

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, April 2, 2019

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman
Commissioners: Paul Aubin, John J. Paul,
Laura Murphy, Dave Shalabi
Edward Schussler and Patrick Zomparelli

CALLED TO ORDER/ROLL CALL

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

APPROVAL OF MINUTES

2019-0032 Minutes of the March 19, 2019 Plan Commission Meeting

APPROVED

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

Nay: 0

PUBLIC HEARINGS

OPEN PUBLIC HEARING

APPROVED

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

Nay: 0

2019-0083 Peony Place Subdivision - SP, VAR, SUB

Presentation by King, made in accordance with written staff report dated March 29, 2019. (refer to audio 06:15 – 15:59)

Discussion included flooding concerns and sidewalks. All Commissioners were in support of this project.(refer to audio 16:00 - 21:48)

Regarding Case Number 2019-0083, also known as Peony Place Subdivision, I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated April 2, 2019;

and

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Preliminary Site Plan", prepared by DesignTek Engineering, LLC and dated March 11, 2019 and last revised March 22, 2019, subject to the following conditions:

1. Submit a Landscape Plan that includes parkway tree requirements and a tree mitigation plan before this project goes before the Village Board of Trustees, and;
2. Install permeable pavement in the driveways of all three lots, and;
3. Meet all final engineering requirements including required permits and approvals from outside agencies, and;
4. Meet all building code requirements, and;

5. Screen all mechanical equipment either at grade or on the rooftop;

and

I move to recommend to the Village Board of Trustees to approve the preliminary plat of subdivision, titled, "Final Plat of Peony Place", prepared by DesignTek Engineering, LLC and dated January 3, 2019 and last revised March 19, 2019 for 14421 Second Avenue and 9852 144th Place into three single family lots subject to the same conditions outlined in the above preliminary site plan and the following conditions:

1. Submit a Record Plat of Subdivision to the Village for execution and recording;

and

I move to recommend to the Village Board of Trustees to approve a variance for Lots 1 & 2 of the Peony Place subdivision to increase the maximum lot width from 50 feet to 62.5 feet as depicted in the above referenced site plan;

and

I move to recommend to the Village Board of Trustees to approve a variance for the Peony Place subdivision to waive the required sidewalk along the east side of Second Avenue and the west side of Third Avenue as depicted in the above referenced site plan.

APPROVED

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

Nay: 0

CLOSE PUBLIC HEARING

APPROVED

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

Nay: 0

OPEN PUBLIC HEARING

APPROVED

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

Nay: 0

2018-0458 Hawkeye Hotels - Hampton Inn

Presentation by Mazza, made in accordance with written staff report dated March 29, 2019. (refer to audio 25:53 – 36:01)

Discussion included concerns about traffic, parking, property values, landscaping and child safety for the daycare next door. The petitioner assured the public that it is not an extended-stay hotel, and spoke about the hotels customers, which includes primarily businessmen and families. (refer to audio 36:40 – 2:27:42)

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated April 2, 2019;

And

I move to recommend to the Village Board of Trustees to approve the site plan as shown on “Preliminary Site Plan”, prepared by Advantage Consulting Engineers, dated 05/02/2018, last revised 03/10/19, sheet SP1, subject to the following condition:

- 1) Meet all final engineering and building code requirements;
- 2) Update all project plans, data tables and documents to adjust the proposed number of hotel rooms from one hundred and fifty-three (153) to one hundred and fifty-eight (158).

And

I move to recommend to the Village Board of Trustees to approve the elevation drawings titled “Hampton Inn, Orland Park”, Sheets A1.2, A2.2, A3.1, A3.2 and A4.1, prepared by Base4, dated 01/10/2019, subject to the following conditions:

- 1) Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;
- 2) Masonry must be of anchored veneer type with a minimum thickness of 2.625 inches;
- 3) Signs are subject to additional review and approval via the sign permitting process;
- 4) Meet all building code requirements;
- 5) Additional screening may be required upon further project review.

And

I move to recommend to the Village Board of Trustees to approve the preliminary

landscape plan titled "Landscape Plan", prepared by Allied Nurseries, dated 03/01/2019, sheets L-1, L-2, and L-3, subject to the following condition:

1) Submit a final landscape plan and all required supporting documentation in coordination with final engineering submittal.

