

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, December 8, 2020

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

*Commissioners: John J. Paul, Laura Murphy, Patrick Zomparelli, Yousef Zaatar
and Daniel Sanchez*

CALLED TO ORDER/ROLL CALL (AUDIO: 1:22)

Present: 6 - Chairman Parisi; Vice Chairman Schussler; Member Paul; Member Murphy; Member Zomparelli, Member Sanchez

Absent: 1 - Member Zaatar

APPROVAL OF MINUTES**2020-0758 Minutes of October 6, 2020 Plan Commission Meeting**

A motion was made by Member John J. Paul, seconded by Chairman Nick Parisi, that this matter be APPROVED. The motion carried by the following vote:

Aye: 5 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy and Member Zomparelli

Nay: 0

Abstain: 1 - Member Sanchez

Absent: 1 - Member Zaatar

PUBLIC HEARINGS**OPEN PUBLIC HEARING (AUDIO: 4:55)**

A motion was made by Chairman Parisi, seconded by Vice Chairman Schussler, that this matter be APPROVED. The motion carried by the following vote:

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

Nay: 0

Absent: 1 - Member Zaatar

2019-0519 The Pointe - Development Petition for Site Plan, Landscape Plan, Elevations, Subdivision, Special Use Permit with Modifications

Staff presentation was given by Bethany Salmon in accordance with the written report dated December 8, 2020.

The Commission, staff, members of the public and the Petitioners attended the public hearing in person and via Zoom.

Chairman Parisi swore in David Sosin, Attorney for the Developer.

Chairman Parisi clarifies that the guest parking entrance is located at the Northeast corner of the building off of Southwest Highway.

David Sosin explains that he has been present for all the past hearings pertaining to this project. Mr. Sosin indicated that Robert Hansen, the Developer of the project, Jon Murawski, the Architect and Chris Lavoie, Engineer are present to answer any questions or concerns. Mr. Sosin explained that the plans have gone through numerous changes and the changes have greatly enhanced the plans. He continued by explaining some of the highlights include the slight raising of the building to improve the engineering and to move the entrance for the upper level parking to Southwest Highway causing less traffic conflicts on Union Avenue as well as a better ramp access to the parking decks. He further expressed that there has been a number of private terraces added as well as green roofs along the north elevation. Also, there have additional short-term parking stalls added and the changes have resulted in a nicer appearance of the building overall. He explained the utility burial has always been in the plans, however it has been further refined and that will be an improvement as well. Mr. Sosin indicated that the good trees, while not many, will be mitigated. He clarified that there are no changes to the number of dwelling units. Mr. Sosin expressed that prior to the meeting all of the due process requirements had been fulfilled.

Chairman Parisi swore in Dan Stecich, member of the public.

Mr. Stecich asked how many total parking spaces are proposed for the building. He expressed concern regarding the increase of traffic on Union Avenue as well as adequate parking in the building, not just for the residents of the building, but also for the guests visiting. Mr. Stecich inquired as to the start date of the project, should it be approved.

Bethany Salmon explained that there are a total of 101 parking spaces. She continued that there are 53 parking spaces provided in the upper parking garage, 6 of which are the guest parking spaces; 48 spaces in the lower parking garage; and 2 exterior parking spaces off of Union Avenue.

Chairman Parisi clarified that the access for guest parking in the upper level parking garage will not be off of Union Avenue, but instead is off of Southwest Highway.

David Sosin explained that Spring (2021) would be the timeframe to start construction.

Bethany Salmon read aloud a letter of objection from Thomas and Ursala Elliott who live adjacent to the project on Union Avenue. Mr. and Mrs. Elliott expressed concern that the area would be more congested and that the addition of another floor only increases the amount of traffic and lack of parking. They also explained that they are concerned about the visual impact, loss of privacy and noise and smell from the trash enclosure/dumpsters near their home.

Chairman Parisi explained that there are no additional units or living space is

being added to the plans and that one level of parking is underground. He continued that in terms of the traffic concern, he indicated that there was a traffic study that was conducted.

