

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, October 17, 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 6:09 P.M.

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

APPROVAL OF MINUTES

2016-0727 Approval of the September 19, 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 September 19, 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

2016-0470 McDonalds - 14445 Lagrange Road

Director of Development Services Karie Friling reported that the existing McDonald's Restaurant building at this location was constructed in 1976. In 1978, the drive-through lane was added, and in 1979 the parking lot was expanded to the north of the existing site, on a separate parcel, owned at that time by McDonalds. In 2014 McDonald's petitioned, and the Board approved plans for a complete demolition and reconstruction of a new building. However, according to McDonald's, the project stalled due to financial issues. McDonald's has now re-petitioned, and now proposes a building addition and complete remodel of the existing building that reflects current corporate architecture and functionality. The proposed building, at 4,597 square feet, is approximately 853' square feet larger than the existing building. The existing drive-through lane will be expanded from the existing single lane to a double lane to accommodate an increasing reliance on drive-through business. Because this is an established existing use in an existing building, and because the building will not be expanded by more than 50%, full compliance with the Land Development Code will not be required. However the proposal requires a special use permit, as well as a number of modifications, and thus incremental improvements to the site are required to help offset the impact of the changes.

Parking lot to north

The approvals in the late 1970s for the McDonald's Restaurant included the .3 acre parcel to the north, which was developed for additional McDonald's parking.

However that parcel is no longer owned by McDonalds, the parking lot has been barricaded, and McDonald's is able to meet their project requirements on their .94 acre lot. Although originally owned by McDonalds, the lot was never consolidated with the building parcel, and in the early 2000's fell into tax delinquency. It eventually was purchased in 2006 by MAKO Properties.

PROJECT DESCRIPTION & CONTEXT

The project is located in the Village Center Zoning District, which promotes well designed, pedestrian accessible, high quality development. Although it is a fast food restaurant with a heavy emphasis on drive-through business, it is an existing established fixture in the District, includes a sidewalk connection to the LaGrange Road sidewalk, and includes other amenities such as an expanded and enhanced, furnished and landscaped outdoor seating and dining area in front of the building, with a substantial landscape buffer between the street and drive-through lane. Exterior lighting will match the upgraded light fixtures in Orland Crossing.

ANALYSIS

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area, with the exception of the listed modifications. The existing aging building is outdated and in need of improvements. The remodeled and expanded building reflects the current McDonald's prototype and will help energize this area of aging commercial structures. The proposal is a significant improvement over the current structure and site layout.

PLAN COMMISSION DISCUSSION

No members of the public spoke at the public hearing. However representatives of the dentist office in the building adjacent to the east contacted staff prior to the meeting with concerns about the impact of the improvements on their property. The earlier 2014 petition provided a 10' landscape buffer adjacent to the offices, however that is not possible under the revised proposal. Staff met with the representative prior to the public hearing, and explained the proposed privacy fence that would screen their property. The petitioner's Attorney spoke regarding the McDonald's proposed redevelopment. Plan Commissioners expressed support for the improvements.

PLAN COMMISSION MOTION

On October 11, 2016, Plan Commission voted 7-0 to recommend to the Village Board approval of the preliminary site plan titled "McDonald's 14445 Lagrange Road Site Plan", and "McDonald's 14445 Lagrange Road Layout Plan", sheets C-3.0 & C-3.1, both dated 6.3.16 and revised 9.23.16, subject to the following conditions.

1. Shift the new proposed dumpster enclosure that matches new building brick, at least 5' from the property line, and include detail on Elevations sheet.

2. Work with staff to resolve the issue of the removal of the north parking lot prior to the Board meeting.
3. Make a documented attempt to contact MAKO properties in regards to the parking lot removal.
4. Provide a cross access easement for future cross access connections.
5. Extend front sidewalk to connect with new Lagrange Road sidewalk if it has been completed prior to restaurant construction.
6. Remove rubber wheel stops along rear parking lot and replace with a curbed bed, 2' wide minimum, adjacent to the rear fence and planted with decorative grasses.
7. Submit a Final Landscape and Tree Mitigation Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
8. Match exterior parking lot lighting fixtures to Orland Crossings fixtures.
9. Meet all final engineering and building code related items.
10. The parking lot on the .3 acre parcel to the north, with property owner permission, will be completely removed and seeded by McDonald's concurrently with the new building construction, or McDonald's will commit to providing \$15,000 toward that expense in the future, which will be included as a part of the Development Agreement.
11. Provide dimensions for parking spaces along the south boundary and verify Code compliance.