And

I move to recommend to the Village Board of Trustees to approve a Special Use Permit amendment with modifications for Main Street Village West to allow for a hotel greater than 50,000 square feet in size, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1) A modification to locate parking and a garbage enclosure in the setback between the building and the street;

2) A modification to locate off-street parking in the setback between the building and the street;

3) A modification to locate a storage shed is proposed in the side yard;

4) A modification to increase the number of permitted parking spaces by forty-one (41) spaces from one hundred and fifty-eight (158) to one hundred and ninety-nine (199);

5) A modification to reduce the number of required loading spaces from four (4) to one (1);

6) A modification to reduce the minimum parking stall depth from eighteen (18) to approximately seventeen (17) feet and the minimum drive aisle width from twenty-two (22) to approximately twenty-one (21) feet.

And

I move to recommend to the Village Board of Trustees to approve the preliminary plat of consolidation titled "Plat of Consolidation - 16160 S. LaGrange Road", prepared by JLH Land Surveying, Inc., dated 02/18/2019 subject to the following conditions:

1) Submit a final Record Plat of Subdivision to the Village for execution and recording;

2) All dedications, jurisdictions and document numbers must be referenced on the plat for any necessary right of way dedications.

APPROVED

Aye: 6 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Shalabi

CLOSE PUBLIC HEARING

APPROVED

Aye: 6 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Shalabi

OPEN PUBLIC HEARING

APPROVED

Aye: 6 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Shalabi

2019-0119 Seritage - Orland Square Mall - Sears Redevelopment REVISED 2019

Presentation by Turley, made in accordance with written staff report dated March 29, 2019. (refer to audio 2:41:25 – 3:00:11)

Discussion included parking, sidewalks and loading dock. All Commissioners were in support of this project. (refer to audio 3:02:55 – 3:10:03)

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated April 2, 2019.

And

I move to recommend to the Village Board approval of the Preliminary Site Plan titled 'Seritage Redevelopment - Orland Square Site Plan', prepared by RA Smith Inc, sheet C200, dated 01.10.19, revised 03-19-19 ; and titled 'Proposed Floor plan' by Hobbs and Black Architects, dated 01.10.19, revised 03.19.19, sheet A-1, subject to the following conditions:

- 1) Meet Village requirements for parking lot pavement improvements as determined by Village inspection post-construction.
- 2) Repair concrete stairwell that connects upper to lower parking lots and include decorative safety lighting.
- 3) Work with Orland Fire to relocate Auto Center Fire Department connection

prior to demolition.

4) Meet all final Engineering and Building Division requirements and approvals.

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan titled 'Seritage Redevelopment - Orland Square Landscape Plan', prepared by RA Smith, Inc, and dated 01.10.19, sheets L100-L106, subject to the following conditions:

1) Meet conditions outlined in the most recent Hey and Associates review letter dated February 13, 2019, and all subsequent review letters.

2) Submit a Final Landscape Plan for Village approvals after Final Engineering approval.

I move to recommend to the Village Board approval of the Elevations titled 'Orland Square Sears Redevelopment - Elevations' prepared by 5o5 Design, sheets 1-14, dated 03.13.19; and as titled "Orland Square Proposed Elevations", prepared by Hobbs + Black Architects, sheet AD-1 and AD-2, dated 03.15.19, subject to the to the following conditions. All changes must be made and conditions met prior to the Board meeting.

1) All service doors and safety railings must match the color of the abutting building façade, unless otherwise regulated by Building and Fire Codes.

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

3) Meet all final Engineering and Building Division requirements.

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

5) Remove Directory Wall signs from the building elevations since they are not permitted by Code. Signs are subject to additional review and approval via the sign permitting process and additional restrictions will apply. Electronic message board signs are also not allowed.

And

I move to recommend to the Village Board approval of a Special Use Permit Amendment for the Orland Square Mall Planned Development to allow construction and operation of a movie theater and for a commercial development with restaurants that will continue to exceed 50,000 square feet, subject to the same conditions as outlined in above motions.

And

I move to recommend to the Village Board approval of the following Code Modifications for Seritage - Orland Square Mall / Sears Redevelopment petition project subject to the same conditions as outlined in above motions:

- 1) Exceed lot coverage.
- 2) Reduce landscaping requirements for buffers and foundation plantings.
- 3) Reduce parking setbacks and allow parking and drives located between the building and the street.
- 4) Reduce side and rear building setbacks.

All conditions must be met and changes made prior to the Board meeting.

APPROVED

Aye: 6 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Shalabi

CLOSE PUBLIC HEARING

APPROVED

Aye: 6 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Shalabi

NON-PUBLIC HEARINGS

2018-0499 Orland Ridge - Planned Development

No discussion.

