

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, July 16, 2012

6:00 PM

Village Hall

Development Services & Planning Committee

*Chairman Kathleen M. Fenton
Trustees Edward G. Schussler and Carole Griffin Ruzich
Village Clerk David P. Maher*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:00 PM.

Present: 2 - Chairman Fenton and Trustee Griffin Ruzich

Absent: 1 - Trustee Schussler

APPROVAL OF MINUTES

2012-0397 Approval of the June 18, 2012 Development Services and Planning Committee Minutes

I move to approve the Minutes of the Regular Meeting of the Development Services and Planning Committee of June 18, 2012.

A motion was made by Trustee Carole Griffin Ruzich, seconded by Chairman Kathleen Fenton, that this matter be APPROVED. The motion carried by the following vote:

Aye: 2 - Chairman Fenton and Trustee Griffin Ruzich

Nay: 0

Absent: 1 - Trustee Schussler

ROLL CALL

Trustee Schussler arrived at 6:02 PM

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

ITEMS FOR SEPARATE ACTION

2012-0202 Parkview Christian Church - SUA, RZ, SUB, SP, EL

Director of Development Services Karie Friling reported that this proposal is to construct a 38,601 square foot building expansion on the existing 113,190 square foot Parkview Christian Church facility; to build a plaza space at the front of the church; to re-organize parking lot access and drives and complete the eastern-most parking field; and to construct the south 450 feet of the future Waters Edge Drive.

Requested Actions: Special Use Amendment (with modifications), Subdivision, Rezoning, Site Plan, Appearance Review

Project Attributes

Address: 11100 Orland Parkway

P.I.N.(s): 27-32-313-005 (Parkview Christian Church); 27-32-301-017 (co-petitioning property to the east)

Existing Zoning: E-1 Estate Residential

Proposed Zoning: ORI Mixed Use District (for the co-petitioning property)

OVERVIEW AND BACKGROUND

Since 2001, Parkview Christian Church has petitioned the Village more than ten times for development approvals and appearance reviews. The church began as a 24,238 square foot building on an approximately 10-acre site. A 2004 expansion added 88,952 square feet to the building and 6 acres to the site. In 2007/2008, the Village Board granted approval for a 4-acre parking lot expansion on the east side of the church.

With this submittal, the petitioner proposes to add an additional 38,601 square feet to the building and 1.2 acres to the east parking lot for a total church campus that is 21.18 acres with a 151,791 square foot building, and 1,076 proposed parking stalls with supporting detention facilities.

With each expansion, Parkview Christian Church considered the development of a master plan for the full campus. Conceptual drafts were presented to the Village but none were approved or constructed. It is anticipated that this build out will complete the development of surface parking for the church.

PROJECT DESCRIPTION & CONTEXT

The proposed site plan indicates a significant building expansion on the east and south elevations of the existing facility. Since the new expansion will take space away from existing parking bays (on the south) and drive-aisles (on the east), the site plan shows the bays and drive-aisles being re-located to the east end of the east parking lot. The relocation and some additional parking spaces completes the east lot begun in 2008 and caps off the final parking lot accommodations for the church. The site plan also provides for a large outdoor plaza area in front of the east elevation.

The current proposal also aims to re-organize the parking fields' access to the church with the construction of new walkways (landscape islands with sidewalks) through the east and center parking lots.

In addition to these changes, the current proposal seeks to complete the 2008 approval to subdivide the east lot from the larger property to the east (co-petitioning). To do this, the petitioner proposes to acquire additional land (the "L" shaped property shown on the site plan) from the property to the east to build the last drive-aisle and parking bays with two access drives onto future adjacent right-of-way. The additional land will also consolidate the entire detention pond to the north under the church's control (prior plans showed the pond straddling lot lines between the church and the property to the east).

The proposed building elevations will improve the appearance of the existing church building. The new east and south expansions will give the church a four-sided architectural quality that will benefit neighboring properties and the Orland Parkway (I-80) corridor.

This petitioner requests the following variances/modifications:

- 1) Increase in building height from 35 feet to 45 feet.

The recommendation motion includes the following conditions:

- 1) Include bicycle parking facilities for up to 30 bicycles.
- 2) Maintain private control of any constructed Waters Edge Drive roadway segments until such time that the property to the east is developed and Waters Edge Drive is completely built and connected to the Fountain Hills subdivision.
- 3) Construct any Waters Edge Drive segments to public standards, including utility infrastructure.
- 4) Undergo a separate sign review for any new signage, including the image panels on the proposed south elevation.
- 5) Provide a landscape plan that appropriately accommodates foundation landscaping requirements in the proposed outdoor plaza area.
- 6) Install the outstanding water main segment along the south property line of the east parking lot before building occupancy is granted.
- 7) Screen all mechanical and utility equipment from view of neighboring properties and rights-of-way.
- 8) Screen all garbage enclosures from view of neighboring properties and rights-of-way with appropriate landscape screening.
- 9) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
- 10) Meet all final engineering and building code related items.
- 11) Update the site plan's figures as they relate to existing and proposed building area.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area. The Plan Commission report includes more details about the project and is attached to the Committee packet for review.

