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Staff Report to the Committee of the Whole Downtown Orland Park Planned Development

Prepared: 7/23/2024

Project: 2024-0188 Downtown Orland Park Planned Development

Petitioner: Ramzi Hassan, President of Edwards Realty Company

Location: Area bordered by LaGrange Road, 143rd Street, and the Norfolk Southern railroad

Requested Actions: Approval of a Special Use Permit for a Planned Development, Modifications, Site Plan, Landscape Plan, and Preliminary Plat of Subdivision.

BACKGROUND

The Downtown Orland Park Planned Development Special Use Permit Public Hearing was held on Tuesday, July 2nd at the Village Hall Board Room.

The purpose of this petition is to develop the remaining 9.15 acres across 7 parcels (18 PINs) within the Downtown Orland Park Development. This area is situated in the triangle-shaped area formed by LaGrange Road, 143rd Street, and the railroad tracks. The goal of this petition is to create a walkable, mixed-use entertainment destination that will benefit the community. The proposed site plan generally follows the original "Main Street Triangle" planned development approval, with significant updates including the reconfiguration of Crescent Park Circle, the removal of Jefferson Avenue as a vehicular street north of 142nd Street, and the elimination of the east Metra parking lot.

According to the draft Redevelopment Agreement (Case 2023-0748) and site plan, the development project will feature approximately 36,900 square feet of mixed office space, 84,000 square feet of retail, restaurant, and other commercial uses, and 26,000 square feet of entertainment space, with no new residential units proposed. All individual parcels are discussed in the Staff Report to the Plan Commission, attached to this case.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 5 Commissioners, project representatives, members of the public, and Village staff. Following the petitioner and staff presentations, the following items were discussed:

Stormwater Management

There were discussions on the purpose and future use of the retention pond, including its capacity, role in stormwater management, and future plans to activate the area around it for community use. The petitioner's intent is to have the pond be an aesthetically pleasing amenity for the site.

Land Use

The commissioners reviewed and discussed various aspects of the site development, including the design and expansion of Crescent Park, the inclusion of a daycare center, and the addition of a medical center, restaurants, and entertainment facilities. The commissioners expressed concerns

about the project containing too much parking and not being a true mixed-use transit-oriented development (TOD), but rather just a commercial development. There was interest in ensuring the proposed uses for different parcels within the development, such as a hotel, business offices, and restaurants, would benefit the community. There was a particular emphasis on the desirability of having restaurants rather than a medical center in certain areas.

Environmental Impact

Questions were raised by members of the public about whether environmental studies had been conducted, particularly regarding potential chemical contamination from past industrial uses on the land. The Village entered an Environmental Remediation Agreement (2014-0650) with a previous tenant from the former site in 2014.

Parking, Site Circulation, and Pedestrian Safety

Discussions focused on the adequacy and arrangement of parking, especially regarding the Metra Station and the existing Ninety 7 Fifty On The Park mixed-use development near the station. Concerns were raised about ensuring sufficient parking without removing existing spaces and shared parking regulations. The need for safe and convenient pedestrian crossings and site access, especially for commuters, was a significant concern. Plans to enhance crosswalks and lighting were discussed to improve pedestrian safety.

Two of the conditions of approval for this case were required to be completed prior to the Committee of the Whole meeting. These items have been approved by staff and have been removed as conditions of approval:

6. *The parking table on the site plan must be revised to accurately reflect Village parking requirements prior to proceeding to the Committee of the Whole or Board of Trustees.*
7. *A final traffic impact study must be approved by the Director of Engineering prior to proceeding to the Committee of the Whole or Board of Trustees to ensure traffic impacts to the area are appropriately addressed and managed.*

The parking table on the site plan for this case had incorrect parking requirements listed due to a recent codification issue. The error has been corrected, and an updated parking table has been provided for this case. The parking requirements for medical office and general office were swapped on the site plan, affecting the overall parking count for the development. As a result, the development is now closer to compliance with the code and has a lower overall parking requirement for the site. Please see Walker Consultants' Parking Study, last revised July 2024.

