

PITTOS: Franchesca continues the existing street name. So the connection is Franchesca Court to the east and this is the fourth leg of that intersection.

STEPHENS: You are going to continue it as Franchesca Court. Ok. I think it is a

good plan and has been talked out. At this point we will entertain a motion. My commissioners tell me that I have missed Commissioner Aubin.

AUBIN: Preliminary engineering has been approved and the petitioner has agreed to all of the terms and conditions except this little brick issue that we have no control over. So I don't have any problems with this.

STEPHENS: Thank you.

PITTOS: I had some time to look at the issue of the fence along West Avenue. The variance that is being requested tonight is indeed to potentially substitute a fence for the east and south buffer yards. There could be a fence along the detention pond for this development.

STEPHENS: There will be or there could be?

PITTOS: There could be. The variance that was published had the retaining walls originally that Mr. Hensley referred to. We will take a closer look at that since there was some discussion here and assess accordingly.

STEPHENS: Ok. At this point we will move forward with a motion.

PARISI:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated March 24, 2015

And

I move to recommend to the Village Board of Trustees to approve, upon annexation, the zoning of the subject site at 15160 West Avenue to R-4 Residential District.

And

I move to recommend to the Village Board of Trustees to approve, upon annexation, the preliminary site plan titled "Parkside Square of Orland Park", prepared by Landmark Engineering LLC, dated Feb. 3, 2015, subject to the following conditions:

- 1) Change the street name of Franchesca Lane to Franchesca Court.
- 2) Extend the public sidewalk network along West Avenue south from the development to the 153rd Street sidewalk network.
- 3) Comply with the Brick Ordinance of the Village's Building Code for all single

family homes.

- 4) Mitigate any tree losses via the landscape plan.
- 5) Include an ornamental powder coated fence as part of the landscape plan as a substitute for Bufferyard B requirements.
- 6) Submit a landscape plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
- 7) Work with staff to include gateway signage as part of this project at the corners of the development.
- 8) Meet all final engineering and Building Code related items.

And

I move to recommend to the Village Board of Trustees to approve, upon annexation, a 25 lot single family detached residential subdivision, subject to the same conditions as above and the following:

- 9) Submit a record plat of subdivision to the Village for recording prior to this project attending the Village Board meeting for approvals.
- 10) Do not include building envelopes or building footprints on the final plat of subdivision.

And

I move to recommend to the Village Board of Trustees to approve, upon annexation, of the following variances subject to the same conditions as outlined in the above motions:

- 1) Reduce the detention pond perimeter maintenance access area from 15 feet to 5 feet.
- 2) Reduce the detention pond setback from 25 feet to 5 feet.
- 3) Substitute Bufferyard B (10 feet) requirements with a six (6) foot tall wrought iron fence for residential lots along the south perimeter and along the West Avenue perimeter of the subdivision.

All changes must be made prior to the Board meeting.

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

2015-0066 Winterset Estates

TURLEY: Staff presentation made in accordance with written report dated March 24, 2015.

STEPHENS: Thank you, Mrs. Turley. Is there anyone from the audience who wishes to comment?

AUBIN: Swore in Alan McDonald, 16710 Muirfield Drive, Orland Park.

MCDONALD: I just want to commend Mr. Dignan on his proposal for this development. It has been long overdue in regards to the property that was there. My only concern is that our subdivision does not have a park close to us. There is a park planned here and I am just looking for direction on how do we approach the Village to get a park or equipment put in there? That is the kind of direction I am looking for.

STEPHENS: We will ask staff.

TURLEY: It is likely that a park this size, there is not enough room for playground equipment. It may be a gazebo or something like that. For now, no equipment is planned. The way that it works is that you get in line because there are a lot of subdivisions waiting for park equipment. We would look at what is appropriate for the site at that time.

STEPHENS: I think his question is how does he go about getting on the list?

TURLEY: We will look into that.

STEPHENS: What you do is contact staff.

MCDONALD: Thank you.

STEPHENS: Anyone else. Mr. Dignan, would you care to comment on your subdivision?

AUBIN: Swore in Ray Dignan, 10703 Valley Court, Orland Park.

DIGNAN: I have a couple of questions for Mrs. Turley. What is this thing about a decorative fence? I was not aware of that.

TURLEY: The concern is that because of the size of the park and the proximity of this lot to the park that it would just come off as a very large side yard and I think there could be the potential for encroachment there. So it doesn't have to be a full

fence but it needs to be tagged in some way that this is the public park.

STEPHENS: How high would you require that fence?

TURLEY: 3-4'. Just something to mark it out.

STEPHENS: Just something to create a demarcation between what the park is and where the lot ends.

DIGNAN: That is something I wouldn't want to agree to. I purchased this property about ten months ago. I have been in contact with the neighbors and basically addressed any concerns they have. 100% of the entire neighborhood requested a neighborhood park. Then they requested to reduce the density. During the last six months of working with staff, I complied with reducing the lots from 10 to 7 and eliminating Lot 8 and creating a neighborhood park. Originally I called it a community park but that is an improper word for it. It is a neighborhood park. This isn't a park for 7 lots; it is a park for 40 lots; because there are 11 homeowners on Julie Ann and 30 homeowners on Muirfield. So for her to say it is a small park, it is an open area. Outlot C is over one acre and the high water level of the pond is less than half an acre. So that whole area around the high water level is about .6 of an acre of park and recreation where you can walk around the pond. Plus it is going to be dry 10 months of the year. A lot of the neighbors expressed that they wanted a place to walk with their grandkids. That would be a perfect spot for it but for me to put a 3' fence up on a lot for a park doesn't make sense. If you can show me where it is done elsewhere in the Village, I am happy to take a look at it. But that would take away the use of whoever owns Lot 1.

STEPHENS: What is the reasoning for that, Mrs. Turley?

TURLEY: So that the lot doesn't encroach into the park area because I could see where that would be the tendency here. It can have openings; it doesn't have to be a solid fence. But it should demarcate the boundaries.

PARISI: There are other parks in the Village that have fencing that are not contiguous and arguably that was put in by the Village.

TURLEY: Yes, this is just smaller than typical. The code doesn't count land around the detention pond as park land. It has to be contiguous and relatively flat and usable for park equipment.

STEPHENS: Is this one of the conditions?

TURLEY: Yes.

DIGNAN: I was not aware of that.

STEPHENS: Number 5; install an ornamental fence along the west border of Lot 1 to discourage encroachment into the common park space. I don't think it is a bad idea.

DIGNAN: What is a decorative fence?

TURLEY: Ornamental iron.

DIGNAN: Just a 3' iron fence?

STEPHENS: Just a 3' ornamental fence. You are going to reduce the frontage of that lot, right?

DIGNAN: I am working with staff on that. We haven't determined if we are or not. Right now it is 110' wide and we are going to work with staff to see when we get the final engineering because the majority of the lot is going to be from east to west and then you have a 4 to 1 slope from the service area to the detention pond which isn't that great of a slope so we will be working with staff to see what reduction if any we can do for Lot 1. At that point, I was surprised by this fence thing. I was not aware of that.

STEPHENS: I don't think it's unreasonable. I think it makes sense. If you don't have some way of marking it the people who buy Lot 1 can further landscape into the park. If you put some line there.

DIGNAN: I'm sure there is going to be some kind of buffer. The park is for anyone's use.

STEPHENS: Of course. Well this isn't stopping the residents. All that it is doing is marking the west boundary line of that lot.

PARISI: First of all, a small shrub could do that. But second of all, going forward, who is responsible for maintaining that fence?

TURLEY: It would be something to work out. To be determined.

STEPHENS: Did you have any other comments?

DIGNAN: She did a very good job on the presentation. As I said, we have been working on this for a very long time. We are almost there to move forward.

STEPHENS: Yes you did a very nice job and worked well with the people in the area. You are solving problems. It is an infill piece. You have a situation that needs variances. That's all. Is there anyone else who wishes to comment? Seeing no one, we will go to our Commissioners.

AUBIN: Obviously the plan only works upon annexation. It meets the Comprehensive Plan and Mr. Dignan has agreed to all of the conditions except for condition number 5. I can't see anyone landscaping beyond their property so I don't see any reason why you'd have to mark it. I would recommend striking that sentence off on condition number 5. I assume that all of the complaints about the undeveloped area came from the neighbors and this is a lot better deal than what they were looking at in the past. That is all.

MURPHY: I think that the overall development looks great. It is terrific that the petitioner is going to connect the gaps and complete all of the connections. As you said, an infill piece can be very difficult and this flows nicely. I think it is a great development.

PARISI: I concur with Commissioner Aubin on striking the second sentence on number 5. Also, I am just curious, about the tree mitigation. It said 161 trees. Just from my observation, that is using a very generous definition of what constitutes a tree.

TURLEY: The number was the result of a quick look by our engineers at the code, if they are unable to save any of the existing trees, and of course he is going to save as many as he can. That would be the potential number of trees that would possibly have to be replaced somewhere. It probably won't be anywhere near that.

PARISI: Otherwise it is a nice fit. No other comments.

DZIERWA: First of all I think this was a very well done job by both Mr. Dignan and staff. I appreciate the fact that you were able to work something out. Mr. Dignan, I want to thank you for defending your request for variances. Not a lot of people take the time to answer so thoroughly. You made some very good points. Other than that, I agree with my fellow commissioners about not having a fence there. I can see where staff wanted to draw the line in the sand so homeowner number 1 doesn't build a gazebo right on that line and think that park land belongs to his property. I can see where you are going with that but I think there are other ways where you can delineate that and show that park is for these 7 homes and everyone in that area. I think we can probably eliminate that second sentence on condition number 5.

