

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, March 21, 2016

6:00 PM

Village Hall

Development Services, Planning and Engineering Committee

*Chairman Kathleen M. Fenton
Trustees Patricia A. Gira and Daniel T. Calandriello
Village Clerk John C. Mehalek*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:11 P.M.

Present: 3 - Chairman Fenton; Trustee Gira and Trustee Calandriello

APPROVAL OF MINUTES

2016-0213 Approval of the February 15, 2016 Development Services, Planning and Engineering Committee Minutes

I move to approve the Minutes of the Regular Meeting of the Development Services, Planning and Engineering Committee of February 15, 2016.

A motion was made by Trustee Gira, seconded by Trustee Calandriello, that this matter be APPROVED. The motion carried by the following vote:

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

ITEMS FOR SEPARATE ACTION

2016-0180 Net3 LLC 7170 159th Street

Director of Development Services Karie Friling reported that the proposed redevelopment will replace an existing motor vehicle rental establishment with new multi-tenant commercial building. The proposed building is being designed for two tenants. One will be a commercial retail and the other space will be designed for a restaurant.

The reconfiguration of the building and site will create a more attractive development that is more in line with current Land Development Code requirements and the design guidelines outlined in the Comprehensive Plan. Both commercial retail and restaurant uses are listed as appropriate uses in the Community Commercial land use designation from the Comprehensive Plan.

No Variances are being requested as part of this petition.

The recommendation motion includes the following conditions:

- 1) Submit a landscape plan meeting, all Village Codes, for separate review and approval within 60 days of final engineering approval.
- 2) Meet all final engineering and building code related items.

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

SITE PLAN

The current site plan features the building centered on the site with parking surrounding the building. The proposed modifications will bring the building closer to the street/intersection of 159th Street and Harlem Ave. The building will be angled to hold the hard corner along the existing property line. The orientation of the building was chosen to move the building as close to the street as possible without needing a setback variance. The revised site plan removes drive aisles and parking spaces that were previously in between the building and the street. All parking will be located at either the rear or sides of the building and the new site plan will slightly reduce the amount of parking spaces as compared to the existing conditions.

The petitioner has chosen to provide 16 foot long parking spaces throughout the entire site. This meets Land Development Code requirements because they are providing a 2 foot overhang to account for the additional length. This overhang encroaches on the proposed bufferyards on the north and east sides of the site. The petitioner shall ensure that this encroachment will not reduce the amount of landscaping provided in the bufferyards.

MOBILITY

There are no proposed modifications to the existing access to the site. The site is bounded by Harlem Avenue on the east and 159th Street on the south, both are IDOT major arterial streets. There are existing curb cuts that open onto Harlem and 159th Street. There is an additional physical cross access connection to with the property to the north. Both street access points and the cross access will remain.

Initially, Village staff recommended to the petitioner to remove the existing curb cut that opens onto Harlem Ave. due to the proximity of an adjacent curb cut that serves the property to the north. During preliminary review the petitioner reached out to the adjacent property owner to secure a formal shared access agreement but at this time an agreement could not be reached. For this reason the curb cut on Harlem will remain but the site can still be accessed through the adjacent property to the north through the cross connection.

Pedestrian and Bicycle:

The petitioner is proposing new sidewalks that will surround the proposed building. In addition the petitioner will provide new sidewalk connections on the south and east sides of the property that will connect to the existing public sidewalk along Harlem Ave and 159th Street.

Parking/Loading:

Parking Required - 39 (Retail = 19, Restaurant = 20)

Parking Provided - 39

BUILDING ELEVATIONS

In general the petitioner is proposing a building composed primarily of brick with EIFS accents proposed only above the height of the windows. The main entrance of the building will be along the north elevation which will be improved with an aluminum framed storefront system. Storefront windows will be added to the north sides of the east and west elevations. The south elevation facing 159th and Harlem Avenue is being improved to mimic the north elevation as closely as possible.

