

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, February 19, 2018

6:00 PM

Village Hall

Development Services, Planning and Engineering Committee

*Chairman Carole Griffin Ruzich
Trustees Kathleen M. Fenton and James V. Dodge
Village Clerk John C. Mehalek*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:19 P.M.

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

APPROVAL OF MINUTES

2018-0108 Approval of the January 15, 2018 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 January 15, 2018.

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

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

Nay: 0

ITEMS FOR SEPARATE ACTION

2017-0899 Volkswagen - 8920 159th Street

Director of Development Services Karie Friling reported that the property was originally developed as Roesch Park (Legistar File Number 2001-0200). Three lots were a part of this original development. A single building was built on Lot 1 and originally housed a Volkswagen (8920 159th Street) and Mitsubishi (8910 159th Street) automobile dealerships. Since that time CJ Wilson Mazda has replaced Mitsubishi. Lot 2 is located west of Lot 1 and was developed as a restaurant. Lot 3 lies north of Lot 1 and was originally intended to be a park and has yet to be developed. This petition only proposes changes to Lot 1.

The petitioner intends to construct a 2,272 SF building for detailing cars. The proposed change requires an amendment to the existing special use permit. The changes proposed in this staff report will amend a special use permit ordinance No. 3517. The new building will be built in the existing parking field and the petitioner proposes new foundation landscaping for the detail building. No other changes are proposed by the petitioner for the principal building or site.

No variances are being requested as part of this petition.

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

SITE PLAN

The proposed 2,272 SF accessory building will be located directly north of the existing Volkswagen dealership. The building will be used for detailing cars. The building will be built in the second and third rows of parking north of the building on the far east side of the double row of existing parking. The building will replace 14 existing parking spaces. The drive aisle to the south of the detail building will be unaffected and remain at 27 feet wide. The drive aisle to the north of the building will be reduced from 27 feet wide to 20 feet wide. The reduction still meets land development code requirements.

Parking/Loading

Existing Parking - 596 (Approved by Ord. No. 3715)

Parking Provided - 582

Parking Required: 1 per 300 SF

Total Building Area: 44,782

Total Required Parking - 149 Spaces

The site exceeds the number of parking spaces required but is below the number of parking spaces allowed by their previous approval. This site is compliant with regards to parking.

BUILDING ELEVATIONS

The detail building will be constructed with masonry material. The building will be constructed with CMU (concrete masonry unit) walls. The walls will be painted with a protective waterproof coating. The petitioner provided specifications for the protective coating to the Village of Orland Park Building Division. The Building Division reviewed the product data and approved for this application. The color will match the existing building.

South Elevation

Primarily constructed with CMU and a tan split-face CMU band near the top of the building. The south elevation will have three 10 foot by 10 foot overhead garage doors.

North Elevation

The north elevation will mimic the south elevation in design, material and color.

East elevation

The east elevation will have the same design as the north and south elevations. However, there will be no overhead doors along this elevation. Instead the petitioner proposes three windows at a height of approximately 8 feet. A door is proposed for the south end of the east elevation.

West Elevation

There will be no door on the west elevation. The design, material and color will mimic the east elevation.

LANDSCAPING/TREE MITIGATION

The petitioner is proposing foundation landscaping on the east and west sides of the proposed detail building. As proposed the landscaping meets Village of Orland Park requirements.

DETAILED PLANNING DISCUSSION

Preliminary Engineering

Preliminary engineering has been granted for this project.

Subdivision

A subdivision is not required for this petition.

Special Use Permit

The proposed changes documented in this staff report will amend a special use permit ordinance No. 3517.

Rezoning

No rezoning is proposed with this petition.

Variance(s)

No Variances are being requested

Land Use/Compatibility

Lot Coverage

At the time of original approval Lot 1 (existing dealership) Lot 2 (Dunkin Donuts to the west, and Lot 3 (green area to the north) were approved for the following lot coverage:

Lot 1: 78%

Lot 2: 50%

Lot 3: 0% (intended to be used as park)

The petitioner is proposing approximately 240SF of new landscaping. The amount of pervious area is increasing but it will only slightly change the lot coverage will remain at approximately 78% for Lot 1.