And

Voted 7-0 to recommend to the Village Board approval of the Elevations titled "McDonald's 14445 Lagrange Road Exterior Elevations", sheets A2.0 and A2.1, dated 5.25.15; 3D illustrations received 09/26/16, titled "McDonald's 14445 Lagrange Road Perspectives"; outdoor dining area layout titled "Wausau Tile Inc. Furniture Specifications, received 7.29.16; and decorative 'Ameristar' fence and "EZ Mason Column" illustrations received 1/10/14 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 2.265" minimum thickness.
3. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Provide color and material sample board at the Plan Commission meeting plus an electronic copy.
5. Show new exterior lighting locations on site plan, with note stating they will match VCD light standards, as shown on engineering plans.
6. Relocate the proposed ladder shown on the new addition to the interior of the building.

And

Voted 7-0 to recommend to the Village Board approval of a Special Use Permit

for McDonald's Restaurant 14445 Lagrange Road to construct and operate a restaurant with a double drive-through service lane within 300' of a residential property, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Locate drive aisle between the building and the street.
2. Reduce foundation beds, landscape buffers, and parking lot setbacks to as little as 0'.
3. Construct a retaining wall within 3' of a property line.

This case is now before Development Services Committee for consideration.

Chairman Fenton asked if the grade elevation was going to be changing off of LaGrange Road going out of the parking lot.

Matthew Nichols, from V3 Companies stated that there would be grade changes that are going to be made as part of the project. He stated that the driveways that are currently present are split and were installed by IDOT.

Trustee Calandriello asked about what was being done with the second parking lot to the north.

Director Friling stated that the parking lot is not owned by McDonalds. It is an undeveloped lot. The village has had problems getting cooperation from the property owner to maintain the lot as a grassy area. The lot cannot be built on.

Trustee Gira asked if one of the surrounding properties should acquire the property in the future.

Director Friling stated that it is something the village would want to look into if the property ever comes up for a tax auction, where the village could do a no cash bid. However, right now the property is not in that process.

I move to recommend to the Village Board approval of the site plan, elevations and special use permit with modifications for the McDonald's Restaurant located at 14445 Lagrange Road, as recommended at the October 11, 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 titled "McDonald's 14445 Lagrange Road Site Plan", and "McDonald's 14445 Lagrange Road Layout Plan", sheets C-3.0 & C-3.1, both dated 6.3.16 and revised 9.23.16, subject to the following conditions. All changes must be made and requirements met prior to the Board meeting.

1. Shift the new proposed dumpster enclosure that matches new building brick, at least 5' from the property line, and include detail on Elevations sheet.
2. Work with staff to resolve the issue of the removal of the north parking lot prior

to the Board meeting.

3. Make a documented attempt to contact MAKO properties in regards to the parking lot removal.
4. Provide a cross access easement for future cross access connections.
5. Extend front sidewalk to connect with new Lagrange road sidewalk if it has been completed prior to restaurant construction.
6. Remove rubber wheel stops along rear parking lot and replace with a curbed bed, 2' wide minimum, adjacent to the rear fence and planted with decorative grasses.
7. Submit a Final Landscape and Tree Mitigation Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
8. Match exterior parking lot lighting fixtures to Orland Crossing's fixtures.
9. Meet all final engineering and building code related items.
10. The parking lot on the .3 acre parcel to the north, with property owner permission, will be completely removed and seeded by McDonald's concurrently with the new building construction, or McDonald's will commit to providing \$15,000 toward that expense in the future, which will be included as a part of the Development Agreement.
11. Provide dimensions for parking spaces along the south boundary and verify Code compliance.

And

I move to recommend to the Village Board approval of the Elevations titled "McDonald's 14445 Lagrange Road Exterior Elevations", sheets A2.0 and A2.1, dated 5.25.15; 3D illustrations received 09/26/16, titled "McDonald's 14445 Lagrange Road Perspectives"; outdoor dining area layout titled "Wausau Tile Inc. Furniture Specifications, received 7.29.16; and decorative 'Ameristar' fence and "EZ Mason Column' illustrations received 1/10/14 subject to the following conditions. All changes must be made and requirements met 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 2.265" minimum thickness.
3. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Provide color and material sample board at the Plan Commission meeting plus an electronic copy.
5. Show new exterior lighting locations on site plan, with note stating they will match VCD light standards, as shown on engineering plans.
6. Relocate the proposed ladder shown on the new addition to the interior of the building.

And

I move to recommend to the Village Board approval of a Special Use Permit for

McDonald's Restaurant 14445 Lagrange Road to construct and operate a restaurant with a double drive-through service lane within 300' of a residential property, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Locate drive aisle between the building and the street.
2. Reduce foundation beds, landscape buffers, and parking lot setbacks to as little as 0'.
3. Construct a retaining wall within 3' of a property line.