David Sosin explained that with the dedication of some of the land and future improvements to the intersection, a lot of the conflicts will be eliminated by creating a four-way intersection instead of people being able to come from several directions in that area. The project provides the Village a piece of valuable land for future roadway improvements. Mr. Sosin continued by saying that this plan fits in well with the vision of the Village for the VCD zoning district. He clarified that the trash enclosure allows the trash to be collected inside the building via a chute and then rolled out on trash pick-up day to be collected. The trash will not sit outside.

Commissioner Paul indicated that the modifications make sense given the shape of the land and to improve the intersection. Commissioner Paul commented that it is a nice looking building and fits in well with the area.

Commissioner Murphy said the changes are sensible, warranted and enhancements to the previous plans. She indicated that this would be a positive change for the location and agrees well with the Village's comprehensive plan and codes.

Commissioner Sanchez indicated that he was happy to see the decorative lighting and asked if there would be any type of fencing that would be used around the property. He asked about the two parking spaces off of Union Avenue and their intended use. Commissioner Sanchez indicated that the changes make sense, that the underground utility lines being buried is a big improvement, and that he looks forward to seeing the project move forward.

Bethany Salmon explained that there would be no fencing around the property but that there would be hand rail for the sidewalk and balcony railings.

David Sosin clarified that the two parking spaces would be not be used for resident parking but instead would be used by service or maintenance workers so they would not take up a guest parking space.

Commissioner Zomparelli indicated that he is happy to see that there are an additional five parking spaces proposed since the 2018 plans. He also explained that he liked that the developer is willing to give land to the Village so that the intersection can be improved in the future. Commissioner Zomparelli asked why the sidewalks are 6 feet and not 7 feet like directly across the street.

David Sosin explained that the sidewalks are 6 feet due to the fact that it is a tight site and 6 foot sidewalks fit better.

Vice Chairman Schussler expressed that the site has been an eyesore for a long time and he is happy to see that it is moving forward. He asked if there was going to be pedestrian access from Union Avenue. Vice Chairman Schussler continued and expressed concern for pedestrians crossing from Southwest Highway without a crosswalk. He continued that he thought it would be safer if overflow guest parking could park at the School District parking lot across the street off of Union Avenue. Vice Chairman Schussler asked if the façade of the lower level parking garage off of Union Avenue would be bare concrete. He indicated that he has no problem with plan and that it looks like a positive improvement on a difficult site.

David Sosin responded by saying that there could be doorway access from Union Avenue for a couple of purposes. He continued one reason could be maintenance purposes but that there would not be regular access for the public. From a safety point of view, there would still need to be some sort of access. Mr. Sosin explained that at the 9750 building, they never use more than 80 percent of the parking because people do not own cars and instead they take an Uber or the train downtown. He said that if there were further modifications to guest parking needed down the road, that they could be handled at that time.

Chairman Parisi clarified that 9750 building has multi-level parking for guests in the nearby parking garage. He also asked if there would be enhanced crosswalk markings for safety.

Bethany Salmon indicated that the Petitioner would need to contact Park School to request permission to use the parking lot during non-school hours for overflow guest parking. She also explained that there would be enhanced crosswalk markings to make it easier to cross Southwest Highway. She continued that the only area that would not be covered by retaining walls or brick would be along the west elevation on the lower level parking garage. This area will be constructed of sandblasted concrete used to look like limestone and will match other areas of the building.

Chairman Parisi expressed that it was a positive change to split the entrances to upper level and lower level parking garages. He continued that it is an enhancement to bury the utility lines.

Overall, the Plan Commission expressed support of the project.

Regarding Case Number 2019-0519, also known as The Pointe, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated December 8, 2020.