Lot Size

Minimum- 10,000 SF

Provided - 288,841 SF

Density/Floor Area Ratio (F.A.R)

Maximum - 1.0

Proposed - .16

Setbacks of Detail Building

159th Street

Required - 25'

Provided - 315'

East Side Yard:

Required: 15'

Provided: 281'- 10"

West Side Yard:

Required - 15'

Proposed - 341'- 5"

Rear Yard:

Required - 30'

Proposed - 220' (approx.)

Building Height

Maximum - 50'

Proposed - 16'

Accessory Structures

The detail building is an accessory structure. No other accessory structures are proposed.

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 DISCUSSION

The Plan Commission viewed the site plan and elevations favorably and offered

no modifications. One resident spoke initially in opposition to the project. She was concerned about the amount of landscaping at the rear of the property as well as the proximity of the proposed detail building to the residential property to the north. Staff explained that there was a 220 foot setback from the proposed build to the property line to the north. There is also an additional parcel and detention pond that separates the dealership from the residential parcel. Staff also clarified the location of the building. After clarification the resident removed her objection.

PLAN COMMISSION MOTION

On February 13 , 2018, the Plan Commission, by a vote of 6-0 moved to recommend to the Village Board of Trustees approval of a special use permit amendment, 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 February 13, 2018.

And

I move to recommend to the Village Board of Trustees approval of a special use permit amendment to allow the construction of a new detail building at the subject property as depicted on the preliminary site plan titled, "Preliminary Overall Site Plan," on Sheet A-1.0, dated February 5, 2018,

and

I move to recommend to the Village Board approval of the preliminary site plan titled "Preliminary Overall Site Plan," on Sheet A-1.0, dated February 5, 2018, subject to the following conditions:

- 1) Meet all final engineering and building code related items;

and

I move to recommend to the Village Board approval of the Elevations titled "Proposed Exterior Elevations," on Sheet A-4.0, dated November 11, 2017, 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; and
- 2) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness; and
- 3) 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 of Trustees to approve the preliminary landscape plan titled "Landscape plan", shown on Sheet L-1. dated 11/16/2017, last subject to the following condition:

1. Submit a final landscape plan, which must reference the final grading and site plans, in coordination with the final engineering submittal;

I move to recommend to the Village Board approval of a special use permit amendment, site plan, elevations, and preliminary landscape plan for the proposed Volkswagen detail building at 8920 159th Street as recommended at the February 13, 2018, Plan Commission meeting, and as fully referenced below. The Plan Commission has made their findings in accordance with Section 5-109 of the Land Development Code.

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

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated February 13, 2018;

And

I move to recommend to the Village Board of Trustees approval of a special use permit amendment to allow the construction of a new detail building at the subject property as depicted on the preliminary site plan titled, "Preliminary Overall Site Plan," on Sheet A-1.0, dated February 5, 2018;

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Preliminary Overall Site Plan," on Sheet A-1.0, dated February 5, 2018, subject to the following conditions:

- 1) Meet all final engineering and building code related items;

And

I move to recommend to the Village Board approval of the Elevations titled "Proposed Exterior Elevations," on Sheet A-4.0, dated November 11, 2017, 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; and
- 2) All masonry must be of anchored veneer type masonry with a 2.625" minimum

thickness; and

3) 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 of Trustees to approve the preliminary landscape plan titled "Landscape plan", shown on Sheet L-1. dated 11/16/2017, last subject to the following condition:

1. Submit a final landscape plan, which must reference the final grading and site plans, in coordination with the final engineering submittal.

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

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

Nay: 0

2017-0764 Premier Veterinary Clinic - Special Use

Director of Development Services Karie Friling reported that the primary purpose of this petition is to consider the allowance of the Special Use Permit for an animal services use. Section 6-207.C.2 of the Land Development Code requires a special use permit for animal services in the BIZ General Business District.

The petitioner proposes to operate and maintain an animal services facility at 7000 W. 159th Street in the Orland Park Plaza. The business, Premier Veterinary Clinic, will predominantly focus on basic veterinary services. The proposed business would occupy an existing 10,000 SF unit, in the Orland Park Plaza building.

The petitioner will occupy an existing building and is not proposing any changes to lot coverage, building height, or parking counts. The petitioner is proposing exterior modifications including façade changes, the addition of a masonry dumpster enclosure, addition of generator and masonry screening structure, the addition of ADA compliant ramp, and the addition of minor landscaping.