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

2016-0722 Teska Addendum #2 - Wayfinding and Branding Plan - Sign Specifications

Director of Development Services Karie Friling stated that the Village of Orland Park Wayfinding and Branding Plan was adopted by the Village Board of Trustees on June 20, 2016. Now that the conceptual design for the wayfinding signage has been approved, staff will be moving forward with the implementation phase of this project. It is the intent of staff to issue a request for proposals (RFP) for construction services to fabricate and install the proposed wayfinding signage. Before issuance of a RFP, technical specifications for the signage need to be developed so those wishing to construct the signs can provide accurate cost estimates.

Teska Associates, at the request of the Village, has provided a proposal for signage bid documents based on the Wayfinding and Branding Plan, adopted by the Village Board. Teska was the lead consultant on the Wayfinding and Branding Plan. When the project began, Teska was not originally responsible for any part of the implementation phase of the project.

Originally, after a design for the signs was chosen, the consultant team was to build actual mock-up signs that would be installed in the field. It was later decided that funds would be better spent on actual implementation.

These remaining funds will be used to fabricate and install signage medallions at the monument signs at 167th Street and 171st Street and LaGrange Road. The remaining funds will be used to draft the proposed signage bid document.

The money being requested in the proposal is in addition to existing money in the current contract that will be used to cover the additional cost to prepare the bid document.

The goal of this assignment is to develop bid ready documentation for signage enhancements that will be used by the Village to solicit cost proposals for fabrication and installation by sign contractors. The selected sign features to be evaluated are as follows:

New pole mounted sign for "Historic District"
Existing monument retrofit at LaGrange Road, sign copy: "Village Center"
New pole mounted park entry sign for "Centennial Park"
New pole mounted wayfinding signs along Ravinia Avenue (approximately 15 signs)
New pole mounted entry and wayfinding signs for the Village Hall Campus area
New pole mounted Village Gateway sign (single specification for use as a typology)
New pole mounted Bicycle Directional sign (single sign specification for use as a typology)

The proposal attached to the Committee Packet identifies the minimum contents of the proposed sign package.

Teska has been involved in the development of the design typologies for each of these types of signage. It is staff's recommendation that they remain involved with the preparation of the technical specifications. By allowing them to prepare the proposed documents the Village can ensure that the signs that are constructed will match those that were proposed, designed and approved as part of the original Wayfinding and Branding Plan.

Trustee Gira asked if the specs were included in the original plans.

Director Friling stated that the original plans included putting together the brand, samples, mock-ups, surveys, etc. The actual specs themselves in terms of the materials and the bracketing still need to be done.

I move to recommend to the Village Board of Trustees to approve accepting the proposal from Teska Associates, for the preparation of Wayfinding Signage Bid Documents for an amount not to exceed \$19,500.

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

2016-0307 Forest Grove

Director of Development Service Karie Friling stated that the subject property is

currently located in unincorporated Cook County, pending annexation by the Village Board. The default zoning for an annexed property is E-1 Estate Residential, and a special use permit has been requested for a Planned Development that allows multiple principal structures on one lot. The petitioner proposes to construct a new home on the 4.4 acre lot that already includes two existing principal structures. The Cook County permits issued for the buildings define the existing structures as: “an approximately 9800 square foot single family recreational facility”, and the other as “an approximately 4900 square foot guest house with garages”. Both buildings include living quarters. The site is currently serviced with well and septic systems. The site is heavily wooded site with significant topography. Spring Creek runs through the adjacent lots to the south. The petitioner has been working with staff for some time to arrive at a solution that allows construction of a new home with connection to Village water and sewer.

There are many challenges to the development of the site, including existing non-conforming principal and accessory structures, the existing private driveway shared by three lots, and considerable topography and tree cover. The existing structures are clustered on the east side of the property. In addition to the buildings, there is other impervious surface on the site including patios, walkways, etc. that challenge the ability to meet Village lot coverage limitations. The existing structures on the site exhibit a variety of non-conformities to the Land Development Code including building methods and materials, lot coverage, setbacks, etc.

The petitioned lot is currently in unincorporated Cook County. There are four total lots in this unincorporated ‘pocket’ totaling approximately 7.5 acres. One of those lots is accessed directly from 151st Street, and three of those lots are accessed from the shared private driveway. The Code allows private driveway access to up to three lots. In addition to the Gust lot, the shared driveway provides access to an existing house on the one acre lot located southeast of the Gust parcel, and to an undeveloped one acre lot southwest of the Gust parcel that has an uncertain development future due to shape, size and topography constraints, but could potentially accommodate a new home. According to the petitioner, letters were sent to these neighbors in May 2015 gauging interest in annexation into the Village; however this petition only addresses the one lot.

