



VILLAGE OF ORLAND PARK

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

Department Requested Action

File Number: 2019-0452

Agenda Date:

Version: 0

Status: DRAFT

In Control: Board of Trustees

File Type: MOTION

Title/Name/Summary

Smith Crossing Expansion: Monument Sign, Fire Lane, and Sidewalk Revisions - 10501 Emilie Lane

History

Project

Another Smith Crossing Senior Living Facility expansion is currently under construction, and the petitioner has requested some changes to the Board-approved Site Plan. The petitioner is seeking permission to relocate the proposed 183rd Street Smith Crossing Monument Sign, extend the fire access lane proposed along Orland Parkway around the southernmost corner of the new building, and construct it of asphalt instead of the originally approved Grass-Crete surface material, and to add some sidewalks to improve Fire safety access.

Petitioner

Kevin McGee

Purpose

The petitioner requests approvals for minor changes to the Smith Crossing Village Board approved Plans.

Requested Approvals

Appearance Review

Project Attributes

P.I.N.(s)

19-09-05-201-001-0000

Parcel Size

30 acres

Comprehensive Plan Planning District

Regional Mixed Use campus

Comprehensive Land Designation

Mixed residential

Existing Zoning COR Mixed Use

Existing Land Use Senior Living facility

Surrounding Zoning and Land Use

North: R-4 Eagle Ridge Subdivision

South: Undeveloped land

East: Office

West: Undeveloped land

PROJECT DESCRIPTION & CONTEXT

The petitioner is currently constructing a 45,191 square foot addition to the Smith Crossing senior living campus. The following items are the subject of this Appearance Review, no other changes are addressed by this administrative action.

1. Shift the proposed monument sign along 183rd Street from the west side to the east side of the entrance driveway.
2. Extend the fire access lane proposed along Orland Parkway around the southernmost corner of the new building and change the originally approved Grass-Crete surface material to asphalt.
3. Add sidewalks:
 - On the south side of the building, add a short sidewalk connection from fire access aisle to the east/west sidewalk.
 - On the south side of the building, add a 30' long sidewalk at the property line extending westward.

Monument sign

The petitioner originally proposed a monument sign on the west side of the north 183rd Street entrance, but now proposes to relocate it to the east side of the north entrance to improve visibility turning left from the driveway onto 183rd Street, and vice versa. The proposed sign appears to meet the following LDC requirements for sign criteria, however the petitioner also must also obtain Village Sign Permit approval for this monument sign and any other new proposed signs on the site, including directory signs.

- Sign is setback from ROW >5'.
- Sign landscaping includes a 5' wide landscape buffer, with a 50% coverage in shrubs, grasses and perennials.
- New sign location complies with site triangle vision requirements, as shown on petitioner sketch submitted 6.12.19.

Fire lane changes

Orland Fire requested that the fire lane along Orland Parkway be extended around the southernmost corner of the building for improved fire truck access. The Grading Plan for the proposed project was amended to accommodate this change. Additionally Orland Fire

requested that the proposed 'Grass-Crete' fire lane be paved with asphalt instead for smoother and safer access for emergency vehicles. Because of the fire lane's high visibility from the main road, compliance with the LDC Landscape Code for screening parking lots is listed as a condition of approval. Plant material selected for this buffer must be suitable for planting on a slope in some locations.

Fire lane access sidewalks

Additional sidewalks have been added in varied locations on the site to improve Orland Fire access.

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

Recommended Action/Motion

The Appearance Review for Smith Crossing Expansion Monument Sign, case number 2019-0452, as shown in the materials submitted by the petitioner, "Smith Crossing Rehab Site Details" page G230, by Kimley Horn and AG Architecture, revised 3/18/19; and as shown on "Final Engineering Plan Expansion at Smith Crossing" by Kimley Horn and AG Architecture Final Site Plan page C3.0, revised 8/08/19; Grading Plan page C5.0 revised 8/08/19; Final Landscape Plan page L2.0 revised 5/29/19; and fire lane extended along Orland Parkway as shown on Permit Plans BP-18-03294, titled "Site Plan and Notes", page FP- 1 of 7, updated 5.22.19, and as shown on Vision Triangle Exhibit, by Kimley Horn on June 11, 2019, is hereby administratively approved on August 28, 2019, subject to the following conditions:

1. In addition to all other Landscape Code requirements, the west, south and east (but not north) edges of the revised asphalt paved fire lane must also meet Code requirements for 'Parking Lot Area perimeter screening' as described in the Village's Land Development Code Section 6-305 D.6.a.1.
2. Submit Final Landscape Plan for review and approval, that reflects all changes.
3. All signage, including accessory signage, must obtain Sign Permit approvals.
4. All items are subject to Building and Engineering approvals, including grading and stormwater changes associated with the petitioned changes.