JACOBS: I agree that it is a well thought out use of the property. It is a difficult property and I think that will additionally improve that general area. Everything else around it is very well done.

PAUL: Yes it is definitely a good use for that piece of property. As far as the fence goes, I can see both sides. Maybe a compromise would be to allow a fence to be built if the owner of that property is amenable. When you're talking about encroachment, it cuts both ways. I wouldn't want people from the park helping themselves to my backyard either. If I owned that property, I would want something

there to determine what's mine and what's ours. Maybe leave open the possibility to whoever buys that parcel would have the right to put up a fence if they choose to.

TURLEY: They would have that right.

PAUL: Well I didn't know if there were any rules or regulations that would prohibit them. To me that would be a compromise to allow them to do that if they choose to.

STEPHENS: Thank you. I think it is a reasonably well thought out land plan. You have done a great job working with the neighbors around there. I appreciate the fact that you're going along with putting a park in to service several of the other communities that don't have a park. I think the variances that are being requested here are reasonable due to the fact that it is a difficult 4.5 acre piece to develop. I don't have any problem with it at all. I wish you a lot of luck.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated March 24, 2015.

And

I move to recommend to the Village Board approval (upon annexation) of the rezoning of the property to R-3 Residential District.

And

I move to recommend to the Village Board approval (upon annexation) of the preliminary site plan titled "Preliminary Site Plan Winterset Estates", by Spaceco Engineers job 8317, and dated 3/20/15, subject to the following conditions.

- 1) Developer must contribute a recapture fee to the Village per the Hunter Point recapture agreement for the previously constructed water booster station that will be utilized by this development.
- 2) Dedicate a 50' right of way to the centerline of 167th Street that aligns with neighboring right of way limits.
- 3) Complete missing off-site gaps on sidewalks, bike path, and street where they connect with abutting properties.
- 4) Utilize the existing driveway off of 167th Street for primary construction access, with lots 3 and 4 the last to develop, and identify on Site Plan.

5) Work with Village staff to reduce the lot width of lot 1.

6) 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. At the time of Final Landscape Plan, developer shall work with residents of new and existing lots to locate mitigated trees to buffer rear lots of homes.
- b. Provide tree mitigation, per Code requirements, preferably on site if a healthy spacing can be achieved, otherwise a contribution must be paid per Code into the tree mitigation bank. Tree mitigation requirements will be finalized at the time of Final Landscape Plan and after final engineering of lots.
- c. Plant the pond in a natural style with a native edge.
- d. Include parkway trees along all sidewalks, including 167th Street, spaced 40' on center.

7) Make the following labeling changes:

- a. Provide all lot size dimensions on Site Plan;
- b. Dimension high water setback from road and property line;
- c. Label flat area park land dedication acreage.

8) Meet all final engineering and building code related items.

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

And

I move to recommend to the Village Board approval (upon annexation) of a seven lot residential subdivision plus a detention out lot and public street dedication, on preliminary plat titled 'Plat of Subdivision', by Spaceco Engineers, dated 2/4/15, subject to the submission of a Record Plat of Subdivision to the Village for approval and recording.

And

I move to recommend to the Village Board approval (upon annexation) of the following variances:

- 1) Reduce minimum lot depth on the shared boundary between lots 2 and 3 from a required 125' to approximately 110'.
- 2) Reduce minimum lot depth on the shared boundary between lots 5 and 6 from a required 125' to approximately 113'.
- 3) Reduce cul-de-sac from a required 120' diameter to approximately 110'.

- 4) Reduce street turning radius from a required 175' radius to approximately 65'.
- 5) Reduce pond setback from a required 25' minimum to approximately 10'.
- 6) Increase pond slope from a required 4:1 maximum to approximately 3:1.
- 7) Reduce maintenance strip from a required 15' minimum to approximately 8'.

All changes must be made prior to the Board meeting.

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

2015-0137 2015 Land Development Code Amendments I - Ordinance

PITTOS: Staff presentation made in accordance with written staff report dated March 24, 2015.

AUBIN: Mr. Pittos, would Crystal Tree be an example of that?

PITTOS: Yes.

STEPHENS: That is strictly for Crystal Tree.

AUBIN: What are you going to use an electric sign for inside the guard house? It has to be off so that you can't see it from 143rd Street, correct?

PITTOS: Correct.

STEPHENS: I want to thank staff for tying this all together. We are going to have more changes, won't we?

PITTOS: There will be a number of changes this year. There will be more than two or three rounds this year.

STEPHENS: How long does it take to put one of these things together like this?

PITTOS: Basically, I have been working on this since mid-February. Something like the second round of Land Development Code Amendments in 2014 took around 4 months. It takes a lot of time.

STEPHENS: Thank you for all of your work.

DZIERWA: Going to page 15 where you talked about the E-1 district and the R-1

district, as far as garages are concerned. The R-1 district is 1 attached or detached garage and the E-1 district allows for 1 attached and 1 detached. Is that correct?

PITTOS: That is correct.

DZIERWA: But when you go to R-1 you can't have two separate garages? It's either one or the other?

PITTOS: Correct.

DZIERWA: As far as the signage, you used the word invisible from public properties. Is it invisible or non-visible? I guess either one works. That's all I have.

PARISI: How about inconspicuous?

STEPHENS: How about not be visible from public property? On page 16, it should be changed to not be visible.

DZIERWA: No sign is invisible, let's put it that way.

STEPHENS: Ok. Any other comments or corrections? We will now entertain a motion.

PARISI:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated March 24, 2015

And

I move to recommend to the Village Board of Trustees to approve the Land Development Code amendments for Sections 5-101, 5-106, 6-207, 6-209, 6-210, 6-302, 6-307, 6-310, 6-314 and 9-101 as presented in the attached Amendment Report titled "2015 Land Development Code Amendments I Amendment Report to the Plan Commission", prepared by the Development Services Department and dated March 19, 2015.

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

NON-PUBLIC HEARINGS

None.

OTHER BUSINESS

2015-0040 Memo: New Petitions & Appearance Review

None.

ADJOURNMENT

There being no further business before the Plan Commission, the Chairman adjourned the meeting.

STEPHENS: This meeting is adjourned at 8:55pm

Respectfully submitted,

Heather Zorena
Recording Secretary
ADJOURNED

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, April 14, 2015

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

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

CALLED TO ORDER/ROLL CALL

The meeting was called to order by the Plan Commission Chairman, Mr. Lou Stephens, at 7:00 p.m.

Present: 7 - Chairman Stephens; Member Jacobs; Member Aubin; Member Dzierwa; Member Parisi; Member Paul, Member Murphy

APPROVAL OF MINUTES**2015-0142 Minutes of the March 24, 2015 Plan Commission**

A motion was made by Commissioner Dzierwa, seconded by Commissioner Aubin; to continue the minutes of the March 24, 2015 Plan Commission.

DZIERWA:

I move to continue the minutes of the March 24, 2015 Plan Commission Meeting to the next regularly scheduled meeting.

CONTINUED

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

PUBLIC HEARINGS**2015-0122 Park Boulevard Luxury Ranch Villas**

A motion was made by Commissioner Parisi, seconded by Commissioner Aubin; to terminate the Park Boulevard Luxury Ranch petition.

I move to terminate case number 2015-0122, Park Boulevard Luxury Ranch Villas.

CONTINUED

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

2015-0151 Mo's Chinese Kitchen Expansion - Special Use Permit Amendment

MAZZA: Staff presentation made in accordance with written staff report dated April 14, 2015.

STEPHENS: Thank you. Is the petitioner present? Does he or she have anything to add? Is there anyone in the audience who wishes to make a comment in regards to this petition? Seeing no one we will go to our commissioners.

PARISI: I don't have anything to add. They obviously do a very nice job and that is why they are expanding. I like your restaurant and I wish you a lot of luck.

MURPHY: I have no concerns or comments. Good luck.

AUBIN: I concur with both of my fellow commissioners. Thank you.

DZIERWA: Thank you. Business must be good. Good for you.

JACOBS: No comments. Thank you.

PAUL: This is a good idea. I have no problem with it.

STEPHENS: I also order from your restaurant and I'm glad to see that you are so successful that you are expanding. Since it is compliant with everything overall, that is a good fit. We will move forward with a motion.

PAUL:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated April 14, 2015.

And

I move to recommend to the Board of Trustees to approve a special use permit amendment allowing Mo's Chinese Kitchen to expand an existing restaurant located within 300 feet of a residential parcel, subject to the following conditions:

1. That a Building permit is submitted to the Building Department;
2. That the Petitioner comply with all Building and Health Code requirements;
3. That all mechanical equipment is screened, either at grade level with landscaping or hidden behind the roofline;
4. That the total number of seats does not exceed the occupancy limit for the restaurant;
5. That any new signage is approved through a separate permitting process;
6. That any remnants of the existing Mo's Kitchen sign are removed and the sign face is restored to its original condition.

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

2015-0120 NICOR Regulator Station 276

PITTOS: Staff presentation made in accordance with written staff report dated April 14, 2015.