And

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Site Plan Pre-Take" (Sheet C6.0), "Site Plan Post-Take" (Sheet C6.1),

“Geometry Plan Pre-Take” (Sheet C6.4), and “Geometry Plan Post-Take” (Sheet C6.5), prepared by C.M. Lavoie & Associates, Inc., dated April 18, 2019 and last revised November 20, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the code requirements listed in Section 6-308.J.
3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Provide cash in lieu of park land donation and park cash, as finalized at the time of the Development Agreement.
5. Ornamental light poles required in the VCD Village Center District shall be installed along Union Avenue. The petitioner will be responsible for the costs to purchase and install the required light poles. A photometric plan and lighting specifications shall be submitted to the Village for review during final engineering. The photometric plan shall comply with all lighting requirements per Section 6-315.
6. The petitioner shall be responsible for the burial of the overhead utility lines at the time of development and the Village will assist with the cost of the burial, in accordance with the Existing Utility Burial Diagram, which will be finalized and included in the Development Agreement.
7. Final retaining wall plans shall be submitted to the Village as part of the final engineering and final landscaping plan submittal. The petitioner shall provide additional details on the retaining wall system design and landscape viability to determine suitable plant material to be installed within the planting beds behind the tiered retaining walls. Any substantial changes to the approved plans shall be brought back for consideration to the Plan Commission and Board of Trustees, in accordance with Section 5-101. All retaining walls shall be located inside the lot lines and shall not encroach into the right-of-way.

And

I move to recommend to the Village Board approval of the Elevations titled “The Pointe Multi-Family Development”, Sheets A1-A12, prepared by Robert Juris & Associates Architects, Ltd., dated November 21, 2019 and last revised November 6, 2020, subject to the same conditions as outlined in the Preliminary Site Plan motion and following conditions:

1. Meet all building code requirements and final engineering requirements.
2. All masonry must be of anchored veneer type masonry with a 2.625” minimum thickness.

And

I move to recommend to the Village Board approval of the Preliminary Landscape Plan, titled "The Pointe Multi-Family Building", prepared Beary Landscaping, dated April 10, 2018 and last revised November 30, 2020, subject to the same conditions as outlined in the Preliminary Site Plan motion and following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
2. Submit a Tree Mitigation Plan to the Village as part of the final landscape plan submittal. Provide cash-in-lieu for tree mitigation in accordance with the requirements stated in Section 6-305.F. The required tree mitigation amount will be finalized during the final landscape plan review phase and will be included in the Development Agreement.
3. Provide a landscape plan and design details for the proposed green roof to the Village for review and approval as part of the final landscape plan submittal. The petitioner shall also provide a maintenance agreement to the Village for approval that details future maintenance and access plans, particularly for the green roof located around the outer edges of the private residential patios on the north side of the building.

And

I move to recommend to the Village Board approval of the Plat of Subdivision titled "The Pointe", dated January 16, 2020, and "Plat of Easement Vacation", dated September 11, 2020, prepared by C.M. Lavoie & Associates, Inc., subject to the following conditions:

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

And

I move to recommend to the Village Board approval of a Special Use Permit for The Pointe to allow for a building with a floor area greater than 50,000 square feet and to allow for attached dwellings in the VCD Village Center District, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Building Height. Increase the allowable building height from four (4) stories tall to five (5) stories tall, and to allow for a building height more than two (2) stories taller than adjacent single-family homes (Section 6-212.D.3)
2. Building Setback. Reduce the building setback between the southwest corner of the building and Union Avenue from five (5) feet to as little as two and a half (2.5) feet, after the right-of-way dedication of land at the south portion of the site to the Village (Section 6-212.D.6.c.)
3. Rear Yard Setback. Reduce the rear yard setback along the north property line

from thirty (30) feet to as little as nine (9) feet ten (10) inches (9.9 feet) (Section 6-212.D.6.d.)

4. Permitted Uses Between the Building and the Street. Allow for a drive aisle, drop-off area, and loading area to be located within the setback area between the building façade and Southwest Highway, and to allow for a trash enclosure and two parking spaces to be located within the setback area between the building façade and Union Avenue (Section 6-212.E.2)

5. Parking Space Size. Reduce the required parking space size from nine (9) feet by eighteen (18) feet to as little as nine (9) feet by sixteen (16) feet to allow for compact car parking spaces at certain locations on site (Section 6-306.C.1)

6. Parking Space Access. Allow for double-stacked parking spaces without direct and unrestricted access to an aisle at certain locations on site (Section 6-306.C.2)

7. Retaining Wall Setback, Height, and Spacing. Allow for retaining walls at certain locations on site to be constructed within three (3) feet from the property line, exceed a height of three (3) feet, and exceed spacing requirements (Section 6-302.C.31)