PLAN COMMISSION DISCUSSION

A public hearing for the Forest Grove petition was held on September 27, 2016. Petitioner David Gust spoke expressing his desire to construct another home on the site in the Village, and explaining his reasons for the current development on the site and his children’s one time involvement in sports activities. Mr. Gust also owns Artic Ice Rink in Orland Park.

Mr. Stanek, the neighbor who says he owns the undeveloped lot abutting to the south, also spoke. Although he praised Mr. Gust for the quality of his

improvements, he objects to the granting of a variance to allow the existing second garage to remain in the front setback of the new home, since the entry drive to the undeveloped lot would be near that garage, and it would block his view. The undeveloped lot, if it is developable, will be very constrained as to the location of the home due to the size, configuration, and topography of the lot. The Plan Commission then questioned the buildability of the lot, and noted that the garages are existing. The two detached garages were recently constructed and are in good condition, although the petitioner stated that he may eventually remove them.

Mr. Stanek also wanted to clarify that he is the owner of undeveloped parcel rather than Ian Brenson who was noted on the Engineering Plans and on the County Recorder's web site as the owner. William Loftus, of SpaceCo Engineering also spoke, confirming that an error had been made that was now corrected, listing Mr. Stanek as owner.

Mr. Stanek also questioned the safe access of fire trucks down the narrow driveway, a concern echoed by a Plan Commissioner. The driveway starts out at 151st Street as an existing 20' wide paved drive, which gradually narrows as it passes each building, to a 9' wide new pervious paver drive as it reaches the new home. The Building Department has reached out to the Fire District for feedback on this issue. The challenge for the petitioner is that they cannot exceed Land Development Code lot coverage maximums on this E-1 property, and have already gone to great lengths to bring the project into compliance by removing existing pavement on the site. Nevertheless, safe emergency access to the site is imperative. This issue must be resolved prior to the Board meeting, and a condition has been added to the motion.

PLAN COMMISSION MOTION

On September 27, 2016, Plan Commission voted 6-0 to recommend to the Village Board approval (upon annexation) of a Special Use Permit for an Estate Residential planned development for a site with three single family principal structures on one lot, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Allow a second existing detached garage to remain on the site in the front setback of the new home.
2. Allow the new home to have a minimum west side setback of 100'.
3. Allow the existing easternmost building to reduce the east setback to 25'.

And

Voted 6-0 to recommend to the Village Board approval (upon annexation) of the preliminary site plan titled "Preliminary Site Plan for Forest Grove", by SpaceCo Inc., job 8626, dated 01/19/16, revised 08/08/16, and "Preliminary Engineering Plan for Forest Grove", by SpaceCo Inc., dated 12/28/15, revised 08/08/16, subject to the following conditions. All changes must be made and conditions met

prior to the Board meeting.

- 1) Adjust dashed western setback line to reflect 100' west setback modification approved by this petition.
- 2) All buildings on the site are strictly limited to single family residential uses.
- 3) The new single family home is subject to the review and approval for compliance with all Land Development Code and Building Division Codes and requirements.
- 4) Retaining walls cannot exceed 3' in height unless they are designed and tiered per Code requirements.
- 5) Lot coverage cannot exceed 30% (with BMPs) and must be labelled as such on site plan.
- 6) Remove proposed lot line from existing conditions map.
- 7) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval including the following items:
 - a) Provide tree mitigation, per Code requirements, preferably on site if a healthy spacing can be achieved, otherwise a contribution must be paid per Code into the Tree Mitigation Bank. Tree mitigation requirements will be finalized at the time of Final Landscape Plan.
 - b) Plant native wetland plantings in the detention area.
 - c) Provide infill plant material to meet Code requirements for a 10' landscape buffer around the periphery of the site. However, where a natural healthy landscape buffer already exists, maintain the natural character and preserve the existing plant material, amended carefully with infill plant material as appropriate.
 - d) Enhance screening of existing detached garages from neighbor's view.
 - e) Plant a maximized 25' landscape buffer along the east side of the eastern building.
- 8) Add a site data box to the site plan that includes the following information:
 - Lot coverage percentages existing and proposed.
 - Acreage
 - Proposed building square footage and height.
- 9) Meet all final engineering and building division requirements and approvals.

This case is now before the Development Services Committee for consideration.

I move to recommend to the Village Board approval of the site plan, and special use permit for a planned development with modifications, for Forest Grove located at 11250 151st Street, all subject to annexation into the Village of Orland Park, as recommended at the September 27, 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 (upon annexation) of a Special Use Permit for an E1 Estate Residential Planned Development for a site

with three single family principal structures on one lot, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Allow a second existing detached garage to remain on the site in the front setback of the new home.
2. Allow the new home to have a minimum west side setback of 100'.
3. Allow the existing easternmost building to reduce the east setback to 25'.

