

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, February 20, 2024

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman
Edward Schussler, Vice Chairman
Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zaatar,
Daniel Sanchez and John Nugent

CALLED TO ORDER/ROLL CALL

The meeting was called to order at 7:00 p.m.

Present: 6 - Member Parisi; Member Schussler; Member Paul; Member Zomparelli; Member Sanchez, Member Nugent

Absent: 1 - Member Zaatar

APPROVAL OF MINUTES

2024-0108 Minutes for the January 16, 2024 Plan Commission Meeting

A motion was made by Member Schussler, seconded by Member Sanchez, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zaatar

PUBLIC HEARINGS

OPEN PUBLIC HEARING

A motion was made by Member Parisi, seconded by Member Schussler, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zaatar

2023-1009 S&F Partners - 14340 108th Avenue - Rezoning

Wisdom Henry respectfully requested the staff report be accepted into the record as amended and presented during the meeting. (refer to staff report)

Ms. Henry stated the Petitioner is requesting a zoning map amendment to change the zoning from BIZ to R-2 to construct a single-family residential home which aligns with the comprehensive plan. (refer to audio)

Ms. Henry stated staff recommends that the Plan Commission approves the zoning map amendment as presented in the attached report dated February 12, 2024.

Commissioner Paul stated this looks like an easy one and it would cost a lot of money to develop the land to put a business in this location.

Commissioner Zomparelli asked if we're just taking the zoning from BIZ to Residential right now.

Ms. Henry replied yes, and if and when the Petitioner decides to build, he'll have to go through this process again.

Commissioner Zomparelli stated he thinks it's a splendid idea.

Commissioner Nugent commented on his concerns with the area and the path of the water going through the properties. He asked if this change would impact the floodway or detention requirements. (refer to audio)

Scott Lueken responded that they're not getting around requirements and Engineering provided the Petitioner preliminary comment. (refer to audio)

Commissioner Nugent asked if it's questionable that this is a buildable lot.

Mr. Lueken responded we have looked at the southwest corner of the lot but that has been preliminary in nature, but any improvements should stay out of the wetland as much as possible.

Commissioner Nugent commented on the easements on the west and south and it possibly being a buildable lot. (refer to audio)

Mr. Lueken added additional comments about the property and the requirements. (refer to audio)

Commissioner Schussler stated he has no problem with it as there is residential to south and a golf course to the east. It could be business or single family.

Chairman Parisi stated he has no problems with it.

Regarding Case Number 2023-1009, also known as 14340 108th Avenue Rezoning, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

A motion was made by Member Schussler, seconded by Member Sanchez, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zaatari

CLOSE PUBLIC HEARING

A motion was made by Member Parisi, seconded by Member Schussler, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zaatar

OPEN PUBLIC HEARING

A motion was made by Member Parisi, seconded by Member Schussler, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zaatar

2021-0268 Crossroads of Orland Park Mixed Use Planned Development

Ms. Skrodzki swore in Anthony DeAngelis on behalf of the Petitioner and Engineer Scott Schreiner.

Mr. DeAngelis gave a presentation regarding the history of the 16-acre property and discussed the many challenges they've faced with development over the years. He went into detail regarding the planned development for Crossroads. (refer to audio)

Chairman Parisi asked what constitutes a luxury rental unit.

Mr. DeAngelis responded it includes contemporary finishes and amenities that people are looking for. It will compete very well with 9750 On The Park, Residences of Orland Park Crossing and Orland Ridge. (refer to audio)

Chairman Parisi asked if he determined that there is a demand for this type property.

Mr. DeAngelis responded yes absolutely and stated it would only be 45% of the number of units you would find at 9750. (refer to audio)

Mr. DeAngelis continued his presentation regarding the three proposed Restaurants A, B and C in Lots 1, 2 and 3. (refer to audio)

Chairman Parisi asked in terms of visibility it appears that neither Restaurant B nor Restaurant C would have visibility from 159th or LaGrange Road.

Mr. DeAngelis responded I like to think they will but you're right. The speed limit on LaGrange is 40/45 and moving pretty quick so it might not be as easy to see all the way through to 159th.

Chairman Parisi stated but you do have that internal road.

Mr. DeAngelis replied absolutely and the internal road is the key that connects everything together. The three outlot sites are the best and most convenient from 159th and LaGrange Road.

Mr. DeAngelis continued his presentation regarding the activated pond and open space. (refer to audio)

Chairman Parisi asked if the walking paths would be accessible to people east of 94th Avenue and stated it could be an amenity for them.