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

SITE PLAN

Enclosures

The petitioner is proposing to install a dumpster enclosure in the northeast corner

of the rear drive aisle. Historically a non-enclosed dumpster has existed in this location. The addition of the masonry enclosure will bring the dumpster existence into compliance with the Section 6-302 Accessory Structures. The masonry and enclosure doors will match the existing building. Additionally, a 75kw standby generator will be installed to the immediate northwest of the dumpster enclosure. The surrounding masonry enclosure will emulate the nearby masonry dumpster enclosure. In order to soften the appearance of the enclosures, the petitioner will be installing six (6) Blue Spruce Juniper trees.

MOBILITY

Pedestrian and Bicycle:

Pedestrian and bicycle access is provided by sidewalks on the south and west side of the plaza.

Vehicular/Traffic:

Vehicles will enter the shopping center from access points on 159th Street and South 71st Court.

Parking/Loading:

Parking Required - 33

Parking Provided - 190

The parking requirement was calculated based on the square footage of the 10,000 tenant space. Table 6-306(B) requires 1 parking space for every 300 square feet for animal services, which equates to thirty-three (33) required parking spaces. The shared parking field for the plaza is more than adequate for providing the required number of spaces.

BUILDING ELEVATIONS

Windows

The petitioner is proposing a total of five (5) new windows on the south and east elevations of the existing building. One (1) large storefront window will replace existing brick and stucco materials on the south elevation that faces 159th Street as shown on Sheet A-1.2. The new window will span 39.8 feet east and west. The window will add to the storefront appearance of the tenant space and will soften the overall aesthetic of the façade. The remaining four (4) windows will be four (4) foot by four (4) foot "punch-outs" of the existing exterior wall on the east elevation. The windows will be added to the primary exterior wall, and will replace the existing brick material.

Doors

Due to the interior remodeling of the tenant space, the petitioner is proposing alterations to the exterior doors on the east elevation. The existing roll-up door will be removed and will be replaced by a service door. An additional service door will be installed to the south. The existing service door will remain.

Ramp

In the exterior area to the east of the tenant space, a loading dock exists from the previous user (Sears). The petitioner is proposing to remove an existing staircase that was utilized to access the previously mentioned service doors. In place of the stairs, the petitioner will be installing an ADA compliant concrete ramp with appropriate handrails.

LANDSCAPING/TREE MITIGATION

Minor changes are proposed, as mentioned above. However, a landscape plan is not required for this project. Additional landscaping may be required at the request of the Development Services Department.

DETAILED PLANNING DISCUSSION

Preliminary Engineering

No Engineering is needed for this petition.

Special Use Permit

When considering an application for special use permit, the decision making body shall consider the eight special use standards listed in the Code. The petitioner has provided responses to the Special Use Standards. Said responses are included in the documents attached to the Committee Packet.

Land Use/Compatibility

The proposed land use is compatible with the BIZ Zoning District, although it requires a special use permit. The proposed land use is also compatible with the Comprehensive Plan's designation of the subject property as Community Commercial.

Some of the concerns for animal services include noise, animal waste and how it will impact nearby residents, in particular, residential neighbors. The property is not adjacent to or facing to any residential property and should not pose a negative impact on the neighboring tenants of the building. The closest residential district is located approximately 500 feet to the northeast of the property with a church and soccer field as a buffer in between.

Exercise Area

It is likely that animal owners will want to walk their pets before or after visiting the veterinary clinic. To address this matter, and compensate for a lack of a private yard, the petitioner will be remodeling the accessory portion of the tenant space located to the east of the primary veterinary space. The area was previously used as a loading and outdoor storage area for gardening and construction supplies. The petitioner has proposed multiple conceptual ideas for the exterior appearance of the space. At this time, the petitioner is working with staff to

establish a solution that will be beneficial to the overall appearance of the building and site. The petitioner is required to establish a solution prior to receiving approval from the Board of Trustees.

Lot Coverage / Setbacks / Building Height
No changes are proposed.

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.

PLAN COMMISSION MOTION

On February 13, 2018, the Plan Commission moved 6-0 to recommend to the Village Board of Trustees to approve a Special Use Permit, Site Plan, and Elevation Drawings for the Premier Veterinary Clinic. There were no required adjustments to any of the proposed plans needed prior to the Board meeting.