And

I move to recommend to the Village Board approval (upon annexation) of the preliminary site plan titled "Preliminary Site Plan for Forest Grove", by SpaceCo Inc., job 8626, dated 01/19/16, revised 08/08/16, and "Preliminary Engineering Plan for Forest Grove", by SpaceCo Inc., dated 12/28/15, revised 08/08/16, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Adjust dashed western setback line to reflect 100' west setback modification approved by this petition.
- 2) All buildings on the site are strictly limited to single family residential uses.
- 3) The new single family home is subject to the review and approval for compliance with all Land Development Code, Village Code, and Building Code requirements.
- 4) Retaining walls cannot exceed 3' in height unless they are designed and tiered per Code requirements.
- 5) Lot coverage cannot exceed 30% (with BMPs) and must be labelled as such on Site Plan.
- 6) Remove proposed lot line from existing conditions map.
- 7) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval including the following items:
 - a) Provide tree mitigation, per Code requirements, preferably on site if a healthy spacing can be achieved, otherwise a contribution must be paid per Code into the Tree Mitigation Bank. Tree mitigation requirements will be finalized at the time of Final Landscape Plan.
 - b) Plant native wetland plantings in the detention area.
 - c) Provide infill plant material to meet Code requirements for a 10' landscape buffer around the periphery of the site. However, where a natural healthy landscape buffer already exists, maintain the natural character and preserve the

existing plant material, amended carefully with infill plant material as appropriate.
d) Enhance screening of existing detached garages from neighbor's view.
e) Plant a maximized 25' landscape buffer along the east side of the eastern building.

8) Add a site data box to the site plan that includes the following information:

- a) Lot coverage percentages existing and proposed.
- b) Existing lot acreage.
- c) Proposed building square footage and height.

9) Meet all final engineering and building division requirements and approvals.

10) Address driveway fire safety issue.

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

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

2016-0504 Zeigler Infiniti of Orland Park - Special Use, Subdivision and Variance

Director of Development Services Karie Friling stated that in 2005 the subject property was proposed and planned for a five (5) building retail and office planned development known as the Shoppe's at 88th. Since then, the developer constructed the building pads, the shared parking lot and the detention pond. When these were constructed the economic downturn of 2007 prevented the buildings from being built and the development team relinquished control of the site. From 2007 until the present the site has sat incomplete in the status quo.

The 2013 Comprehensive Plan includes the subject property within a Neighborhood Center of the 159th and Harlem Planning District. The land use categorization for the subject property is therefore Neighborhood Mixed Use, which classifies automobile dealerships as inappropriate land uses (page 102). This categorization is made by the Comprehensive Plan because the subject site was previously planned and approved as the Shoppes at 88th, a pedestrian oriented retail center.

Despite this planning rationalization, it is noted that both east and west of the subject site on the 159th Street corridor there are other automobile dealerships and that this Neighborhood Center is in the midst of the Auto Row area. The underlying zoning of the subject property, BIZ, allows motor vehicle sales via special use permit and is not different from the neighboring properties which host

the same land use as that proposed by this petition.

PROJECT DESCRIPTION & CONTEXT

The petition proposes to construct, operate and maintain a new 22,300 square foot, two-story motor vehicle sales facility at the southeast corner of 159th Street and 88th Avenue on a six (6) acre site. The new automobile dealership proposes 342 parking spaces, the vast majority for inventory storage.

The petitioner requests the following modifications:

- 1) Enable parking between the building and the street on two frontages;
- 2) Increase the height of a retaining wall from three (3) feet maximum to five (5) feet;
- 3) Reduce the required landscape foundation plantings on all four facades; and
- 4) Reduce the number of landscape islands from 34 to 22.

The petitioner also requests the following variances:

- 1) Increase the parking capacity in excess of 20% from 74 spaces to 326 spaces.
- 2) Reduce less than 50% the amount of masonry used below the windows on the east elevation.
- 3) Increase lighting intensity from a maximum ten (10) foot-candles at the property line to 50 foot-candles and from fifteen (15) foot-candles interior to the site to 30 foot-candles.

The motion includes the following conditions:

- 1) Install a sidewalk and crosswalk connecting the building to the 159th Street pedestrian network.
- 2) Disallow the use of a public announcement system exterior to the building.
- 3) Keep all garage doors to service areas closed during the servicing of vehicles.
- 4) Reasonably screen the rooftop mechanical units from view of the neighbors to the south.