STEPHENS: Thank you. Is the petitioner present from Nicor? Does the petitioner have anything to add? Is there anyone in the audience that would like to make a comment regarding this petition? Seeing no one we will go to our commissioners and ask if any of our commissioners have any questions or comments. Please let

me know.

DZIERWA: I would just like to thank the petitioner for thoroughly answering all of the questions on the special use standards. It answered many questions I had right off the bat.

STEPHENS: Seeing no other comments from our commissioners, the chair will entertain a motion.

DZIERWA:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated April 14, 2015.

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Orland Park STA 276 Site Layout", prepared by Nicor Gas and dated September 12, 2013, sheet number 276-E-11, subject to the following condition:

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final approval.

and

I move to recommend to the Village Board approval of the Elevations titled "Orland Park STA 276 SCADA Enclosure Fiberglass Enclosure and Concrete Foundation", prepared by Nicor Gas, and dated September 16, 2013.

and

I move to recommend to the Village Board approval of a Special Use Permit for 13801 82nd Avenue, Nicor Gas Regulator Station 276, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Reduce the side setback from 25 feet to 10 feet.
2. Reduce the landscape bufferyard requirements from Bufferyard Type C to match landscape requirements for wireless communication facilities.

All changes must be made prior to the Board meeting.

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

2014-0270 Hampton Court

PITTOS: Staff presentation made in accordance with written report dated April 14, 2015.

STEPHENS: Thank you. On this preliminary site plan, it says retaining walls vary in height from 0-2.4". Is that correct?

PITTOS: My understanding is that the maximum height of these retaining walls would have been about 2'. The project engineer has indicated that there is the potential that these retaining walls could be eliminated from the site plan. He included them in here because he was being a little bit conservative to at least show that retaining walls may be necessary but they are believed to be unnecessary.

STEPHENS: What about this right in right out entrance? Is that going to be permanent like that? What is the situation with that?

PITTOS: Originally Hampton Lane was part of the Hampton Court right of way that came out at this location here. That was not doable because the flare of the right in right out was encroaching on the property owner to the south and their driveway access. At that time it was required that a right in right out be installed for this project because of its proximity to the 159th Street intersection with 108th Avenue. When Hampton Lane was moved to the north, the right in right out was kept due to the tapering and middle median areas from the 159th Street widening coming up that far. Although, the right in right out remains as a requirement at this time, but moving it to the north end means that there is the potential for that right in right out to be removed when the properties to the east across the street are developed in BIZ style development and then it can become full access in the future. At this point we are asking that it remain right in right out to appease the Cook County Highway jurisdiction.

STEPHENS: So that is a requirement from Cook County, the right in right out?

PITTOS: It is from Cook County.

STEPHENS: Ok because 108th Avenue is governed by Cook County. Thank you for the presentation. Is the petitioner present? Would you care to address this petition with any additional comments?

AUBIN: Swore in Randolph Given, attorney for the petitioner, 1755 Naperville Road, Suite 100, Wheaton.
Joseph Abel, planning and zoning consultant, 200 Forest Avenue, Glen Ellyn.
Bill Zalewski, engineer for the petitioner, 18311 North Creek Drive, Suite F, Tinley Park.

GIVEN: Short presentation recapitulating project.

STEPHENS: This is going to be a condominium form of ownership?

GIVEN: Yes it will be a condominium form of ownership because we don't want to build duplex units where there will be single ownership for two dwelling units but we do want to build the physical structure that we see there.

STEPHENS: So each duplex won't be a fee simple then? It will be condominium ownership.

GIVEN: Right. It will be ownership by unit with a percentage interest in the common area.

STEPHENS: Ok. I just wanted to get that cleared up.

ZALEWSKI: Short presentation recapitulating project.

STEPHENS: Ok thank you.

ABEL: Short presentation recapitulating project.

STEPHENS: Thank you. I assume that is the conclusion of people that are going to speak on your behalf.

GIVEN: Yes. We are available to answer any questions.

STEPHENS: This is a public hearing. Is there anyone who wishes to make a comment?

AUBIN: Swore in Jack McAndrew, W5331 Plantation Road, Elkhorn, Wisconsin.

MCANDREWS: Instead of shoe horning this development in and creating a substandard road that the Village is going to inherit for an undetermined amount of time. Has the petitioner negotiated with the adjacent property owners to potentially acquire some additional right of way to complete the roadway in its entirety rather than kick the hardship can down the road?

GIVEN: Well let me preface the answer to that with the fact that the road is not substandard. The right of way is smaller but the road is built to standards. That is an important distinction and we want to make sure we have our facts straight. In terms of negotiating with our neighbors to the south, we have the issue with the drainage and wetland to deal with. We found that the neighbors to the south were taking a great deal of time in dealing with that issue with us. We found that it was not fruitful. I believe that continued negotiation in that area would not be beneficial

to either the property owners or the Village. So the answer would be no we have not negotiated that.

STEPHENS: Thank you.

MCANDREWS: Has the commission considered the storm water impacts to the adjacent properties and is that depressional area considered in the storm water volume calculations?

ZALEWSKI: Our design is considering the ordinance right now through MWRD and Orland Park. We are capturing all of the water from our site and moving it into the detention basin. The depressional area to the south will remain just as it is. We are not going to go past our south property line. So whatever is over there is what will remain there. We will have no impact. We might take the water tributary to that area and redirect it into the detention pond. There may be less water sitting in there.

AUBIN: Mr. Pittos, has preliminary engineering been approved for this project?

PITTOS: Yes it has.

AUBIN: Our engineers have looked at every aspect of this project and given it preliminary engineering approval?

PITTOS: Yes.

MCANDREWS: Are those plans public record?

AUBIN: They certainly are.

MCANDREWS: The property owner will request a copy. I don't represent the property.

PITTOS: Copies could be requested through the Freedom of Information Act. You would have to come in and view them. We can't necessarily give them away but you can definitely see them.

MCANDREWS: It just seems to me if you would acquire some additional property to the south that road way could be pulled back to the south and constructed to the full Village right of way requirements. And the setback requirements could have been met too and you wouldn't have to cram everything into it. To me it's unsightly, condensed and it is going to be a temporary road for how long?

STEPHENS: I don't think it is a temporary road. It is a permanent road. It is in line with the road specs.

PITTOS: The road itself from curb to curb is 30'. That is typical of all residential roads in Orland Park. The right of way itself is smaller. Basically what this plan is missing is the southern parkway. Your typical right of way is 15' of parkway which has your sidewalk and you parkway trees; then 30' of roadway and 15' of parkway on the other side. So a full right of way is 60'. In this case what they are proposing is 45' so that southern parkway is missing. It has happened in the Village in the past where subdivisions and properties that share common lot lines will often build partial right of ways in order for the properties to the south to participate in that right of way and would dedicate the 15' parkway along the extent of their project. Just to identify some of the precedent that has happened, there are three subdivisions that come to mind: Ashford Estates, Doyle, and Persimmon Meadows. When those two subdivisions came in a common right of way was built first by Ashford Estates and then completed by Persimmon Meadows. Then again between Persimmon Meadows and Doyle Subdivision. Those were temporary. In terms of permanent right of way reduction, there was the Deerhaven Subdivision which was a permanent right of way reduction to 50'. In this case even the temporary 45' right of way is not very far off from what the Village has accepted as a reduced permanent right of way.

STEPHENS: But it has no impact on the street. The street is the correct width.

MCANDREWS: But ultimately the Village will acquire that south 15' of right of way and task the developer to the south to complete that.

STEPHENS: I can't answer that question.

PITTOS: So that is the intent. When the properties to the south are redeveloped they will have to contribute their portion of the right of way just like any other development proposal that comes in, particularly for nonresidential development. They frequently have to contribute right of way dedications. That has happened along 159th Street and Lagrange Road. Not just because of the widening efforts but for other reasons as well. So when non-residential development comes in we are going to request 15' of right of way.

STEPHENS: How many property owners are there to the south?

PITTOS: Three total properties to the south. In the case of Hampton Court there are only two.

MCANDREWS: So the developer to the south east would have to build the remainder of that right of way? He would have to build that out without receiving any benefits from it?

PITTOS: There is an agreement between the petitioner and that property owner to put in landscaping improvements now that would double up as future parkway trees that would be there so it would only be a land dedication on the part of the

property owner because there is no roadway infrastructure to continue south and the Hampton Court property owner is going to construct the curbs.

STEPHENS: So they would have to dedicate 15' of their north property line and put sidewalk in.

PITTOS: Correct.

STEPHENS: OK.

GIVEN: We haven't asked for any recapture agreement or anything. We have actually set up the property owners to the south with a pretty nice situation because it has this infrastructure being built and them not having to pay for it. So I think we have given them a benefit.

MCANDREWS: It is my understanding that the property owners to the south had responded and had met with the board. Maybe Mr. Pipolo can confirm that?

AUBIN: Does that have anything to do with this petition?

MCANDREWS: Yes.

STEPHENS: What does that have to do with this petition and particular piece of property?

MCANDREWS: I guess the grading issue is still open at the cul-de-sac.

STEPHENS: I don't think so because the preliminary engineering has been approved. Am I correct? Is there any grading issues remaining?

PITTOS: It is my understanding that along that shared property line along Hampton Court, the road has been dropped down to meet the existing grades and Mr. Zalewski can confirm that.

STEPHENS: Thank you.

MCANDREWS: Then there are no issues with the grading if it is keeping the water on the property. Thank you.

STEPHENS: Is there anyone else? Seeing no one else, we will go to our commissioners.