North Elevation

The north elevation will serve as the main entrance to the building. The petitioner is proposing an aluminum framed store front system with brick columns that separate the storefront windows. The building is being constructed with a dark brown colored brick and red awnings above the store front. The building height is increased on the east and west sides of the building. This offers some differentiation in architectural design and serves to separate the tenant spaces. A decorative EIFS cornice with metal coping is proposed for the top of these parapet walls. A light gray EIFS is proposed for the area above the awnings and below the metal coping. The petitioner also proposes wall mounted sconces for the brick columns that designate the proposed tenant spaces.

South Elevation

The south elevation carries the same design theme seen on the north elevation. With brick as the primary material and the awnings, cornice, EIFS sections, and wall sconces matching the design of the north elevation. However, the petitioner does not propose to have an entrance along this elevation. Instead the elevation will be improved with 11 storefront windows.

East Elevation

The east elevation will display the design as seen previously with brick at ground level to the top of the windows and the EIFs accents reflecting what is seen on the previous elevations. The north side of this elevation will be improved with aluminum storefront windows with red awnings above. There will be two wall mounted sconces on the brick columns separating the storefront windows.

West Elevation

The west elevation will be improved to match the east elevation. The only proposed difference will be the storefront windows are proposed along the south side of the west elevation.

LANDSCAPING/TREE MITIGATION

The petitioner has been made aware of the bufferyard and landscape island requirements. A bufferyard B will be required on all sides of the site. The petitioner has provided areas for landscape islands on the site plan but a more detailed

landscape plan will follow. With the proposed site modifications the petitioner is reducing the existing lot coverage from 89.1% to 69.6%.

The petitioner will submit a final landscape plan, for separate review and approval within 60 days of final engineering approval.

DETAILED PLANNING DISCUSSION

Natural Features

There are no natural features on site, the petitioner will be required to meet final landscape plan requirements.

Preliminary Engineering

Utilities - There are some utility connection modifications required to service the new building. Utilities are present and available for redevelopment.

Detention/Retention - The site is not required to provide detention under the Watershed Management Ordinance WMO of the MWRD. However, detention is required based on the Village's more stringent requirements. It has been Village policy to waive the detention requirement provided some sort of water quality best management practice is provided. The petitioner is proposing a depressional area to be used as a rain garden/bioswale on the south side of the site. This improvement will meet the Village's BMP requirement and the petitioner will not be required to provide detention.

The Watershed Management Ordinance requires the site to provide water volume control on site. The previously mentioned rain garden/bioswale also meets this requirement.

Traffic Study - A traffic study was not required for this project.

Subdivision

A subdivision is not required for this petition.

Special Use Permit

A special use permit is not required for the proposed uses.

Rezoning

No rezoning is proposed with this petition.

Variance(s)

The site plan as proposed does not require any variances.

Land Use/Compatibility

Lot Coverage
Maximum - 75%
Proposed - 69.1%

Lot Size
Minimum- 10,000 SF
Provided - 35,013 SF

Density/Floor Area Ratio (F.A.R)
Maximum - 1.0
Proposed - .19

Setbacks
Harlem Avenue
Required - 25'
Provided - 25'

159th Street
Required - 25'
Proposed - 25'

Side Yard:
Required - 15'
Proposed - 61.79'

Rear Yard:
Required - 30'
Proposed - 60' (approx.)

Parking:
Required - 10'
Proposed - 10'

Building Height
Maximum - 50'
Proposed - The final height has not been determined but the petitioner ensured it will meet the maximum requirement considering they are only proposing a single story building.

Parking and Loading
Required - 39
Proposed - 39

Landscape Bufferyards

North, South, East & West
Required - Bufferyard B, 10'
Proposed - Bufferyard B, 10'

Accessory Structures

Garbage Enclosure(s) - The garbage enclosure is being proposed on the south east side of the site. The single enclosure will be made to accommodate both users and will be constructed of masonry to match the building materials. The garbage enclosure is being proposed adjacent to an existing drive aisle. The petitioner will design the swing of the gate/doors to the garbage enclosure do not interfere with traffic along this drive aisle.