Overall, the project does not conform to the Village's Comprehensive Plan, but it does conform to the Land Development Codes and policies for this area.

Additional details about the project are discussed in the Plan Commission report, which is attached for reference.

DETAILED PLANNING DISCUSSION

This project attended the August 23, 2016 Plan Commission meeting as well as the October 11, 2016 Plan Commission following some continuances. At both meetings, and in between those meetings, residents that live in the condo building to the south and in the townhomes to the southeast expressed their concerns with a new dealership adjacent to them on 159th Street.

Their concerns are generally listed as follows:

PA System Noise;
No Parking on 88th Avenue;
Parapet and Screening of the RTUs;
Additional landscaping in the south bufferyard;
Lighting;
Vehicle Drop-Off;
Parking Count;
Shutting Garage doors; and
Public Hearing notification requirements.

All of these concerns were addressed by staff to a satisfactory conclusion on or before the October 11, 2016 Plan Commission public hearing. In terms of the PA system, a condition was added to disallow such communication similar to the limitations imposed on BMW in 2011.

Resident concerns related to parking on 88th Avenue were expressed at both Plan Commission meetings. However, staff noted that there is no room for parking on 88th Avenue and that 88th Avenue is an Orland Hills road. The Village will coordinate improvements within the Orland Hills ROW (such as the new bike path being added) during the Final Engineering process. At that time the Village will request to add "No Parking" signs to ensure avoidance of what happens on 86th Avenue near Zeigler Nissan.

The architect has agreed to work with the Village to add the appropriate screening on the rooftop for the mechanical systems that will be located mostly to the front of the dealership building (about 200 feet or so from the south property line).

Additional landscaping in the south bufferyard was requested by the residents to the south, particularly in the townhomes. The condo residents are aware that they are on a hilltop and are overlooking the facility. While screening will be added to that south bufferyard adjacent to them, it won't be able to screen the dealership completely from their view. The townhome residents, however, can be screened. The Village is working with Infiniti to address this. They must meet bufferyard requirements as a base line from which to work. Following implementation of the standard bufferyard requirements an assessment of the intensity of the landscaping will be conducted. If more is needed, landscaping from other areas on the site can be moved around to add as required. Additionally, there is a landscape "savings" occurring on the 88th Avenue and 159th Street frontages since the new Landscape Code makes "Auto Row" allowances (reduced landscaping for car dealerships) over the previous Code required bufferyards that did not respect the land use. These savings can be translated into additional landscaping along the south bufferyard if needed.

In terms of Lighting, Infiniti proposes to receive the same lighting variance granted to other dealerships and specifically BMW. The architect did, however, mention that he can reduce lighting levels further along the south property line and will work to get it down to zero foot-candles for the benefit of the residents.

Vehicle drop-off was discussed at the public hearing. Infiniti noted vehicle delivery occurs about 5-6 times per month and will occur onsite, not on 88th Avenue or on 159th Street.

There was some concern regarding the parking counts and whether there was enough to accommodate delivery surges with overcrowding. Infiniti noted that they think 342 spaces is more than adequate and the Village noted that there is a strategy in place to deal with inventory surplus/ overspill in the MFG districts off 104th Avenue.

It was noted that the garage doors for all car dealerships and motor vehicle repair shops must be positioned to face away from residences and be closed at all times during vehicle repair periods.

Lastly, at the first public hearing some residents expressed disappointment that they had not been properly notified. Infiniti has submitted its affidavit regarding public notification and made a good faith effort to contact the appropriate parties via certified mail. To be sure, however, there is redundancy built into the process with the public hearing notice sign and postings in the newspapers.

All told, the concerns of the residents were largely met by the petitioner. And specific resident concerns were added to the conditions of the recommended motion to ensure residential interests were met.

PLAN COMMISSION MOTION

On October 11, 2016, the Plan Commission moved 7-0 to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Preliminary Site Plan Zeigler Orland Park", prepared by Spaceco Inc., dated 6/15/16, last revised 9/14/16, sheet number P-GM 4 of 6, subject to the following conditions:

- 1) Install a sidewalk and crosswalk connecting the building to the 159th Street pedestrian network.
- 2) Disallow the use of a public announcement system exterior to the building.
- 3) Keep all garage doors to service areas closed during the servicing of vehicles.
- 4) Meet all final engineering and building code related items.

And

Moved 7-0 to recommend to the Village Board of Trustees to approve the Elevations titled "New Dealership Facility for: Zeigler Infiniti", prepared by Linden

Group, sheet A-4.0, dated 9/14/16, subject to the conditions outlined above and the following:

- 5) Reasonably screen the rooftop mechanical units from view of the neighbors to the south.