DZIERWA: I can see this is basically trying to clean up a few issues here. The three additional variances are needed from the last plan. I saw the way the last plan was and this one seems to be doing much better. The petitioner seems to be taking on a much bigger issue by keeping all of the water on site and getting it to

your own detention. You are basically making the south property owners look better by what you are doing on your south property line. I appreciate that and I'm sure they appreciate that. This is definitely better than what we saw in January. Thank you for that.

JACOBS: My only question was handling emergency vehicles in that cul de sac. Is there any problem with that?

PITTOS: The cul de sac meets all of the Land Development Code requirements in terms of the length particularly for the density that is proposed for this case. I believe the maximum length of the cul de sac for what the code considers multi-family development, which in this case is single family attached but it is more than single family detached, is 1000' and I believe this one comes just short of that. This is a short cul de sac. There have been longer cul de sacs in other parts of the village left in these temporary stub connections that have existed for years without incident. Emergency management has been able to get into those and get out quickly. In this case, the cul de sac itself is short and there is no issue that it would take an ambulance or a fire truck much time to get down into it and then back out again.

PAUL: I commend the petitioner and the Village for putting this together. It is a tough piece of land to do something with. We are putting ten properties on the tax rolls. We are putting a street in there. You are setting it up for the next guy to the south since the street is already put in and you are paying for it. So I don't have any problem with it. This is as good as you probably are going to get from this parcel of land.

AUBIN: I have great confidence in our engineering staff and I'm sure that Bill and your people talk to our guys on a regular basis when you made all of these changes. The project has preliminary engineering and if you had the motion tonight in front of you, you would see that there are 18 different conditions that this petitioner has to meet to develop this property. There wasn't one question on any of the 18 conditions. He's accepted all of them. Your engineering staff, our engineering staff, and Mr. Pittos and his people certainly made sure that this piece of property met all codes that Orland Park has so I don't see any reason why this shouldn't go forward.

MURPHY: It is a transitional property so it certainly faces its challenges. I think the petitioner has done a very nice job in taking care of that. I like that it adheres to the five structures even though it is ten dwellings. My only question is the proposed price points?

AUBIN: Swore in Ben Fieten, 15630 Park Station Boulevard, Orland Park.

MURPHY: What are the proposed price points?

FIETEN: We have two different models: 1800 sq. ft. & 2100 sq. ft. We can even go up a little higher if they decide to go with a loft. The price point is going to start off at around \$424,900 for the smaller units.

MURPHY: Thank you. That is all I had.

PARISI: Looking at the drawings over there, are we going to have two front loads? One side load? I'm a little confused. Where are the garages going to be and how are these people going to get in their house?

ZALEWSKI: I've been working with Ben on the architectural and right now we have predetermined front load and side load. It is the same for three lots. I know this is a very long driveway but this has been determined to be a front load and this is proposed to be a side load. Every building has a front and a side. There is also an option that the architectural that you saw with the two front loads, depending on what unit goes in, this side load can turn and go into the front. There are options available depending on which model someone would like to purchase. The idea is to give some variety so when you come down the street you don't see all garages.

PARISI: Which is a good thing and I assume you will have walkways with the entrances on the sides? Regardless, my question is how will you enter the unit? Whether you put a front load or a side load garage, the cars will be towards the front of the building and I imagine that people would enter from the east and west sides of the buildings and they what size of a rear yard will these houses have roughly?

ZALEWSKI: Well there is a 30' setback; however, going out on a limb here, the back yard really isn't that usable. You have 10' that is flat and then a 3 to 1 slope.

PARISI: Plus with a slope.

ZALEWSKI: Yes. That's where the retaining wall comes in that you could have a small patio. Demonstrates where the patio will be.

PARISI: My only reason for asking all of this is because you have to shift things to make some accommodations and I would be hopeful that at \$429,000 for 1,800 sq.ft. and making all of these accommodations that these buildings would be absorbed.

ZALEWSKI: It appears that these are going to be a semi-custom design. Things can be moved around to accommodate the purchaser. At \$429K, I'm going to assume that there will be some flexibility.

PARISI: Ok those were my concerns. Thank you.

STEPHENS: I want to compliment Mr. Abel. I assume he was the one who

answered the rezoning evaluation factors questions. That was very well done. In addition, the variance standards, your answers made a great deal of sense. This is a very difficult piece to develop and the engineers on both sides have done a great job of making this work. They have eliminated any future water problems and worked well with their neighbors to the south. We have seen plans in the past with a whole bunch of townhomes and I think the number of units was around 24. Do you remember that Mr. Pittos?

PITTOS: Yes. Those plans did have higher density. They were around 25-30 units.

STEPHENS: I think this plan is much better as it transitions from the single family to what is proposed to the south and what I believe will eventually be proposed. Those lots that go to 159th Street will probably be zoned BIZ.

PITTOS: Yes, the Comprehensive Plan is indicating those will become business type parcels in the BIZ zoning district.

STEPHENS: I thought we approved about 6-7 years ago with regard to one of those sites for an assisted living home that never moved forward due to the economy.

PITTOS: Correct.

STEPHENS: I am in favor of this project because you are only putting in 5 buildings, 10 units and the buildings are going to be designed in keeping with the homes to the north and I think that makes a great deal of sense. It is a tough piece to develop but the engineers on both sides have done a good job. The chair will now entertain a motion.

DZIERWA:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated January 27, 2015

And

I move to recommend to the Village Board to approve the rezoning of 15760 108th Avenue from E-1 Estate Residential District to R-4 Residential District subject to the conditions outlined below;

And

I move to recommend to the Village Board to approve the preliminary site plan titled "Preliminary Site Plan Hampton Court Orland Park, Illinois", prepared by VantagePoint Engineering, dated received January 8, 2015, job number 14-12, subject to the following conditions:

- 1) Add a guard rail at the south property line where Southview Drive turns west to Hampton Court;
- 2) Install off-site landscaping on the south side of Hampton Court and generally plant the new trees as the future parkway trees;
- 3) Appropriately grade the area adjacent to the southwest corner of Lot 1 (in the public right-of-way) to manage storm water and direct it west to the detention pond;
- 4) Add crosswalks at both corners of Hampton Lane and Southview Drive to connect the east and west sides of the Southview Drive sidewalk network;
- 5) Submit a final landscape plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval;
- 6) Work with the Village to determine appropriate offsite wetland mitigation via the Development Agreement;
- 7) Shift the building on Lot 1 north five (5) feet to meet the south 25 foot side setback requirement; and
- 8) Meet all final engineering and building code related items.

And

I move to recommend to the Village Board to approve the Elevations titled "Hampton Court Concept", dated January 22, 2015, subject to the same above conditions and the following:

- 9) Avoid color monotony on the proposed single family attached duplex buildings while keeping within the same color palette.

And

I move to recommend to the Village Board to approve the Hampton Court subdivision for six (6) lots subject to the same above conditions and the following:

- 10) Submit a Record Plat of Subdivision to the Village for recording.

And

I move to recommend to the Village Board to approve the following Variances for Hampton Court:

- 1) Reduce the wetland setback from 50 feet to zero (0) feet;
- 2) Reduce the width of the future public right-of-way for partial construction from 60 feet to 45 feet;
- 3) Reduce the diameter of the cul-de-sac bulb from 120 feet to 112 feet;
- 4) Reduce the pond maintenance area from 25 feet to not less than fifteen (15) feet;

- 5) Reduce the detention pond setback from 25 feet to not less than eighteen (18) feet.
- 6) Reduce the side setback of Lot 1 from 25 feet to twenty (20) feet.
- 7) Reduce the front yard setbacks from twenty (20) feet to eighteen (18) feet.
- 8) Reduce the minimum driveway length from twenty (20) feet to eighteen (18) feet.

All changes must be made prior to the Board meeting.

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

2014-0401 Greystone Ridge

TURLEY: Staff presentation made in accordance with written staff report dated April 14, 2015. 1:37:19

STEPHENS: The petitioner is present and would like to speak.

AUBIN: Swore in David Sosin, attorney for the petitioner, 9501 144th Place, Orland Park.
Scott Schreiner, DesignTek Engineering, 9500 Bormet Drive, Suite 305, Mokena.

SOSIN: I have been proud to represent Beechen & Dill Builders for a substantial portion of their 43 years in business. They have done a number of subdivisions, six or seven in the Village of Orland Park. A number of them have been awarded prizes such as Settler's Pond. This project has taken some time and when it was mentioned that it stopped because of the economy, that of course is true. But in some ways it is a very different project and there have been many changes that have been made over the years with some of the philosophies of the Village. Also, staff has made many changes and our engineers have worked with them on adding a Boulevard, changing configuration, adding a park for example. We are very happy with the staff report and their conclusions and conditions. The engineering issues have always been a challenge and I just want to address variation and the special use. The variance is somewhat unusual because it is fairly substantial. The purpose of having that substantial space around the pond is for maintenance. For example, we are running right off the street. It lends itself to having equipment easily accessible. This is a very substantial detention pond. Because of the wetland this is a much larger detention pond that would be normal for a typical subdivision because of the compensatory storage. So that should be a help. We know one of our neighbors is here and his lawyer. Storm water is always an issue but we think with the amount of storage and the way this has been engineered, it should be an enhancement to the area. Right now the property is just draining in every which way and there are substantial changes in elevation. Here it is all going to be detained on site, piped off and we think it will help our

neighbors substantially. With that I would like to call our engineer to explain the topography and the detention pond's engineering.