Mechanicals/Utility Conduits

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline. Exterior roof ladders are not permitted and should be located interior to the building.

Signage

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

This is now before Plan Commission for consideration

PLAN COMMISSION MOTION

On March 8, 2016, the Plan Commission, by a vote of 7-0 moved to recommend to the Village Board of Trustees approval of a site plan and elevations as fully referenced below.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated March 8, 2016.

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Geometric Plan 159th and Harlem Avenue," and dated January 28, 2016, subject to the following conditions.

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
2. Meet all final engineering and building code related items.

and

I move to recommend to the Village Board approval of the Elevations titled "Retail Building Orland Park, IL," and dated February 5, 2016, subject to the following conditions. All changes must be made prior to the Board meeting.

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
3. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Work with staff to add more architectural enhancement features above the red awnings on the EIFS along all four sides of the building and add more windows on the east and west elevations along with masonry architectural elements.

PLAN COMMISSION DISCUSSION

The Plan Commission viewed the site plan favorably and offered no modifications. However, the Plan Commission did raise some concerns about the proposed elevations. The plan commissioners wanted to see additional architectural enhancements to break up areas of the facade that appeared blank. The commissioners also called for additional windows to be added to the east and west elevations. A condition was added to the plan commission motion (referenced above) and the petitioner was to work with staff to address these issues before the Development Services Committee Meeting.

New Elevations

Since the Plan Commission meeting the petitioner has submitted revised elevations that meet the added condition. The enhancements are described below.

North Elevation

The improvements to the north elevation include the addition of decorative etching added to the center portion of EIFS located above the awnings. The petitioner added a diamond pattern to the facade that serves to break up this portion of the building that was previously blank. The petitioner added a gray masonry band under the wall mounted sconces. This band is shown on the brick columns of the north elevation but will wrap around the entire building.

East and West Elevation

The petitioner proposes the same decorative etching on the EIFS portion of the east and west elevations to match the design of the north elevation. The primary concern from the Plan Commission was to add windows and break up the blank facade. The masonry band shown on the north elevation will wrap around the building and help break up the east and west elevations. The petitioner also proposes to add two additional full length storefront windows and a door to both the east and west elevations. This combined with the other enhancements meet

the Plan Commission condition.

South Elevation

Previously the south elevation was primarily a brick facade with small windows across the entire facade. The petitioner has revised the EIFS portions of the facade to match the other elevations. The smaller windows in the center portion of the facade will be replaced with a larger storefront windows. The east and west sides of the south elevation will be improved with the same style larger storefront windows. The windows will start at the masonry band and terminate at the bottom of the EIFS.

Ultimately, the enhancements to the EIFS, windows and masonry meet the condition added by the Plan Commission and offer a more favorable design than what was previously proposed.

I move to recommend to the Village Board approval of the preliminary site plan titled "Geometric Plan 159th and Harlem Avenue," and dated January 28, 2016, subject to the following conditions.

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
2. Meet all final engineering and building code related items.

and

I move to recommend to the Village Board approval of the Elevations titled "Retail Building Orland Park, IL," and dated March 11, 2016, subject to the following conditions. All changes must be made prior to the Board meeting.

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
3. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

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

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

2015-0785 Downtown Main Street Parking Deck - Professional Consulting Services (Addendum #2)

Director of Development Services Karie Friling reported that on July 20, 2015, the Board of Trustees approved a Professional Consulting Services Contract with Kimley-Horn and Associates (Kimley-Horn) to develop and manage the Request for Proposals (RFP) for the Downtown Main Street Parking Deck. Kimley-Horn executed these activities in an extremely competent and timely manner, and as a result of their efforts, the Village is partnering with Walsh Construction II, LLC for design-build services related to the parking deck.