8. Balcony Setbacks-. Increase the allowable projection of the balconies into the required rear yard setback from three (3) feet to four (4) feet (Section 6-302.C.4)

9. Parking Lot Setbacks and Landscaping. Reduce the parking lot setback and landscape area from ten (10) feet to as little as four (4) feet along the west property line (Union Avenue) and along the southeast property line (Southwest Highway) (Section 6-305.D.6.a.1)

10. Foundation Landscaping. Reduce the building foundation planting area along the southeast and west façades from ten (10) feet to as little as two and a half (2.5) feet (Section 6-305.D.5.)

11. Landscape Corridor. Allow for shrubs and ornamental grasses as a plant material substitution for a portion of the required Landscape Corridor plantings and for the relocation of the required Landscape Corridor landscaping into a different Landscape Zone on site (Section 6-305.D.3)

A motion was made by Vice Chairman Schussler, seconded by Chairman Parisi, that this matter be APPROVED. The motion carried by the following vote:

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

Nay: 0

Absent: 1 - Member Zaatar

2020-0639 Amendment to LaGrange Square - Development Petition for a Special Use Permit Amendment with Modifications, Site Plan, Elevations, Landscape Plan, and Subdivision

Staff presentation was given by Bethany Salmon in accordance with the written report dated December 8, 2020.

The Commission, staff, members of the public and the Petitioners attended the public hearing in person at Village Hall and via Zoom.

Chairman Parisi swore in Steve Panko, Key Development Partners, Andrea Weisberg and Cheryl Heidorn, from Chipolte, and Brandon May from KLOA.

Steve Panko expressed his gratitude for the flexibility and working with staff during these trying times. He continued during the COVID times, a lot of the restaurants are figuring out creative ways to continue their business operations. Mr. Panko explained that they revised the plans from a three tenant building to a two tenant building and provided Chipolte with a drive-through lane so they can be successful in the future.

Vice Chairman Schussler indicated that this is a difficult site to develop due to a pipeline easement. He asked if Parcel D is owned by Simon and if parking will be used for Dave and Buster's or how it factors into the parking formula for LaGrange Square. Vice Chairman Schussler made a suggestion to revise condition number 9 of the Preliminary Site Plan motion to help ensure there will be no left-in/left-out turns from the access drive on 151st Street. He explained that the changes seem to be market driven and he does not see a problem with them.

Bethany Salmon indicated that Parcel D has parking for both and that the Petitioner is working with Simon. Parcel D was not factored into the overall parking formula. Bethany further explained that they are actually providing more parking than what is required.

Commissioner Zomparelli indicated that the plans look great and that they did a great job of adapting due to current conditions as a result of COVID-19.

Commissioner Paul said that he was in support of the project and that, due to current times, more drive throughs are needed as well as outdoor seating.

Commissioner Murphy expressed no concerns with the project and said she was happy to see it moving forward due to it being a very challenging year for shopping malls.

Commissioner Sanchez indicated that he agreed with the project and that his only concern was if there was a plan for peak drive through hours due to there being three drive through lanes.

Brandon May indicated that a traffic study was completed and that, with the use of the Chipotle lane, there should not be any backup of vehicles or stacking issues because people need to order ahead of time through a mobile application or the website so they just pick up their prepaid food in that lane only.

Chairman Parisi said that they did a good job of reconfiguring the plans.

Overall, the Plan Commission expressed support of the project.

Regarding Case Number 2020-0639, also known as the Amendment to LaGrange Square, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated December 8, 2020.