I move to recommend to the Village Board of Trustees to approve the rezoning, site plan, elevations, subdivision and special use amendment for Parkview Christian Church at 11100 Orland Parkway for a 38,601 square foot building expansion, parking lot modifications and expansion, future right-of-way construction, and subdivision and consolidation of the east parking lot and detention pond to the main lot of the church, as indicated in the below fully referenced motion.

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

I move to recommend to the Village Board to approve the rezoning of 34 acres of land identified by parcel number 27-32-301-017, minus the area constituting the east parking lot and detention pond for Parkview Christian Church, from E-1 Estate Residential District to ORI Mixed Use District.

And

I move to recommend to the Village Board to approve the preliminary site plan titled "Parkview Christian Church Parking Lot Expansion Overall Concept Plan" and dated "5/24/12", prepared by Robinson Engineering, Ltd. subject to the following conditions:

1. Include bicycle parking facilities for up to 30 bicycles.
2. Maintain private control of any constructed Waters Edge Drive roadway segments until such time that the property to the east is developed and Waters Edge Drive is completely built and connected to the Fountain Hills subdivision.
3. Construct any Waters Edge Drive segments to public standards, including utility infrastructure.
4. Undergo a separate sign review for any new signage, including the image panels on the proposed south elevation.
5. Provide a landscape plan that appropriately accommodates foundation landscaping requirements in the proposed outdoor plaza area.
6. Install the outstanding water main segment along the south property line of the east parking lot before building occupancy is granted.
7. Screen all mechanical and utility equipment from view of neighboring properties and rights-of-way.
8. Screen all garbage enclosures from view of neighboring properties and rights-of-way with appropriate landscape screening.
9. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
10. Meet all final engineering and building code related items.
11. Update the site plan's figures as they relate to existing and proposed building area.

All changes should be made prior to the Board meeting wherever possible unless otherwise noted.

and

I move to recommend to the Village Board to approve the Elevations titled "Parkview Christian Church Worship Center Expansion Elevations" and dated 6/6/12, prepared by Visioneering Studios Architecture, sheets A5 and A6, subject to the same conditions outlined above.

and

I move to recommend to the Village Board to approve the subdivision of the land on which the east parking lot and detention pond are located from the property to the east and the consolidation of that same land to the Parkview Christian Church property as shown on the preliminary plat of subdivision titled "Parkview Christian Church Re-Subdivision", prepared by Robinson Engineering, Ltd, dated 5/28/12 and subject to the following condition:

1. Submit a final Record Plat of Subdivision to the Village for recording.

and

I move to recommend to the Village Board to approve a Special Use Amendment for a 38,601 square foot building expansion, the reorganization of the center and east parking lots, the construction of portions of future Waters Edge Drive right-of-way, and the re-orientation of pedestrian access on the site plan subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Increasing the permitted building height in the E-1 Estate Residential District from 35 feet to 45 feet, with an 80 foot allowance for the bell tower.

A motion was made by Chairman Fenton, seconded by Trustee Schussler, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

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

Nay: 0

2012-0422 Strategic Transportation Plan - Consultant Contract

Director Friling reported that the Village issued a Request for Qualifications for an Orland Park Strategic Transportation plan on April 19, 2012. A copy of the RFQ is attached to the Committee packet for review. Four firms responded and were interviewed including TADI/Sam Schwartz Engineering, URS Corporation, TY-LIN and Gewalt-Hamilton/Teska.

All firms responded with relevant experience and a cost estimate within the budgeted amount of \$50,000. Staff recommends selecting Gewalt-Hamilton/Teska.

I move to recommend to the Village Board to approve awarding a contract to Gewalt-Hamilton/Teska for a Strategic Transportation Plan in the amount of \$49,436 for Professional Engineering and Planning consultation as outlined in their May 25, 2012 RFQ proposal.

A motion was made by Trustee Griffin Ruzich, seconded by Trustee Schussler, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

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

Nay: 0

ADJOURNMENT - 6:13 PM

A motion was made by Trustee Griffin Ruzich, seconded by Trustee Schussler, that this matter be ADJOURNED. The motion carried by the following vote:

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

Nay: 0

/nm

APPROVED:

Respectfully Submitted,

David P. Maher, Village Clerk