PLAN COMMISSION MOTION

Regarding Case Number 2024-0188, also known as Downtown Orland Park Planned Development, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

The case passed 4 yes, 1 no, and 2 absent.

COMMITTEE OF THE WHOLE RECOMMENDED MOTION

I move to approve the Plan Commission recommended action for case number 2024-0188, also known as Downtown Orland Park - Special Use for a Planned Development.

And

I move to adopt an Ordinance entitled _____.

[THIS PART IS FOR REFERENCE ONLY, NOT NECESSARY TO BE READ OUT LOUD]

I move to recommend the Village Board approve a Special Use Permit for a Planned Development subject to the following conditions:

1. Prior to the construction of any Phase of this Planned Development, a Phase Plan must be approved by the Board of Trustees and all permits for that Phase must be issued. With respect to each Phase of Development, the Developer shall submit its Village Board Approval Documents prior to the presentation to the Village Board. For each Phase of Development, the Village and the Developer shall cooperate to effect an expeditious process consistent with Village Regulations and the Development Agreement. The process for the development of each phase shall be as follows:
 - a. No Additional Plan Commission Review. If the Phase of Development is consistent with the PD and this Agreement, the Developer will not be required to return to the Plan Commission for recommendations or approval. Rather, the Village Board will have the authority to approve the development for that Development Parcel or Phase of Development.
 - b. Discretionary Plan Commission Review. The Village Board may, in its sole discretion, send any Phase of Development proposal, which is not substantially consistent with the PD, back to the Plan Commission for additional recommendations.
 - c. Required Plan Commission Review. A public hearing before the Plan Commission will be required under the following circumstances:
 - i. A Phase of Development proposes a use not found in the PD (or)
 - ii. A Phase of Development proposes a change that will result in a variance or modification from the Land Development Code not previously approved by the Village Board.
 - iii. If the Phase Plan would necessitate a variance under the Village Code.
 - d. Within thirty (30) days of the Effective Date of the Development Agreement, the Developer shall have made an application to the Village and shall have submitted the Village Board Approval Documents for the first Phase of Development in conformance with the PD. Within thirty (30) days of approval of a Phase Plan Ordinance for each Phase of Development, the Developer shall submit Permit Documents for that Phase of Development.
2. All building code requirements and final engineering requirements must be met, including required permits from outside agencies.
3. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in 6-308.J.
4. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
5. A special service area (SSA) shall be established for Downtown Orland Park as instructed on the Redevelopment Agreement.

And

I move to recommend the Village Board approve the following modifications:

1. Allow for parking lots within the setback area between the building facade and the street on Parcel H (Section 6-212.E.2).
2. Allow for a trash enclosure within the setback area between the building facade and the street on Parcel E (Section 6-212.E.2).
3. Allow for parking lots/drive aisles between the building and the street on Parcel C (Section 6-212.E.2).

4. Allow for playground to be located beyond the front building setback on Parcel C (Section 6-302.C.27)
5. Allow for a reduced rear building setback on Parcel C (Section 6-212.D.6.d).
6. Allow for an increased front building setback up to 24' from Main Street on Parcel C (Table 6-212.D.6.c)
7. Allow for a trash enclosure within the setback area between the building facade and the street on Parcel C (Section 6-212.E.2).

And

I move to recommend the Village Board approve the preliminary site plan and landscape plan for Downtown Orland Park, subject to the condition that the development will be in substantial conformance with the Site Plan prepared by Dunne Kozlowski, last revised June 24, 2024, and the Landscape Plan, prepared by Wight and Company, last revised June 26, 2024.

And

I move to recommend the Village Board approve the preliminary plat of subdivision for Downtown Orland Park, prepared by SpaceCo, Inc., last revised June 20, 2024.