And

Moved 7-0 to recommend to the Village Board of Trustees to approve a lot consolidation of two lots into one subject to the following condition:

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

And

Moved 7-0 to recommend to the Village Board of Trustees to approve a Special Use Permit for a motor vehicle sales facility, Zeigler Infiniti of Orland Park, 8751 159th Street, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use Permit include:

- 1) Enable parking between the building and the street on two frontages;
- 2) Reduce the required landscape foundation plantings on the north and east facades; and
- 3) Reduce the number of landscape islands from 34 to 22.

And

Moved 7-0 to recommend to the Village Board of Trustees to approve three (3) Variances for Zeigler Infiniti of Orland Park, 8751 159th Street:

- 1) Increase the parking capacity in excess of 20% from 74 spaces to 326 spaces.
- 2) Reduce less than 50% the amount of masonry used below the windows on the east elevation.
- 3) Increase lighting intensity from a maximum ten (10) foot-candles at the property line to 50 foot-candles and from fifteen (15) foot-candles interior to the site to 30 foot-candles.

This case is now before the Development Services/Planning Committee for review prior to being sent to the Board of Trustees for final review/approval.

Chairman Fenton stated that she would like to thank Zeigler for working with the residents. It shows what can happen when the residents and the businesses work together.

Grant Currier, President of Linden Group Architect, stated that working with village staff on this project has been a pleasure.

Trustee Gira said that it was mentioned that an outdoor speaker system was not going to be used. She asked if other car dealers have been spoken too encouraging them to follow suit.

Director Friling stated that the subject has been approached in terms of new car dealerships or those under major reconstruction.

I move to recommend to the Village Board of Trustees to approve the preliminary site plan, the elevations, lot consolidation, special use permit and variances for Zeigler Infiniti of Orland Park at 8751 W. 159th Street as recommended at the October 11, 2016 Plan Commission meeting and 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 of Trustees to approve the preliminary site plan titled "Preliminary Site Plan Zeigler Orland Park", prepared by Spaceco Inc., dated 6/15/16, last revised 9/14/16, sheet number P-GM 4 of 6, subject to the following conditions:

- 1) Install a sidewalk and crosswalk connecting the building to the 159th Street pedestrian network.
- 2) Disallow the use of a public announcement system exterior to the building.
- 3) Keep all garage doors to service areas closed during the servicing of vehicles.
- 4) Meet all final engineering and building code related items.

And

I move to recommend to the Village Board of Trustees to approve the Elevations titled "New Dealership Facility for: Zeigler Infiniti", prepared by Linden Group, sheet A-4.0, dated 9/14/16, subject to the conditions outlined above and the following:

- 5) Reasonably screen the rooftop mechanical units from view of the neighbors to the south.

And

I move to recommend to the Village Board of Trustees to approve a lot consolidation of two lots into one subject to the following condition:

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

And

I move to recommend to the Village Board of Trustees to approve a Special Use Permit for a motor vehicle sales facility, Zeigler Infiniti of Orland Park, 8751 159th Street, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use Permit include:

- 1) Enable parking between the building and the street on two frontages;
- 2) Reduce the required landscape foundation plantings on the north and east facades; and
- 3) Reduce the number of landscape islands from 34 to 22.

And

I move to recommend to the Village Board of Trustees to approve three (3) Variances for Zeigler Infiniti of Orland Park, 8751 159th Street:

- 1) Increase the parking capacity in excess of 20% from 74 spaces to 326 spaces.
- 2) Reduce less than 50% the amount of masonry used below the windows on the east elevation.
- 3) Increase lighting intensity from a maximum ten (10) foot-candles at the property line to 50 foot-candles and from fifteen (15) foot-candles interior to the site to 30 foot-candles.

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

2016-0607 Cook County Highway Facility Solar Panels - Environmental Clean Technology Review

Director of Development Services Karie Friling reported that in order to comply with the GHG Emission goal for all Cook County Facilities, the Cook County Highway Facility in Orland Park installed solar paneling on two large south-facing walls. The solar paneling installation was an attempt to curb the emission of Green House Gases (GHG) that are generated by facility operations.

During the installation process the Cook County Highway Facility did not receive, proper authorization in terms of Planning Review or Building Permit acquisition.

PROJECT DESCRIPTION & CONTEXT

The subject property is located north of 135th Street between the Norfolk Southern Railroad and the Orland on the Green subdivision. The solar panels in question

were installed on two walls along the south façade of the buildings which face 135th Street. The south façades were chosen following the logic that the most sunlight would be collected across all seasons by facing the solar panels to the south.