SCHREINER: Short presentation reiterating engineering of site.

STEPHENS: Is this going to be a wet pond all of the time?

SCHREINER: It is going to be a wet bottom. Typically there will be between 6" and 12" of standing water in the pond. It will be planted with wetland plants along the bottom and natural vegetation along the banks.

STEPHENS: So it will constantly have about a foot of water.

SCHREINER: It will dry out in the summertime.

STEPHENS: In a hot summer. But if it's not a real hot summer it will always have a little bit of water in it.

SOSIN: We are aware that some of our neighbors are here and including our adjoining property owner. We are happy to answer any questions. Just for the record for our neighbors that they may want to look at include Persimmon Meadows, Persimmon Glen, Persimmon Ridge, Countryside, all of which are very close to this property. As well as Settler's Pond and Somerglen. The other thing that people want to know is what our price point is to make sure that it is compatible with the neighborhood. The answer is probably in the \$450-550K range. Houses will be in the area of 2,700 – 4,000 sq. ft. I have included in the materials a couple of elevations just so the Commission would have an idea of the types of homes that Beechen & Dill are intending on building. With that, we are happy to answer any questions.

AUBIN: Preliminary engineering has been approved?

TURLEY: Yes.

STEPHENS: Is there anyone in the audience that wishes to comment?

AUBIN: Swore in Tom Molyneaux, 13921 Creek Crossing Drive, Orland Park.

MOLYNEAUX: I have been there for about 18 years and I have some concerns. I am at the south end of Creek Crossing Drive which is good for me. It is one of the higher points on Creek Crossing and the water goes from south to north. This property being north of me, I am suspecting it is going to be a little higher than my property. So I am wondering what the elevation difference is between the south end of this property and south of 139th Street. I am also wondering about construction traffic. It seems to me that the only access point for construction vehicles will be along 139th or Creek Crossing Drive. Is there any reason for

construction traffic to come south of 139th Street? I am also concerned about that retention pond and the playground being next to each other. I have grandchildren. I don't know how much water will be in there.

STEPHENS: It will have about a foot of water.

MOLYNEAUX: At its lowest. How much at its highest? It seems to me that the Village is agreeing to a half an acre for a playground, we are getting some additional equipment for that playground from the builder; but how much is half an acre of land worth at this site compared to playground equipment. I don't think it is an even trade.

STEPHENS: Well they are asking for cash contributions of \$157,000, \$64,000, and \$93,000. That is a lot of money.

TURLEY: It is comparable. If you don't dedicate park land, you have to pay cash in lieu. This was figured out based on that additional half an acre.

STEPHENS: That formula is in the codes. That is based on what an acre of land would be. Mr. Sosin, can you address these three questions?

SOSIN: I can answer your question about construction traffic. I don't see any reason to use Creek Crossing Drive south of 139th Street. 139th Street off of Wolf Road is the logical place for the equipment to come in. Once they get the land graded and balanced, the heaviest thing you are going to see is a cement truck and they will come in off of 139th Street.

SCHREINER: At the intersection of 139th Street and Creek Crossing Drive, 139th generally flows to the east at that particular point so any water that was coming off towards our site will then head east. There is a storm sewer that collects that. As far as our site goes, we are required by Village ordinance and MWRD permits to capture all of our runoff and direct it to the pond. When you look at our site we have to grade our site, collect the storm water runoff and bring all of that water to the detention facility. Once it is in that detention facility, it is restricted. The release is restricted. The direction of the release from the pond is directed to the west. We will not be directing any water towards 139th Street or to the south.

STEPHENS: What is the highest water level for the pond?

SCHREINER: The maximum height of the water will be 6'.

STEPHENS: You are required to build safety ledges on the entire side of the pond?

SCHREINER: Safety ledges only have to be built when you have an open water pond facility. Since the maximum pond we will have at the bottom is 6" of standing

water there won't be safety ledges dug into the bottom of the pond. So that 6' pond fluctuation will only occur during 100 year storm events. That pond will draw down in approximately 48 hours back down to the standard 6".

STEPHENS: We have talked about water and construction traffic. If there is a problem with construction traffic, can't the Village put up a sign on Creek Crossing that says no construction traffic allowed.

TURLEY: It is handled on a case by case basis. Of course the Village doesn't want construction traffic on the residential roads.

STEPHENS: If you are experiencing construction traffic, you can call the Village and ask the planning department to put a sign up. I don't see any reason why the trucks would go in that way. I think the problem has been addressed at this point. The Village will put in a request for a sign to be put up.

AUBIN: Swore in Dariusz Wator, 10711 S. Roberts Road, Palos Hills.

WATOR: I represent Mr. Kubich who is also here today. He owns the property to the south of the detention pond. We had a chance to speak with the petitioner earlier today to address some of his concerns and their response was sufficient. There was a question of drainage from the detention pond as some part of it may be a little higher than the elevation on Mr. Kubich's lot. From that conversation, the problem was addressed. The other concern that he had raised was the reverse and the drainage from his unit. That northern portion towards the detention pond is actually lower than where his house is located. Sometimes when it would rain significantly, the water would go down into the pond into that lower area there. The engineering is such that the drainage would go towards that wetland area. Finally, the access easement that we have. Mr. Sosin and I did discuss it and we are going to get that resolved. For the most part our concerns have been met.

STEPHENS: Thank you for the positive comments. We don't often hear that. Just a comment I'd like to make. When I was going through the plan, on the legend, you show lot 40, 41, and 42; but you show no markings on 40, 41, and 42. We would like to see you designate these on the preliminary plan as out lots.

SCHREINER: The preliminary plat shows lot 40 as the access easement to the adjoining property, 41 is the detention basin and 42 is the park side.

TURLEY: If you could show it on the site plan as well.

SCHREINER: It is on the preliminary plat so we will make sure it gets transferred over accordingly.

STEPHENS: Are we looking at the preliminary plat?

TURLEY: Site plan.

STEPHENS: Can we see the preliminary plat? You need to rename them as out lots not lots. Is there anyone else who wishes to speak to this petition? Seeing no one, we will go to our commissioners.

AUBIN: I have a sentimental weakness for engineers. They do things right. Our preliminary engineering people working with Scott about detention, water flow and all of those things that need to be taken care of to develop this property. I have the confidence when they put their stamp of approval on this. The neighbors are always in consideration when we do these kinds of things. The project began and I am repeating myself from the last petition we had and that is this has met all of the codes and things that Orland Park requires. I don't have a problem with it.

DZIERWA: I think it is a great idea to get the park equipment installed at their cost. The detention pond will be there that will be dry most of the time in the nicer months. The two of them together make one big wide open area. It's a good thing. It saves the Village a little bit of money. And I'm glad the petitioner is going along with it. This is a good set up for this particular parcel. As long as the petitioner works something out with staff as far as how they are going to deal with construction traffic to keep the neighbors happy. If you ever see going down your street, just call the planning department and have them contact the builder to tell them to go to the other entrance. Other than that I have no qualms.

JACOBS: It is quite an ambitious project so we wish you lots of good luck with that. Do you have an anticipated start date?

SOSIN: This spring.

PAUL: I wanted to address Mr. Molyneaux's concerns about the proximity to the park. It is common, right? The two parks by me both have ponds and they're just both right there. Has it ever been a problem?

TURLEY: Correct. And not that I'm aware of.

MURPHY: I don't have any concerns. It's great to see this kind of subdivision that is similar to the surrounding neighborhoods.

PARISI: I am very familiar with the area and it makes perfect sense. I'm glad to see professional presentations. It makes things a lot easier. I am happy to see new homes being built. As a Village, I am never worried to see that people want to come here; I'm more concerned when they want to leave.

STEPHENS: One other thing I wanted to mention. Isn't there supposed to be a 15' landscape easement on the rear of all the north lots? That is not on your

preliminary plan either?

TURLEY: Yes. That is a condition of approval.

STEPHENS: Whoever did the design of this, it is a very well laid out site plan. I don't think anyone could have done a better job of laying out this 17 acre site plan. I wanted to recognize and thank you for the responses to the zoning questions. Thank you. I have no further comments to make. We will now move forward with a motion.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated April 14, 2015.

And

I move to recommend to the Village Board approval (upon annexation) of the rezoning of the property to R-3 Residential District.

And

I move to recommend to the Village Board approval (upon annexation) of a special use permit to disturb a wetland, subject to the following condition:

- 1) Obtain updated U.S. Army Corp jurisdictional determination for wetland.
- 2) Install upgraded wetland plantings in and around the detention pond.

And

I move to recommend to the Village Board approval (upon annexation) of the preliminary site plan titled "Preliminary Site Plan for Greystone Ridge", by DesignTek Engineering; dated 8/26/08, revised 2/19/15, subject to the following conditions:

- 1) Resolve ownership issue for access easement located north of lots 23-26.
- 2) Dedicate a .52 acre park to the Village as shown on the plan to meet a portion of Code requirements for park land dedication. Meet remaining park land dedication cash in lieu requirements and recreation cash requirements through the developer design and installation of park equipment documented as costing approximately \$156,777, to be finalized at time of Annexation Agreement, and Park Plan approved at the time of Final Landscape Plan. Amount to be included in the Letter of Credit, and installed after 20 of the homes have been constructed.
- 3) 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. Submit a tree survey.
 - b. Preserve high quality existing trees where feasible, particularly along existing

fence rows.

c. Provide tree mitigation, per Code requirements, preferably on site if a healthy spacing can be achieved, otherwise a contribution must be paid per Code into the tree mitigation bank.

d. Install upgraded detention pond wetland plantings to help offset impact of wetland removal.

e. Include shown landscape buffer along 139th and 15' landscape buffer along rear of lots abutting transmission towers.

f. Include parkway trees along all sidewalks, including 139thth Street, spaced 40' on center.

g. Include park plan and construction details as a part of the Final Landscape Plan.