I move to approve the Preliminary Site Plan, Park Area Exhibit, Elevations, Preliminary Landscape Plan, Subdivision with Preliminary Plat, a Special Use Permit for a Planned Development for Orland Ridge, and additional Special Use Permits, as recommended at the March 18, 2019, Development Services, Planning and Engineering Committee meeting and as noted in the below fully referenced motion:

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

I move to approve the preliminary site plan titled "Site Dimension Plan", prepared by Kimley Horn & Associates & Associates, dated July 13, 2019, last revised March 8, 2019, sheets C2.0 and C2.1 and the park exhibit titled "Park Area Exhibit", prepared by Kimley Horn & Associates, dated November 6, 2018 and

revised November 16, 2018, subject to the following conditions:

1. The commercial component of the preliminary site plan is considered conceptual, with the exception of the proposed community gathering space, located between Building B and Building C, and will need to go back through the entire Development Review process and approval; once tenants are selected and the project is designed. The community gathering space is not conceptual and is required, as a condition of the site plan approval; and
2. An additional community gathering space that measures, .29 Acres, in the commercial area will be required, as a condition of the site plan approval; and
3. The hotel component of the preliminary site plan is considered conceptual and will need to go back through the entire Development Review process and approval; once tenants are selected and the project is designed. Future plans for the hotel parcel must provide two (2) vehicular ingress/egress points; and
4. 169th Place be fully constructed including sidewalks and multi-use paths, and connected to La Grange Road prior to final occupancy being granted for more than 50% of the residential units; and
5. The developer will be responsible for the maintenance of the landscaping areas and the roundabout along 169th Place and shall work with the Village to prepare a maintenance agreement for the landscaping areas along 169th Place; and
6. With the exception of the accessory structure modifications that have been requested, all accessory structure and uses must meet standard Land Development Code requirements, Section 6-302; and
7. All private park space, with the exception of the clubhouse and pool area, must be publicly accessible to the general public; signage must be installed that indicates the public accessibility. The development may not be gated nor outside public access otherwise restricted. The clubhouse must be equally available to all residents of the development; and
8. Based on proposed park land acreage and proposed park capital improvements; the developer will pay cash-in-lieu to the Village in the amount of \$76,371, based on the formula required by Village code, for the ½ acre shortage of required park land contribution and the developer will get the maximum credit of \$381,832 from the Village for the required cash donation for capital improvements. The developer will also pay \$100,000 towards a public art element for the project. The developer is required to work with staff on the selection, procurement and installation of the required public art.
9. Meet building code requirements; and

10. Meet all final engineering requirements including required permits from outside agencies; and
 11. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively; and
 12. Submit a sign permit for all proposed signage; and
- and

I move to approve the elevation drawings titled "Preliminary Architectural Plans", compiled by SR Jacobson and Lormax Stern, dated February 6, 2019, with Ranch Villa Drawings prepared by Coponen Architects, Sheets AR-2, Typical Building Front Elevation only (dated 10/25/2018), A-4, Unit End Elevation, Typical Unit Rear Elevation, and the Typical Unit Front Elevation (dated June 13, 2018), AR-3 (dated December 18, 2018), Villa Front Elevation (dated 07/08/2018) and Villa Rear Elevation (Submitted 02/06/2019), Elevation A (Submitted 02/06/2019), Elevation B (Submitted 02/06/2019), and Elevation C (Submitted 02/06/2019); and also Townhome Drawings, prepared by Coponen Architects, Sheets A2 (dated 10/25/2018, revised 01/05/2019), and the Townhome Rendering (dated 11/03/2018); and also Clubhouse Drawings prepared by Alexander V. Bogaerts + Associates, P.C., Sheets 4 (dated 11/12/2018, s.p.a. 01/02/2019), and 5 (dated 11/12/2018, s.p.a. 01/02/2019), Rendered Elevation Sheet 4 (dated 11/12/2018, s.p.a. 12/21/2018), Rendered Elevation Sheet 5 (dated 11/12/2018, s.p.a. 12/21/2018); and also three (3) Commercial Plaza Renderings (dated January 2019), subject to the following conditions;

1. In the case of a conflict between exhibit drawings; the stricter application will apply;

and

I move to approve the preliminary landscape plan titled "Preliminary Landscape Plan", prepared by Kimley-Horn and Associates, Inc., dated July 13, 2019, last revised February 6, 2019, sheets L1.0 through L4.6, subject to the same conditions outlined in the above preliminary site plan and elevation motions and the following:

1. The Petitioner shall submit a final landscape plan and all required supporting documentation addressing all outstanding landscape items in coordination with final engineering submittal; and
2. The Petitioner shall install permanent "no mow" markers (such as bollards, posts, etc), at the back corner of every other property that abuts a stormwater

basin or wetland area to clearly indicate the 25' setback line; and

3. The Petitioner shall install environmental educational signage around all wetlands and detention ponds; and
4. The installation and maintenance of landscaping in all storm water management and wetland areas shall be performed by a qualified landscape contractor, as approved by the Development Services Department; and
5. Any trees or large shrubs in conflict with the petroleum gas line easement along 94th Avenue should be relocated elsewhere on site;

and

I move to approve the preliminary plat of subdivision titled "Orland Ridge", prepared by Landmark, subject to the same conditions outlined in the above preliminary site plan and elevation motions and the following:

1. Prior to the Development Committee meeting, change the title of the plat to "Preliminary Plat of Subdivision - Orland Ridge" and provide a date on the plat; and
2. Submit a Record Plat of Subdivision to the Village for execution and recording; and
3. All dedications, jurisdictions and document numbers must be referenced on the plat for any necessary right of way dedications;

and

I move to approve the following Special Use Permits for the Orland Ridge Planned Development, subject to the same conditions outlined in the above preliminary site plan, landscape plan and elevation motions. Modifications to the Special Use Permits include:

1. A Special Use Permit for a Planned Development with multiple buildings and multiple uses:
 - a. With modifications to reduce building setbacks for the townhomes:
 - i. Front building setback from collector streets - COR Mixed Use District, Section 6-2100F.1.a.(1)(b). (From 40' to 25')
 - ii. Front building setback from local street - COR Mixed use District, Section 6-210 F.1.a. (1)(c) (From 30' to 20')
 - iii. Building to building side setback (From 30' to allow for a minimum building to building separation of 15') COR Mixed use District, Section 6-210 F.2.
 - iv. Building side to local street setback (From 30' to 20') COR Mixed Use District,

- Section 6-210 F.1.a. (3) (c)
- v. Building corner side to collector street setback (From 40' to 25') Mixed Use District, Section 6-210 F.1.a (3) (b).
 - vi. Balcony encroachment into front setback (From 3' limit to 5.5' maximum) Accessory Structures and Uses Section 6-302 C. 4.
- b. With modifications to reduce building setbacks for the Villas:
- i. Building side to side setback from (From 30' to allow for a minimum building to building separation of 20') COR Mixed use District Section 6-210 F.2.
 - ii. Building corner side to collector street setback (From 40' to 25') COR Mixed use District Section 6-210 F.1.a. (3) (b).
 - iii. Building side to local street setback (From 30' to 25') COR Mixed use District Section 6-210 F.1.a (3) (c).
 - iv. Building to building rear setback (From 60' to allow for a minimum building to building separation of 27') COR Mixed use District Section 6-210 F. 2.
- c. With a modification to reduce the setback from the detention pond high water line Storm Sewers and Storm Water Retention Section 6-409 E. 18.0 (From 25' to as little as 0')
- d. With a modification to exceed retaining wall height at overlook. Accessory Structures and Uses Section 6-302 C.31. (From 3' to 6')
- e. With a modification to reduce Off-Street parking and loading requirements, Section 6-302 including Section 6-302 E.7.a., which allows driveway parking to count toward parking requirements only if two off-site spaces are provided elsewhere on the site.
- f. With a modification to allow lot coverage to be calculated as an aggregate of all the parcels within the Planned Development in the COR Mixed use District, Section 6-210 G.
- g. With a modification to allow air conditioning units in the front and side setbacks of the Townhomes and Villas, Section 6-302 C.1.
- h. With a modification to reduce parkways, Section 6-406.2.a. and 3.
- i. With a modification to increase detention pond release rates to a rate that will protect the existing regulatory wetland hydrology, in accordance with Federal regulations, Section 6-409.E.18.c.
2. A Special Use Permit to allow attached dwellings in the COR Mixed use District, Section 6-210. C.2.
3. A Special Use Permit for a site plan with total building area greater than 50,000 square feet, Section 6-210.C.23.
4. A Special Use Permit to allow residential uses to exceed more than 40% of the Mixed Use Planned Development in the COR Mixed use District, Section 6-210.C.2.B.

- 5. A Special Use Permit to construct a private park and community center, Section 6-210.C.6,17:
 - a. With a modification to increase the maximum private park acreage from 2 acres to 3.75 acres, Section 5-112.H.2.c

- 6. A Special Use Permit for the disturbance of wetlands, Section 6-413:
 - a. With a modification to eliminate two small wetlands.
 - b. With a modification to reduce the 50' wetland setback for the remaining preserved wetland.

OTHER BUSINESS

None.

2019-0142 Memo: New Petitions & Appearance Review

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

A motion was made by Chairman Parisi, seconded by Commissioner Zomparelli, to adjourn the meeting at 10:15pm

ADJOURNED

Aye: 6 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Shalabi

Respectfully Submitted,

Jennifer Sexton
Recording Secretary