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Site Plan titled "Site Plan" (Sheet C200) and "Site Data Plan" (Sheet C201), prepared by Woolpert, Inc., dated October 2, 2019, and last revised October 30, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the code requirements listed in Section 6-308.J.
3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. The photometric plan shall comply with all lighting requirements per Section 6-315.
5. All drive-through accessories shall meet the requirements listed in Section 6-302.K and Section 6-210.F.4. Menu boxes shall be designed with masonry architectural details matching the materials and design of the principal buildings, screened with landscaping so they are not visible from the street, and kept out of the setback areas between the building and the street.
6. Install directional signage throughout the site to assist with internal circulation and direct traffic entering and exiting the three drive-through lanes.
7. Provide a cross-access easement and shared parking agreement between all properties on site and to ensure that all lots will maintain proper ingress and egress.
8. Submit a letter of authorization from the property owner of 49 Orland Square Drive allowing off-site work and landscape improvements to be completed on Parcel D.
9. Submit a letter of authorization from Simon Property Group to obtain permission to reconstruct the raised right-in/right-out channelizing island located within the ingress and egress easement at 151st Street.
10. The 6,800 square foot restaurant building located on the south side of Lot 3 shall be considered conceptual only. Once a future tenant is selected and this portion of the site is designed, the proposed future development plans will be required to proceed back through the development review process for approval. The petitioner shall seed or sod the building pad area until the future development on site is approved.

And

I move to recommend to the Village Board of Trustees approval of the Elevations for Raising Cane's on Lot 1, titled "C519 Orland Park P4-V Elevations - Option A", prepared by ADA Architects, Inc., dated October 9, 2020; and, the Elevations for the multi-tenant building on Lot 2, titled "LaGrange Square", prepared by OKW Architects, Sheets A-1 to A-6, dated October 15, 2020; and, the Elevations for Chipotle on Lot 3, titled "LaGrange Square- Lot 3 Chipotle", prepared by OKW Architects, Sheets A-1 to A-5, dated October 15, 2020, subject to the same conditions as outlined in the Preliminary Site Plan motion and subject to the following conditions:

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

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan, titled "Landscape Plan" (Sheet C500) and "Landscape Details" (Sheet C501), prepared by Woolpert, Inc., dated October 2, 2019, and last revised October 30, 2020, with the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
2. Meet the landscaping and screening requirements listed Section 6-210.F.4 between the drive-through lane on Lot 1 and the adjacent streets (LaGrange Road and the Ring Road) to create a solid buffer at a minimum height of 36 inches.
3. Provide Foundation Landscaping meeting the requirements of Section 6-305.D.5 on the west side of all buildings on all lots, or provide an alternative landscaping option such as planter boxes.
4. Provide cash-in-lieu for tree mitigation or for any required trees or plant material that is unable to be provided on site as a result of the existing easement restrictions, in accordance with Section 6-305.F. The petitioner shall pay the final cash-in-lieu amount to the Village prior to the issuance of any building permit.
5. Work with staff to determine suitable plant material and plant diversity within the parking lot islands along 151st Street where the required parking lot trees cannot be provided due to existing easement restrictions. Landscaping shall provide year-round visual interest equally effective for the purposes of screening in the winter and the summer seasons.

And

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

Subdivision, titled "Plat of Subdivision - LaGrange Square", prepared by Woolpert, Inc., dated May 31, 2019, and last revised October 15, 2020, subject to the following condition:

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

And

I move to recommend to the Village Board approval of a Special Use Permit Amendment to the Orland Square Planned Development (Ordinance No. 468) for LaGrange Square located at 45 Orland Square Drive to allow for a Planned Development with a total of five (5) restaurants within four (4) buildings and to allow for three (3) restaurants with drive-through facilities in the COR Mixed Use District, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use Permit include:

1. Allow for a drive-through facility and parking lots to be located within the setback areas between the building façades and the streets (Section 6-210.F.4)

A motion was made by Vice Chairman Schussler, seconded by Chairman Parisi, that this matter be APPROVED. The motion carried by the following vote:

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

Nay: 0

Absent: 1 - Member Zaatar

CLOSE PUBLIC HEARINGS

A motion was made by Chairman Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

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

Nay: 0

Absent: 1 - Member Zaatar

NON-PUBLIC HEARINGS

OTHER BUSINESS

2020-0822 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

Meeting adjourned at 9:35 p.m.

A motion was made by Chairman Nick Parisi, seconded by Vice Chairman Edward Schussler, that this matter be ADJOURNED. The motion carried by the following vote:

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

Nay: 0

Absent: 1 - Member Zaatar

These minutes are not a verbatim record of the meeting but a summary of the proceedings.

Respectfully submitted,

Gerianne Flannery
Recording Secretary