In order to mitigate the appearance of the solar panels, the petitioner is proposing to utilize additional landscaping to soften the impact. The petitioner is proposing to install seven (7) Autumn Blaze Maples and 33 Techny Arborvitae along the southern property line fronting 135th Street.

The petitioner requests the following variance:

1) Increase allowable solar energy system wall coverage from 40% to 100% on two building facades.

Overall, the project conforms to the Village's Comprehensive Plan, but requires a variance to the Land Development Code (Section 6-314.E.3).

Additional details about the project are discussed in the Plan Commission report, which is attached for reference.

DETAILED PLANNING DISCUSSION

At the September 27, 2016 public hearing meeting, the Plan Commission requested to increase the number of trees and add additional arbor vitae plants along the edge of the highway facility's frontage on 135th Street. The request was made because residents living on the south side of 135th Street wanted to ensure that the black solar panels were screened from their view.

Since the September 27, 2016 Plan Commission meeting, the petitioner has met with Village staff to respond to Plan Commission comments and resident concerns.

At the October 11, 2016 public hearing for this project, the Plan Commission deemed the additional trees and vegetation the Cook County Highway Department added to the proposed Landscape Plan appropriate for the screening requested by the residents.

In all, 33 new arborvitae trees at a height of six (6) feet were added to the plan, in addition to seven (7) Autumn Blaze Maple trees of 3.5 caliper. The height and width of these trees mean screening will be immediate upon installation and residents will not have to wait a certain time for full growth.

PLAN COMMISSION MOTION

On October 11, 2016, the Plan Commission moved 7-0 to recommend to the Village Board approval of the elevation drawings titled "8900 West 135th Street - BLDG B", prepared by Conserva Systems Inc., project number 2015-632e,

sheets 1 and 2 of 7, last revised 10/19/15, and "8900 West 135th Street - BLDG E", prepared by the same, project number 2015-632f, sheets 1 and 2 of 6, last revised 10/16/15.

And

Moved 7-0 to recommend to the Village Board approval of Landscape Plan titled "Orland Park Solar Wall" by Bret-Mar Landscape, Inc., dated 7/21/16, last revised 10/4/16, subject to the following condition:

1. Install 33 Techny Arborvitae trees with a minimum height of six (6) feet and install seven (7) Autumn Blaze Maple trees with a minimum caliper of 3.5 inches.

PLAN COMMISSION DISCUSSION

At the October 11, 2016 Plan Commission, one resident spoke to the updates presented by Cook County Highway Department regarding the Landscape Plan. The resident requested more trees on the south side of 135th Street, near the southwest corner with Lincolnshire Drive. The other neighbors further west all had trees to screen their view on the south side of 135th Street.

It was noted, however, that the additional screening being added by the County on the north side of the ROW was to this particular neighbor's benefit. Where there is two dying trees today will be replaced with three to four trees directly across from his rear yards. Filling the gap in the 135th Street parkway in front of the highway facility directly benefitted the neighbor to the south at Lincolnshire Drive and 135th Street.

The Plan Commission agreed and did not elect to add more trees to the south side of 135th Street.

Lastly, in the below recommended motion, the variance motion is clarified from the Plan Commission. At the Plan Commission public hearing, the variance was discussed in detail but the recommended motion included the approval of the variance in the motion to approve the elevations (since the elevations were showing the 100% wall coverage). The below recommended motion seeks to simplify the understanding of the Plan Commission's intent by singling out the variance for more clarity.

This case is now before the Development Services/Planning Committee for review prior to being sent to the Board of Trustees for final review/approval.

I move to recommend to the Village Board of Trustees to approve the Environmental Clean Technology Review for 8900 W. 135th Street, Cook County Highway Department, and the variance for 100% wall coverage as depicted in the elevation drawings and as recommended at the October 11, 2016 Plan Commission meeting and as noted in the below fully referenced motion.

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

I move to recommend to the Village Board approval of the elevation drawings titled "8900 West 135th Street - BLDG B", prepared by Conserval Systems Inc., project number 2015-632e, sheets 1 and 2 of 7, last revised 10/19/15, and "8900 West 135th Street - BLDG E", prepared by the same, project number 2015-632f, sheets 1 and 2 of 6, last revised 10/16/15.

And

I move to recommend to the Village Board approval of Landscape Plan titled "Orland Park Solar Wall" by Bret-Mar Landscape, Inc., dated 7/21/16, last revised 10/4/16, subject to the following condition:

1. Install 33 Techny Arborvitae trees with a minimum height of six (6) feet and install seven (7) Autumn Blaze Maple trees with a minimum caliper of 3.5 inches.

And

I move to recommend to the Village Board approval of a variance for Cook County Highway Department to increase wall coverage for solar energy systems from 40% to 100%.

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: 6:22 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