PLAN COMMISSION DISCUSSION

A public hearing for the petition was held on February 13, 2018 where the petitioner spoke in addition to the staff presentation to further explain the project. No additional comments were made from the public. The Commissioners spoke in overall favor of the project with the only concern being the current standing of the potential user, with the Secretary of State.

Chairman Ruzich had a question regarding boarding dogs at the facility. (refer to audio file)

I move to recommend to the Village Board of Trustees to approve a Special Use Permit, Site Plan, and Elevation Drawings for the Premier Veterinary Clinic as recommended at the February 13, 2018 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 accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated February 13, 2018.

And

I move to recommend to the Village Board of Trustees to approve the preliminary site plan as shown on "Conceptual Site Plan", prepared by Animal Arts, sheet

A-1.1, subject to the following conditions:

1. Ensure unrestricted vehicular and pedestrian access is maintained at all times for emergency services, Village services and neighboring property owners;
2. Meet all final engineering and building code related items;

And

I move to recommend to the Village Board of Trustees to approve the elevation drawings titled "South Elevation" and "East Elevation", subject to the following conditions:

1. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;
2. Signs are subject to additional review and approval via the sign permitting process;
3. The petitioner shall work with village staff to establish a solution for the exterior appearance of the Exercise Area prior to Board approval, and;

And

I move to recommend to the Village Board of Trustees to approve a Special Use Permit for the Premier Veterinary Clinic, subject to the same conditions as outlined in the Preliminary Site Plan and Elevation motions, and subject to the following conditions:

1. That the violation of any of these stated conditions or any Village of Orland Park statute may result in the revocation of the Special Use Permit associated with this project.

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

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

Nay: 0

2017-0806 Seritage - Orland Square Mall - Sears Redevelopment

Director of Development Services Karie Friling reported that the existing 1.2 million square foot Orland Square Mall was constructed in the mid- 1970s at the northeast intersection of Lagrange Road and 151st Street. The Village's first 'planned unit development' included both 130 acres of commercial development and 100 acres of multi- family residential development, which was fully developed and still exists today. The Orland Square Mall is an established fixture and focal point in the Village, and purportedly includes some of the highest financially

performing stores in the region. It has evolved through the years to include a wide variety of commercial uses.

Theaters were one of the potential users listed in the original Orland Square Zoning ordinance approved in 1971. 'Orland Square Cinemas', a four screen theater was constructed along the outer Ring Road in the late 70's, plus a later addition, but eventually closing in the late 90's. There is not currently a theater in the Mall area. Orland Park is currently served by Marcus Theater, located approximately 1 ¾ miles south on Lagrange Road.

PROJECT SUMMARY

Seritage Growth Properties proposes to construct an addition and redevelop the upper floor of the Sears Department Store in order to construct a new 10 screen movie theater, and a new retail concourse with a mix of retail and restaurant users. The existing Sears Auto Store will also be remodeled into new retail space. Related site improvements include revised vehicular circulation, parking lot landscape islands, a pedestrian sidewalk network, landscaping, repair of existing hardscape, and storm water detention to meet current development requirements.

The existing bi-level Sears Department store includes a 177,351 building SF: 90,176 SF on the upper level and 86,635 on the lower level, plus the 21,206 SF Sears Auto Center.

Under the current petition, the upper level will include a 49,777 SF Theater, which will consist of 8,876 SF lobby in the existing structure plus a 40,901 SF building addition to house the theater screens. The remainder of the upper level will be remodeled into a 17,352 SF shared commercial concourse with 55,221 SF of subdivided retail space and 9,267 SF restaurant space. The lower level Sears Auto Center will also be remodeled into new retail space.

The upper level theater addition will be constructed above the existing parking, drop off and service area, which will be slightly modified with new exit stairwells but remain in service. Primary patron access to and from the new theater will be via the upper floor theater lobby.

After Seritage petitioned this project in October 2017, it was publicly announced that the entire Orland Mall Sears store would be closed. It is anticipated that additional existing Sears square footage will be available for redevelopment in the near future.

Overall, the petitioned project conforms to the provisions of the Land Development Code and the Village's Comprehensive Plan, except for the requested variances.