8) Connect the stubbed sidewalk at the southwest corner of 139th Street and Creek Crossing Drive to another sidewalk.

9) Dimension detention pond high water line setback from right of way and property lines.

10) Meet all final engineering and building code related items.

11) A subdivision sign is not part of this petition and if desired should be submitted for separate review to the Building Division

And

I move to recommend to the Village Board approval (upon annexation) of a 39 lot residential subdivision plus a detention out lot and public street dedication, as shown on the Preliminary Site Plan, subject to engineering approval and the submission of a Record Plat of Subdivision to the Village for approval and recording.

And

I move to recommend to the Village Board approval (upon annexation) of the following variance:

1) Reduce pond setback and maintenance strip from required 25' minimum to as little as 5'.

All changes must be made prior to the Board meeting.

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

NON-PUBLIC HEARINGS

None.

OTHER BUSINESS

2015-0040 Memo: New Petitions & Appearance Review

None.

ADJOURNMENT

There being no further business before the Plan Commission, the Chairman adjourned the meeting.

STEPHENS: This meeting is adjourned at 9:16pm

Respectfully submitted,

Heather Zorena
Recording Secretary
ADJOURNED

PROJECT DATA

ZONING USE: BIZ COMMERCIAL
 TOTAL LAND AREA: 54,094.50 SF / 1.24 ACRES
 BUILDING AREA: EXISTING BUILDING: 4,980.47 SF
 PROPOSED DUNKIN DONUTS STORE: 3,129 SF
 PROPOSED RETAIL STORE: 1,851.47 SF.
 BUILDING HEIGHT: 20 FT.
 F.A.R.: 0.09
 LANDSCAPING AREA COVERAGE: 16,453 SF = 30%
 GROSS IMPERVIOUS SURFACE AREA COVERAGE: 37,641.50 SF= 70%
 PARKING: REQUIRED: DUNKIN DONUTS 1/100 SF = 31 SPACES +7 STACKING
 RETAIL 1/250 SF = 7 SPACES.
 PROVIDED: 58 SPACES
 BICYCLE PARKING SPACES: 5

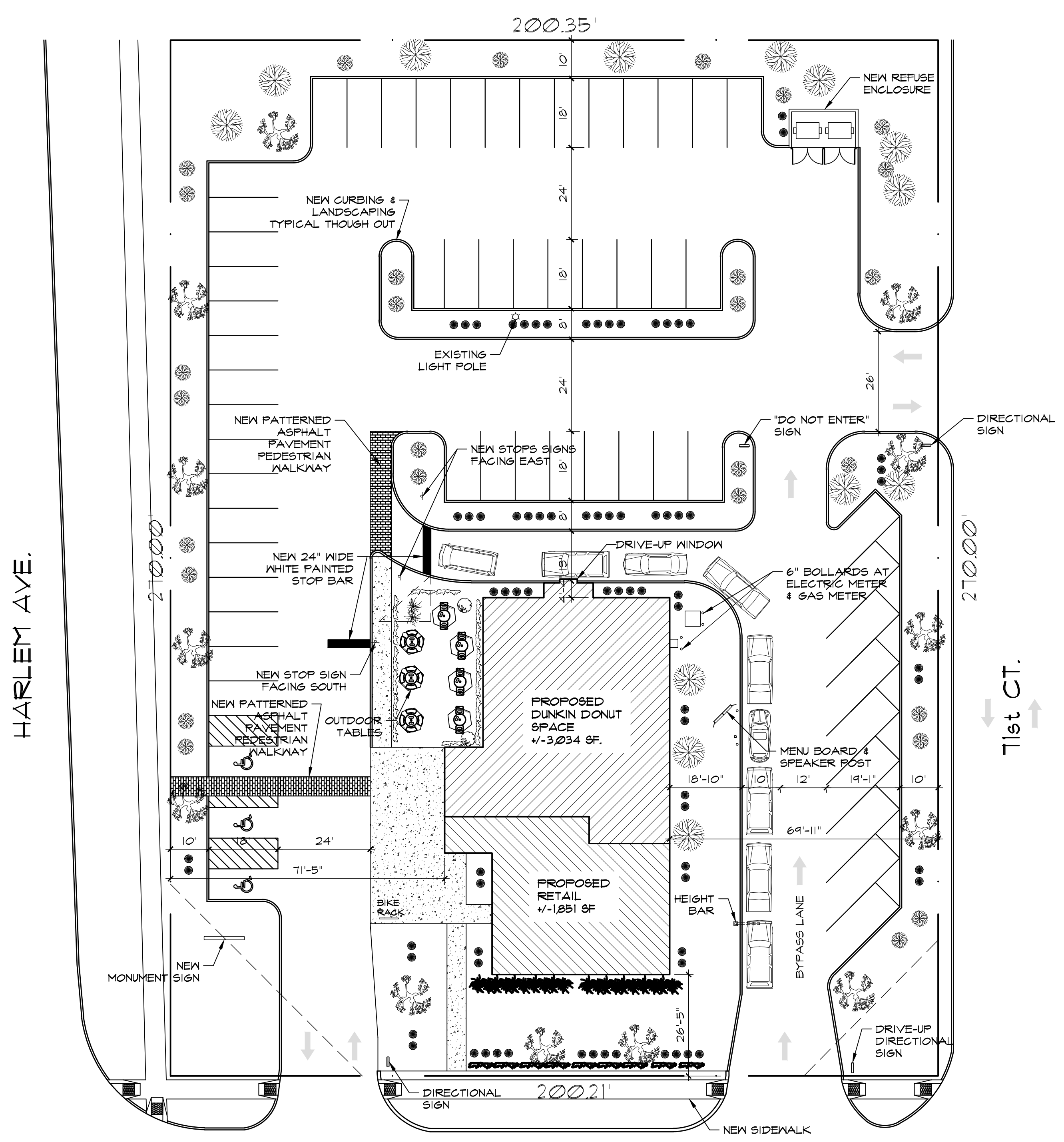
MINIMUM LOT AREA:	REQUIRED	PROVIDED
COMMERCIAL	10,000 SF	54,094.50 SF
MINIMUM LOT WIDTH:	80 FT	270 FT
COMMERCIAL		
EXISTING BUILDING SETBACKS:	N: 145.30 FT.	
	S: 26.44 FT.	
	E: 69.93 FT.	
	W: 71.43 FT.	

PROJECT DATA

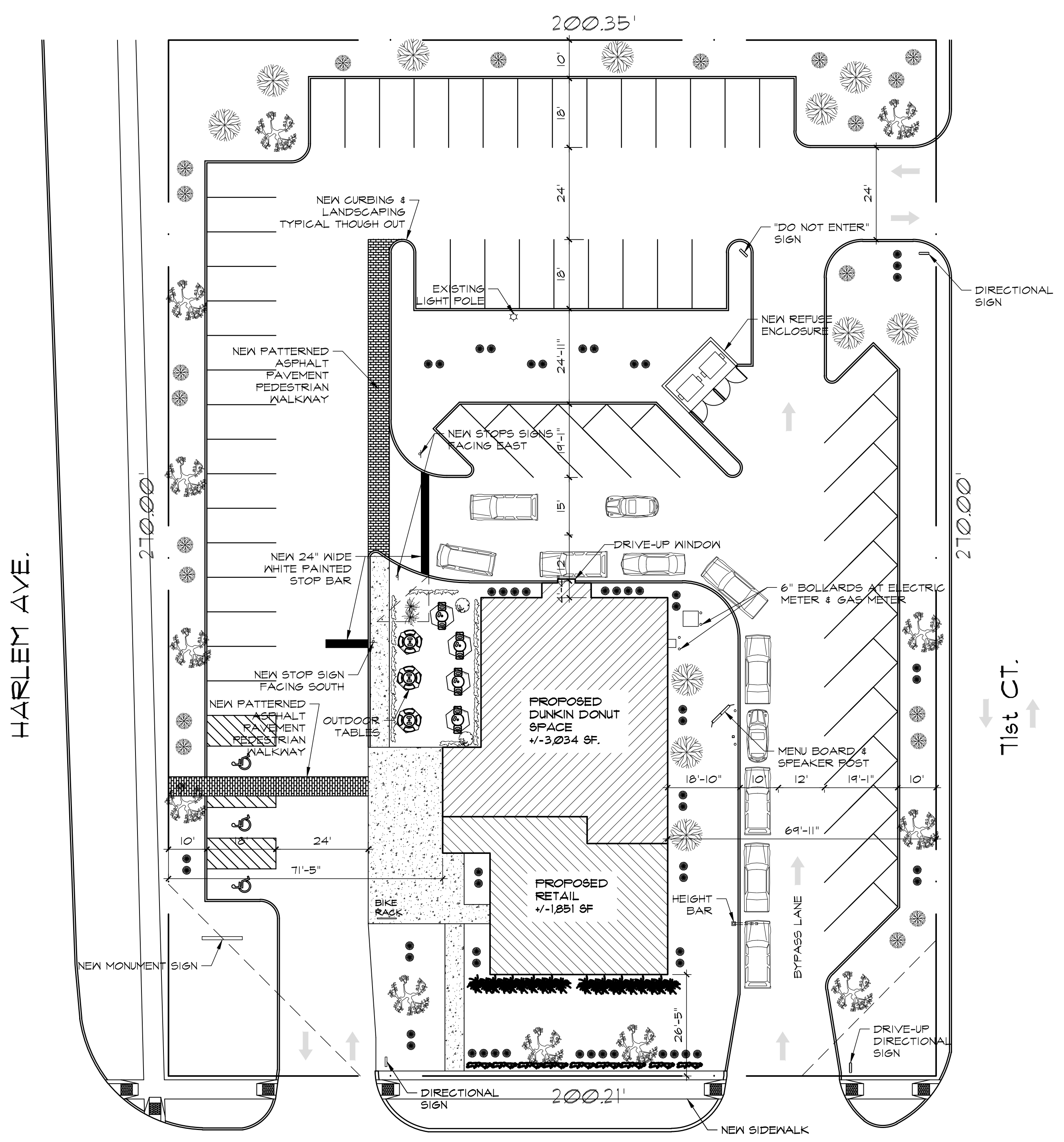
ZONING USE: BIZ COMMERCIAL
 TOTAL LAND AREA: 54,094.50 SF / 1.24 ACRES
 BUILDING AREA: EXISTING BUILDING: 4,980.47 SF
 PROPOSED DUNKIN DONUTS STORE: 3,129 SF
 PROPOSED RETAIL STORE: 1,851.47 SF.
 BUILDING HEIGHT: 20 FT.
 F.A.R.: 0.09
 LANDSCAPING AREA COVERAGE: 16,850 SF = 31%
 GROSS IMPERVIOUS SURFACE AREA COVERAGE: 37,244.50 SF= 69%
 PARKING: REQUIRED: DUNKIN DONUTS 1/100 SF = 31 SPACES +7 STACKING
 RETAIL 1/250 SF = 7 SPACES.
 PROVIDED: 59 SPACES
 BICYCLE PARKING SPACES: 5