This original contract was amended on December 7, 2015, to expand Kimley-Horn's scope of services to move the parking deck from the design phase to the site prep and foundation stages. Their activities have included: reviewing design documents and preparing written reports; ensuring compliance to the RFP's Performance and Design Criteria and best parking design practices; attending meetings and being onsite as required; and advising the Village on cost impacts. The project is now entering the next construction phase that involves the erection of the parking deck and the delivery of various infrastructure projects.

At this time, the Village is seeking additional expertise to provide observation and construction administration services for the construction of the parking deck. In addition, this Addendum includes oversight of other forthcoming improvements within the Downtown Main Street to begin this year, including Jefferson Avenue, B-Street, and the parking lot for the University of Chicago Medicine. This ancillary work may extend into 2017 depending on budget allocation.

Kimley-Horn shall continue to serve as the primary Owner's Representative, with the balance of the team comprised of TOA Architecture Urban Design and SPACECO. Each of these firms has played an active part over many years in the redevelopment of the Downtown Main Street area. Their collective roles, responsibilities, and deliverables for this current task are more fully outlined in the attached scope of services, which includes, but is not limited to: onsite project management; reviewing testing reports and monthly pay applications; verifying and coordinating construction activities; responding to contractor questions; and managing punch list and project close-out efforts. The intent of this Addendum is to capture all construction administration services required by the Village from now until the full completion of the various Village projects noted above, including any work that may extend into 2017.

The cost for these services is based on an hourly rate, as needed, and is not to exceed \$486,100. Reimbursable expenses are capped at \$20,800.

I move to recommend to the Village Board to approve the Professional Consulting Services Contract (Addendum #2) related to construction administration for the Downtown Main Street Parking Deck with Kimley-Horn and Associates in an

amount not to exceed \$506,900.

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

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

2016-0131 BMW Mini Auto Addition

The existing BMW facility was constructed in 2011. The owner, Ziegler Auto Group, now requests approval for a building addition on the existing site, as a showroom for the Mini Car portion of the business. The BMW facility is a part of the Wolf Point Plaza planned development that was approved in 2010. It is located at the northeast corner of 159th Street and Wolf Road, and except for the BMW, has not yet been constructed. It consists of 5 lots: the BMW lot, 3 lots for future commercial uses to the west, and a wetland detention out lot.

Site Plan

There will be no change to the existing BMW lot size or configuration. No re-subdivision is proposed. However the site plan will be amended to accommodate the addition. Changes include:

1. Construct a 2,588 square foot addition with a front walk at the southeastern corner of the existing BMW building, for a total building square footage of 59,591 square feet.
2. Shift the eastern drive aisle and a large landscape island approximately 20' eastward.
3. Add new green space to more than compensate for lost green space.
4. Remove 24 parking spaces.

ANALYSIS

Auto dealers in the BIZ Zoning District require a special use permit, which was granted in 2010 by Wolf Point Plaza Ordinance 4558 and in 2011 by BMW Ordinance 4681, which will be amended by this petition.

Although the 2013 Comprehensive Plan does not anticipate additional land area for auto dealership uses in this neighborhood commercial area, the proposed small building addition is located entirely on the current BMW lot and is necessary to meet Ziegler's expanding business needs. Automobile dealerships are an important economic development component in the Village, and the expansion and retention of our existing businesses is an important economic development principle in Orland Park's 2013 Comprehensive Plan.

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

Development Code bulk requirements, and no modifications or variances have been requested.

PLAN COMMISSION DISCUSSION

A public hearing for the proposal was held at the February 23, 2016 Plan Commission meeting, where one nearby resident spoke. He was pleased with the design of the building addition, but was concerned with the screening of the new mechanical units behind the addition, and with the noise currently being generated by the existing car wash located at the rear of the existing building.

Since the Plan Commission meeting, Ziegler Auto Group submitted a letter to the Village committing to reprogram the car wash by the end of March, so the blowers operate only when the doors are closed, which should help contain the noise.

Additionally, the proposed landscape plan was amended to add shrub screening in front of the new AC units, and to shift one of the required trees to block the line of sight from the residential homes.