PLAN COMMISSION DISCUSSION

On February 13, 2018, a public hearing was held before Plan Commission for this

petition. One member of the public spoke, who also serves on the Village's Economic Development Advisory Board. He expressed full support for the petitioned project, mentioning the mall as an important employment and revenue generator for the Village, and supporting the theater use for offering a more diverse and fun experience at the Mall. Staff noted on the record that the Village had received three letters of support for the theater project, from the Southwest Conference of Mayors and Village of Palos Park, who both pointed out the regional impact of the Mall's future, and property owner Mark Weglarz, who owns five office buildings on 94th Avenue just south of the mall and expressed concerns with the Sears closing.

The Plan Commissioners also spoke in support of the project. Several questions were asked about safety and security of the theater, handicapped accessibility to the new facility, and inquiries about anticipated tenants for the remodeled retail space. Petitioner Matthew McDonnell, VP of Seritage Growth Properties, stated that they were working cooperatively with the Village Police Department on the safety and security issues. He explained that a security gate will close off the theater from the Mall after hours. Mr. McDonnell also said that although they were working on future tenants those names are not available at this time.

The petitioner's team that spoke at the public hearing included the Development Director for the project, the Architect, and the traffic engineer. The Architect explained some of the philosophy behind the buildings design, and the goal to break up the monolithic Sears box store with a variety of architectural features and materials. The traffic engineer described some of the traffic improvements proposed for the nearby access points.

Since Plan Commission, the petitioner has made the following changes:

- 1) Added crosswalks for the Ring Road sidewalk.
- 2) Added bicycle racks to the Site Plan.
- 3) Provided a turning performance analysis for the parking areas for the Orland Fire Protection District.
- 4) Provided updated exhibits that replace the 'honey-copper' colored EIFS on all elevations with the same colored brick.
- 5) Supplied a letter committing to substantial compliance to the brick and stone colors on the 3D illustrations presented to Plan Commission.

This project will be considered by both Development Services Committee and the board of trustees on the same night.

PLAN COMMISSION MOTION

On February 13, 2018, Plan Commission voted 6-0 to recommend to the Village Board approval of the Preliminary Site Plan titled 'Seritage Redevelopment - Orland Square Site Plan', prepared by RA Smith Inc, and dated 02.01.18, sheet C200; and titled 'Proposed Floor plan' by Hobbs and Black Architects, dated

12.20.17, sheet A- 1, subject to the following conditions:

- 1) Meet Village requirements for parking lot pavement improvements as determined by Village inspection post-construction.
- 2) Repair concrete stairwell that connects upper to lower parking lots.
- 3) Add striped crosswalks across the six Ring Road entrance driveways.
- 4) Add bicycle racks in a convenient location per Code requirements.
- 5) Provide a turning performance analysis for the parking areas for Orland Fire Protection District.
- 6) Work with Engineers to incorporate traffic improvements.
- 7) Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
- 8) Meet all final engineering and building division requirements and approvals including Lighting Plan.

And

Voted 6-0 to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan titled 'Seritage Redevelopment - Orland Square Landscape Plan', prepared by RA Smith, Inc, and dated 02.01.18, sheet L100-L105, subject to the following conditions:

- 1) Meet conditions outlined in the Hey and Associates review letter dated January 26, 2018.
- 2) Submit a Final Landscape Plan for Village approvals after Final Engineering approval.

And

Voted 6-0 to recommend to the Village Board approval of the Elevations titled 'Orland Square Southeast Pad Redevelopment - prepared by Hobbs and Black Architects, revised dated 12.20.17, sheet A1, AD-1, AD-2, revised 12.20.17, subject to the to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Replace the proposed tan EIFS on the second floor elevations of the theater with the

same color brick or stone to meet the Village's masonry requirements. This includes the southwest, southeast, and northeast elevations.

2) Provide specific building facade materials and color information on Elevation and Material Palette sheets.

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

4) Meet all final engineering and building division requirements including Lighting Plan review and approval.

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

6) All signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply. Signage within the 'Architectural Light boxes' may be restricted in size, configuration, and number based on Sign Code requirements.

And

Voted 6-0 move to recommend to the Village Board approval of a Special Use Amendment for the Orland Square Mall Planned Development to allow construction and operation of a movie theater and for a commercial development that exceeds 50,000 square feet, as cited in the preliminary site plan motion.