MINIMUM LOT AREA:	REQUIRED	PROVIDED
COMMERCIAL	10,000 SF	54,094.50 SF
MINIMUM LOT WIDTH:	80 FT	270 FT
COMMERCIAL		
EXISTING BUILDING SETBACKS:	N: 145.30 FT.	
	S: 26.44 FT.	
	E: 69.93 FT.	
	W: 71.43 FT.	

REVISIONS
 6-2-15
 JOB# RGF2K15
 DATE: 3-15-15



1 PROPOSED SITE PLAN
 1" = 20'-0"



2 ALTERNATIVE SITE PLAN
 1" = 20'-0"

15615 S. HARLEM AVE.
 ORLAND PARK, ILLINOIS
 DUNKIN' DONUTS
 PETER G. PARASKIS ARCHITECT, LTD.
 15615 S. HARLEM AVE.
 ORLAND PARK, ILLINOIS 60451
 SITE PLAN & NOTES
 SP.1

ORLAND PARK SPECIAL USE STANDARDS

DUNKIN DONUTS RETAIL PLAZA

4-1-2015

1. The proposed special use permit we are applying for will be consistent with the purposes, goals and objectives of the Comprehensive Plan, any adopted or overlay plan and these regulations, **as the existing zoning BIZ is consistent with the area.**
2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development **as it is replacing a vacated restaurant by relocating our existing drive-up location from across the street, along with a retail user.**
3. The design of the proposed use will minimize any adverse effect, including visual impacts on adjacent properties, **as the existing building will have new exterior design elements including stone, masonry and glazing complimenting the current Architecture on Harlem Ave, and will provide much more vehicle stacking.**
4. The proposed use will not have an adverse effect on the value of the adjacent property, **as the existing use is replacing a vacated similar use.**
5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service. **The existing building footprint shall remain, allowing access to the site from two existing curb cuts on 156th St. and one additional curb cut on 71st Ct.**
6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development, **as demonstrated by the proposed site plan.**
7. The development will not adversely affect a known archaeological, historical or cultural resource, **as none are known to exist.**
8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village, **as demonstrated by the proposed site plan.**

Special Use Standards

The University of Chicago Medicine (“Petitioner”) proposes to develop a 4-story, 108,200 SF medical office center containing a first floor commercial space (pharmacy) with drive-thru facilities and 207 surface parking spaces on an approximately 2.7 acre vacant site (owned by the Village) located at the northwest corner of 143rd Street and La Grange Road. To accommodate this development, the Petitioner requests a Special Use Permit to allow for: a Planned Unit Development; a building over 50,000 SF; and drive-thru facilities. The Special Use Standards below respond to the points related to those items, as well as address the associated modifications requested as part of the Special Use Permit, which include:

- *Reduce the required number of parking spaces from 278 to 207 (Table 6-306 (B))*
- *Increase the allowable building height from 55’ to 70’ (Section 6-212.D.3.b)*
- *Reduce the required number of drive-thru stacking spaces from 7 to 4 (Table 6-212.C.1)*
- *Reduce the required number of off-street loading spaces from 5 to 0 (Table 6-306 (L)a)*
- *Reduce the required setback for a dumpster enclosure from 15’ to 0’ (Table 6-212.D.6.c)*
- *Reduce the required percentage of ground floor transparency from 35% to as little as 30% (Section 6-212.E.3)*

A variance to allow for a drive aisle in the building setback area is addressed under separate Variance Standards (findings-of-fact).

1. The special use will be consistent with the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations.

The proposed Center for Advanced Care project will be consistent with the Comprehensive Plan, developed in accordance with the following stated development principles:

- a. *Strong architectural identity: Branding consistent with University of Chicago Medicine. The tower at the intersection of 143rd and LaGrange (which is the reason for the height modification) and the tower form on the north facade are distinctive elements that will become local points of recognition.*
- b. *Promote mixed-use: The project will house ambulatory health care (commercial office) functions and also ground floor retail (pharmacy).*
- c. *Create attractive street facades: The lower level of the building will maximize glazing (transparency) within the margins of operational and programmatic requirements.*
- d. *Create smaller walkable blocks: The project site is framed by public roads, both existing and proposed, which allow for a connected network of perimeter sidewalks. In addition, there is a walkway that provides pedestrian access to and through the site.*
- e. *Create open space amenities as local points of developments: The project includes a landscape area and seat wall at the intersection of 143rd and LaGrange, open to the public. The nearby Crescent Park is also established as an asset to this site.*
- f. *Encourage continuous building frontage along the streets to reduce visual impact of parking lots: The building closely follows the setback lines along three streets. The fourth side, the parking lot, is well screened with plantings selected to be attractive in all four seasons.*

- g. *Parking lots away from pedestrian oriented streets: The surface parking lot is situated to benefit numerous users in the vicinity of this project, and is thus located in a central location. Ample landscape screening is provided around all parking areas.*
- h. *Encourage alternative parking options: In addition to providing shared off-street surface parking, this site will benefit from off-site shared parking facilities. To encourage multimodal options, 30 bicycle parking racks are also being provided on-site.*
- i. *Promote sustainable and environmentally responsive design: These principles will guide the development of the detailed design, providing for, among other things, energy efficiency, air quality and waste management, and use of renewable and recycled resources. The aforementioned bicycle parking will also allow for alternative transportation methods.*

2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development.

The surrounding property is zoned VCD - Village Center District. To the north and west are vacant parcels. To the east and south are commercial uses. As part of the Main Street Triangle Development, the proposed Center for Advanced Care is a commercial use with a retail component that will be consistent with the existing and master planned surrounding area.

3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties.

With attention to the design guidelines for the Village Center District, the proposed Center for Advanced Care project minimizes adverse impacts, if any, to the adjacent properties. The currently vacant site will be enhanced by the development of a building with a strong architectural identity, including;

- a. *Building height (except for the corner tower feature) will be the same as the adjacent mixed use apartment building (Ninety7Fifty on the Park).*
- b. *The color scheme will closely match the buildings in surrounding developments (Ninety7fifty, Starbucks, etc.). These consist of a red brick and limestone or precast, two-tone color scheme. The project will match these materials in color and texture.*
- c. *The two separate tower elements relate to numerous tower forms throughout the district.*
- d. *The variations in roof height and push/pull depth of the facade relate to the scale elements of the architecture in the district.*
- e. *Ample parking will not only support the proposed use, but will be made available to support adjoining uses. The parking lot is also smaller than required since the intent is to minimize parking lot coverage and encourage shared parking facilities throughout the District. Adequate parking exists, or is planned, off-site to meet the needs of the Petitioner and future users.*
- f. *The proposed drive-thru facilities is located on west elevation, away from public view and with a reduced car stacking area to limit pedestrian conflicts and visual impact.*
- g. *The dumpster enclose is tucked into the southwest corner of the site to reduce adverse impacts.*
- h. *The proposed loading area is situated on a public street and will eventually be enclosed by a future structure, thereby further reducing any visual impacts.*
- i. *Landscaping will meet or exceed Village standards.*

4. The proposed use will not have an adverse effect on the value of the adjacent property.

The proposed development represents a significant capital investment and is consistent with the Village goals regarding future development of the community. It should have only positive effects on the value of adjacent property.