PLAN COMMISSION MOTION

On February 23, 2016, Plan Commission voted 5-0 to recommend to the Village Board approval of the preliminary Site Plan for Ziegler Mini of Orland Park, 11030 159th Street, titled "Site Plan", by Joseph Schudt and Associates, project 15-060, dated 11-11-15 and updated 02-04-16 ; and 'Floor Plan Mini of Orland Park', by Linden Group, page A-1.0; dated 09-04-15, revised 02-04-16; subject to the following conditions.

1. Meet all final engineering and building division requirements and approvals.

And

Voted 5-0 to recommend to the Village Board approval of the Landscape Plan amendments titled "Landscape Plan Mini of Orland Park", by Ives/Ryan group, sheet L-1; dated 2-8-16 subject to the following conditions.

1. Add one additional shade tree along the eastern buffer.
2. All new trees, including transplanted trees are subject to annual inspection for good health. Plant material in poor or dead condition must be replaced per Land Development Code requirements.
3. Work with staff to offer screening of rear mechanical units.

And

Voted 5-0 to recommend to the Village Board approval of the Elevations for Ziegler Mini of Orland Park, 11030 159th Street, titled 'Elevations Mini of Orland Park', by Linden Group, pages A-4.0, A-4.1, dated 09-04-15, revised 02-04-16; Mini Finish Material Legend page 10.1.0 dated 9-29-15 version 2; subject to the following conditions.

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

2. Meet all final engineering and building division requirements.
3. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
4. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

And

Voted 5-0 to recommend to the Village Board approval of a Special Use Permit Amendment for Wolf Point Plaza (Ordinance 4558) and BMW (Ordinance 4681) for the BMW located at 11030 W 159th Street, in order to to accommodate a Mini building addition as outlined in this petition and subject to the same conditions as outlined in the preliminary site plan motion.

I move to recommend to the Village Board of Trustees approval of a site plan, landscape plan, elevations and special use amendment, for BMW Mini Auto addition, located at 11030 159th Street, as recommended at the February 23, 2016 Plan Commission meeting and as fully referenced below.

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

I move to recommend to the Village Board approval of the preliminary Site Plan for Ziegler Mini of Orland Park, 11030 159th Street, titled "Site Plan", by Joseph Schudt and Associates, project 15-060, dated 11-11-15, updated 02-04-16 ; and 'Floor Plan Mini of Orland Park', by Linden Group, page A-1.0; dated 09-04-15, revised 02-04-16; subject to meeting all final engineering and building division requirements and approvals.

And

I move to recommend to the Village Board approval of Landscape Plan amendments titled "Landscape Plan, Mini of Orland Park", by Ives/Ryan group, sheet L-1; dated 2-8-16, revised 3-8-16, subject to the following conditions.

1. All plant material, including transplanted trees are subject to annual inspection for good health. Plant material in poor or dead condition must be replaced per Land Development Code requirements.

And

I move to recommend to the Village Board approval of the Elevations for Ziegler Mini of Orland Park, 11030 159th Street, titled 'Elevations Mini of Orland Park', by Linden Group, pages A-4.0, A-4.1, dated 09-04-15, revised 02-04-16; Mini Finish Material Legend page 10.1.0 dated 9-29-15 version 2; subject to the following conditions.

1. Screen all mechanical equipment either at grade level with landscaping or

hidden behind the roofline.

2. Meet all final engineering and building division requirements.

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

4. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

And

I move to recommend to the Village Board approval of a Special Use Permit Amendment for Wolf Point Plaza (Ordinance 4558) and BMW (Ordinance 4681) for the BMW located at 11030 W 159th Street, in order to to accommodate a Mini building addition as outlined in this petition and subject to the same conditions as outlined in the preliminary site plan motion.

A motion was made by Trustee Calandriello, seconded by Trustee Gira, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees.

The motion carried by the following vote:

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

ADJOURNMENT: 7:14 P.M.

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

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

/AS

Respectfully Submitted,

John C. Mehalek, Village Clerk

Casey Griffin, Deputy Clerk