And

Voted 6-0 to recommend to the Village Board approval of the following Variances for Seritage - Orland Square Mall / Sears Redevelopment petition project subject to the same conditions as outlined in the Preliminary Site Plan motion:

1) Exceed lot coverage.

2) Reduce Landscaping requirements for buffers and foundation plantings.

3) Locate parking between the building and the street.

Chairman Ruzich, Trustee Fenton, Trustee Dodge, Director Friling and Police Chief Timothy McCarthy had comments. (refer to audio file)

The following people spoke before the Committee:

-Matthew McDonnel, Vice President of Seritage (refer to audio file)

- Fred Heichman, Seritage Senior Leasing Director (refer to audio file)
- Rod Vospar, Vice President of Simon Properties Group (refer to audio file)

I move to recommend to the Village Board approval of a Site Plan, Preliminary Landscape Plan, Elevations, Special Use Permit, and Variances for the Seritage Redevelopment project located at 2 Orland Square Drive in Orland Park, as recommended at the February 13, 2018 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 Seritage Redevelopment - Orland Square Site Plan, prepared by RA Smith Inc, dated 02.15.18, sheet C200; and titled 'Proposed Floor Plans' by Hobbs and Black Architects, revised 02.15.18, sheet A- 1, subject to the following conditions:

- 1) Meet Village requirements for parking lot pavement improvements as determined by Village inspection post-construction.
- 2) Repair concrete stairwell that connects upper to lower parking lots.
- 3) Work with Engineers to incorporate traffic improvements.
- 4) All signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
- 5) Meet all final engineering and building division requirements and approvals including Lighting Plan.

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan titled 'Seritage Redevelopment - Orland Square Landscape Plan', prepared by RA Smith, Inc, and dated 02.15.18, sheets L100 - L103, subject to the following conditions:

- 1) Meet conditions outlined in the Hey and Associates review letter dated January 26, 2018.
- 2) Submit a Final Landscape Plan for Village approvals after Final Engineering approval.

And

I move to recommend to the Village Board approval of the Elevations titled 'Orland Square Southeast Pad Redevelopment Rendered Elevations', prepared by

Hobbs and Black Architects, revised 02.15.18, sheet AD-1; and 3D illustrations titled 'Orland Square Sears Remodel Exterior Lower and Exterior Upper Views', by 505 Design and Hobbs and Black Architects, dated 02.15.18; and titled 'Material Palette' prepared by Hobbs and Black Architects, revised 02.15.18 subject to the to the following conditions.

- 1) Match the brick and stone colors to the 3D illustrations presented to Plan Commission.
- 2) Provide specific building facade materials and color information on Elevation and Material Palette sheets.
- 3) Screen all new mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 4) Meet all final engineering and building division requirements including Lighting Plan review and approval.
- 5) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
- 6) All signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply. This includes but is not limited to signage within the 'Architectural Light boxes' that may be restricted in size, configuration, and number based on Sign Code requirements. Adjacent building materials must continue behind all signage.

And

I move to recommend to the Village Board approval of a Special Use Amendment for the Orland Square Mall Planned Development to allow construction and operation of a movie theater and for a commercial development that exceeds 50,000 square feet, as cited in the preliminary site plan motion subject to the condition to be expressed in an amended special use ordinance that the soon to be vacant Sear Department Store and Sears Auto Center not being developed for the movie theater by the petitioner, be redeveloped by petitioner only for retail uses including entertainment and restaurant uses, excluding things such as banks, financial institutions, pay day title loan businesses, private clubs, recreational uses, health or swim clubs, offices, hotels, motels, etc., unless approved in advance by the village.

And

I move to recommend to the Village Board approval of the following Variances for Seritage - Orland Square Mall / Sears Redevelopment petition project subject to

the same conditions as outlined in the Preliminary Site Plan motion:

- 1) Exceed lot coverage.
- 2) Reduce Landscaping requirements for buffers and foundation plantings.
- 3) Locate parking between the building and the street.

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

Aye: 2 - Chairman Griffin Ruzich, and Trustee Dodge

Nay: 1 - Trustee Fenton

ADJOURNMENT: 7:00 P.M.

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

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

Nay: 0

2018-0131 Audio Recording for the February 19, 2018 Committee Meetings - Public Works and Development Services, Planning and Engineering

NO ACTION

/AS

Respectfully Submitted,

John C. Mehalek, Village Clerk