5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service.

The proposed development will be adequately served by all utilities. Adequate capacity for sanitary and water service will be available at the site. A community storm water management system servicing the Main Street Triangle Development has adequate capacity to service this development. A traffic study has been completed as part of this petition confirming that the existing and proposed roads surrounding the development will provide adequate service with no requirement for modifications.

6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development

The proposed project is located within the Main Street Triangle Development, an area of Orland Park that has already been significantly improved by the Village with a decorative pond, roads, sidewalks, the train station and Crescent Park. The proposed project includes high quality architecture, decorative streetscape and landscape and parking to support adjoining developments

7. The development will not adversely affect a known archaeological, historical or cultural resource.

The project site is currently vacant and the development will not adversely affect any known archeological, historical or cultural resource.

8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

The proposed Center for Advanced Care project will comply with standards of the Village Code and is designed to meet the Village Center District standards. The project has requested the following modifications with respect to the current codes which are necessary to support the planned use and provide the desired architectural articulation.

###

Variance Standards

The University of Chicago Medicine ("Petitioner") proposes to develop a 4-story, 108,200 SF medical office center containing a first floor commercial space (pharmacy) with drive-thru facilities and 207 surface parking spaces on an approximately 2.7 acre vacant site (owned by the Village) located at the northwest corner of 143rd Street and La Grange Road. To accommodate this development, the Petitioner requests a Variance to allow for a drive-aisle in the building setback area (Section 6-212.E.2). The Variance Standards below respond to this request.

- 1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.**

Response: The proposed drive-aisle and its drive-thru is an essential component of the delivery model for the retail pharmacy located within this facility. The use of the drive-thru pickup has a material impact on the operations of the pharmacy as well as customer service. The drive-thru has been located on the west side of the building, in the required setback area, and is screened from view from both LaGrange Road and 143rd Street.

- 2. That the plight of the owner is due to unique circumstances.**

Response: As a result of being framed on t sides by existing and proposed streets, as well as a future structure to the immediate west of the site, the drive-thru and its drive-aisle has been located on the west side of the building. This is the most feasible location from a building operations perspective as well as the least impactful location aesthetically to the surrounding community. Other sites within this area do not share a similar condition.

- 3. That the variation, if granted, will not alter the essential character of the locality.**

Response: This variance will not alter the essential character of the locality. The drive-thru and drive-aisle have been located on the west side of the building and is screened from view from LaGrange Road and 143rd Street.

- 4. That because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out.**

Response: The project site is constrained on three sides by existing and proposed streets, as well as a future structure to the immediate west of the site. As a result, the only operationally feasible location for the drive-thru (which is allowed via a Special Use) and the drive-aisle is the west side of the building. This location is also the least impactful aesthetically to the surrounding community.

- 5. That the conditions upon which the petition for a variation is based are unique to the property for which the variance is sought and are not applicable, generally, to other property.**

Response: The project site is constrained on three sides by existing and proposed streets, as well as a future structure to the immediate west of the site, which requires that the drive-thru and drive-aisle be located on the west side of the building.

- 6. That the alleged difficulty or hardship is caused by these regulations and has not resulted from any act of the applicant or any other person presently having an interest in the property subsequent to the effective date hereof, whether or not in violation of any portion thereof.**

Response: This hardship is not the result of any act of the applicants.

- 7. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located or otherwise be inconsistent with the Comprehensive Plan, any adopted overlay plan or these regulations.**

Response: This variance will not be detrimental to the public welfare, injurious to other property or improvements in the neighborhood, or inconsistent with the Comprehensive Plan, any adopted overlay plan, or the regulations. To the contrary, the proposed drive-thru will actually serve to further enhance the level of service and convenience for patients including the members of the Orland Park community.

- 8. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.**

Response: The proposed variance will not impair the supply of light and air to adjacent property or increase the danger to the public or surrounding community. A traffic study has been performed which has concluded that construction of the drive-thru and drive-aisle will not adversely affect the surrounding traffic flow.

- 9. That the variance granted is the minimum adjustment necessary for the reasonable use of the land**

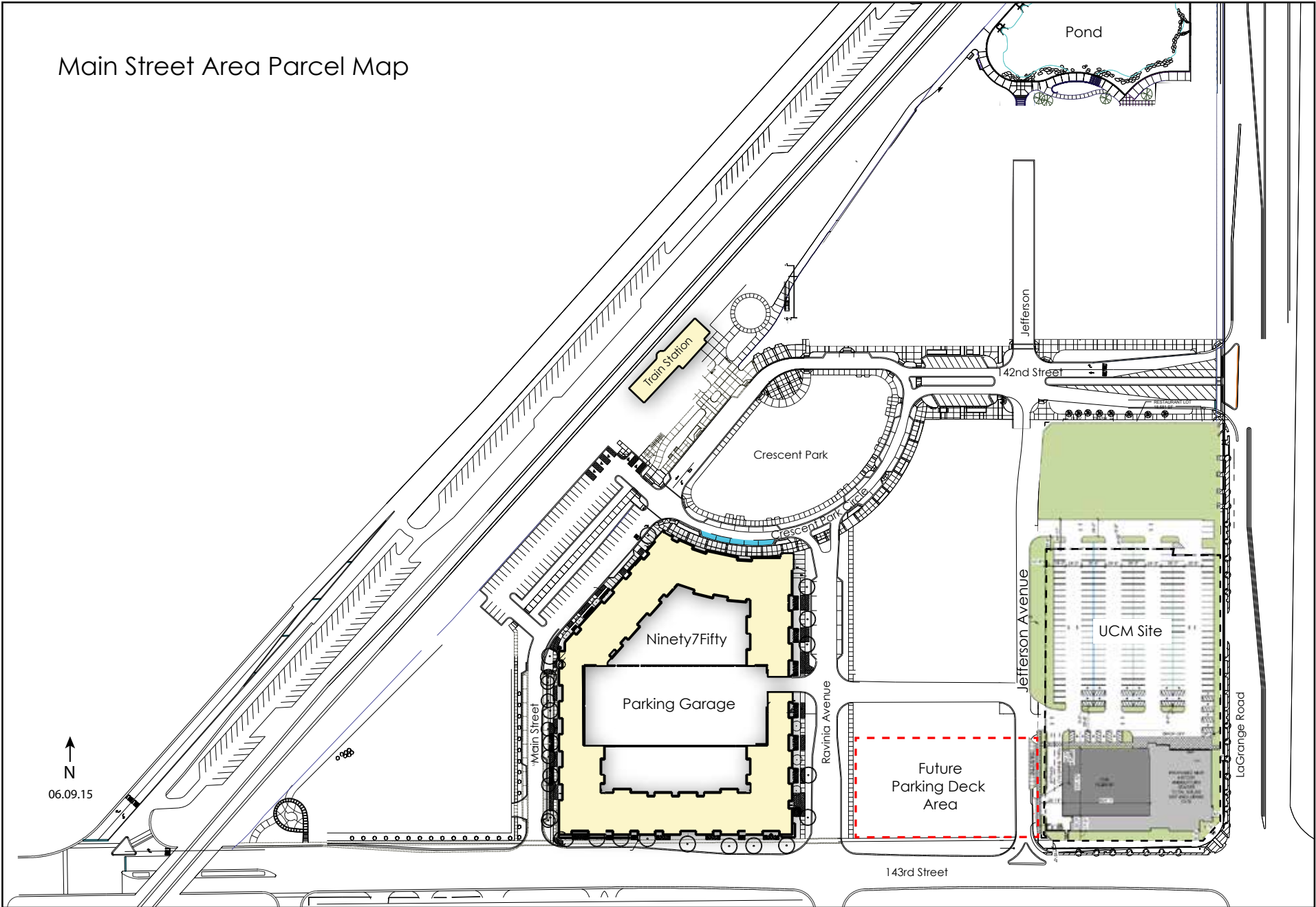
Response: This variance is the minimum adjustment required for the reasonable use of this land for its intended purposes.

- 10. That aforesaid circumstances or conditions are such that the strict application of the provisions of this Section would deprive the applicant of any reasonable use of his or her land. Mere loss in value shall not justify a variance; there must be a deprivation of all beneficial use of land.**

Response: The drive-thru is a Special Use in the district and thus allowed under certain circumstances. The integral part that the drive-thru plays in the operation of the pharmacy within the building necessitates its implementation. Based on the unique constraint of being framed on three sides by existing and proposed streets, as well as a future structure to the immediate west of the site, the only operationally feasible location for the drive-thru and the drive-aisle is the west side of the building within the setback area.

###

Main Street Area Parcel Map





Memorandum

To: Plan Commission
From: Michael Kowski, Assistant Development Services Director
Date: February 10, 2015
Subject: New Petitions & Appearance Reviews

Below, please find a summary of recently petitioned projects and appearance reviews. Petitioned projects are currently under review by staff and may or may not be on a future Plan Commission agenda. These projects have been petitioned to the Village but may not have obtained all the approvals required to begin work. Projects sometimes are terminated without moving forward for a variety of reasons. Appearance reviews are reviewed and approved administratively. The below list also does not include cell tower co-location or expansion projects. Please contact me with any questions regarding the below projects.

Appearance Review Projects

Fence – 15609-15645 71st Court
Fence installation along side and rear.

Development Projects

Kelly Grove II – 9865 144th Street
Consolidation of two lots into one for the construction of a single family home.

Board Reviewed Projects