Mr. DeAngelis replied definitely, especially for people within the development and people to the south. It's open to the community.

Mr. DeAngelis continued his presentation regarding the planting around the pond, several landscape boulevards, extensive parking, working with IDOT, and petitioning a three-quarter access drive, including a southbound left turn lane on LaGrange Road. (refer to audio)

Chairman Parisi asked that's a left turn into the project off of LaGrange Road headed south.

Mr. DeAngelis stated that's what we're proposing.
Chairman Parisi stated you'd have to put a left-turn lane in.

Mr. DeAngelis responded right, it would go into the median that's currently out there. That's southbound left turn, the three-quarter access. You can't turn left going out. (refer to audio)

Commissioner Schussler shared a concern regarding safety, making a left turn across six lanes of traffic.

Mr. DeAngelis replied we understand it's a challenge. (refer to audio)

Mr. DeAngelis stated the total investment that we believe is going to be required is \$60 million and that's not including land costs. (refer to audio)

Marcus LeVigne respectfully requested the staff report be accepted into the record as amended and presented during the meeting. (refer to staff report)

Mr. LeVigne continued his presentation going through the requested special use permits, requested modifications, project location, zoning, existing conditions, traffic studies/parking requirements, and three restaurants. (refer to audio)

Mr. LeVigne stated the staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the staff report dated February 14, 2024.

[Members of the Public]

Wally Walas was sworn in by Ms. Skrodzki. He asked if any roads going from any of these properties will go through onto Boardwalk Street.

Chairman Parisi responded no.

Mr. Walas asked if there is anything close to the four-story condo being built.

Mr. LeVigne responded the condo would be across from the Brookdale Senior Care and then there is an empty lot to the north and north of that would be the closest building.

Mr. Walas asked so nothing really close.

Mr. LeVigne responded nothing really close.

Mr. Nugent added it would be west of the north.

Mr. LeVigne replied, northwest.

John Babbington was sworn in by Ms. Skrodzki. He asked if the pipe that runs between the Boardwalk townhomes' pond to the wetlands will remain.

Scott Schreiner responded that they're proposing to relocate that outfall from the pond so it's not directly into the wetlands but into the ditch line of 94th Avenue as part of the improvements.

Mr. Babbington asked if there is an overflow from their pond will it flow into 94th Avenue.

Mr. Schreiner replied the overflow will continue to flow onto our site but the pipe itself will be redirected to the swale in 94th Avenue.

Mr. Schreiner added that the pond design right now calls for the overflow from the

Boardwalk's pond to spill into our detention facility but the actual pipe that is discharging out of the Boardwalk pond into the wetland area will be re-routed to the swale located at 94th Avenue. (refer to audio)

George Latsis was sworn in by Ms. Skrodzki. He spoke of the concerns that he and the residents have with the luxury apartments and how renters don't take care of the dwellings and how homeowners have more of an investment than renters. (refer to audio)

Chairman Parisi added the developer has over 60 million reasons to make sure that it's kept up well.

Mr. Latsis responded that's true but that doesn't necessarily always work out for the best. He asked if an updated traffic count can be done because of the high volume of traffic. (refer to audio)

Chairman Parisi added that he was of the impression a recent traffic study has been done.

Mr. Lueken stated this was coming from what we saw during the pandemic and when these traffic counts were going on. This method of estimating future traffic for a development is an industry-accepted method. The petitioner is waiting on a response from IDOT as well. (refer to audio)

Commissioner Schussler added that the Village is involved in a study with regards to 94th Avenue and 159th and a multi-million-dollar plan to improve that intersection.

Mr. Lueken responded we are going through a safety study at that intersection right now. It's not an official construction plan but we are looking at those patterns of crashes. (refer to audio)

Mary Ellen Sheehan was sworn in by Ms. Skrodzki. Ms. Sheehan asked after the Orland Park study is done, investigating 94th and 159th now, can we have a traffic count after that study by the petitioner.

Mr. Lueken responded that it makes sense especially if there is a project going on there. IDOT would want to see those counts, so yes we can, before and after.

Margaret Dudek was sworn in by Ms. Skrodzki. Ms. Dudek asked before they start the project will they have all the money in the bank so that they don't run out halfway through it.

Mr. Lueken responded in the final engineering process we require that all developers put up surety, bond, and letter of credit as coverage. (refer to audio)

Chairman Parisi added this isn't InterContinental's first foray into a project of this magnitude. They're very experienced and have done it a number of times. We feel pretty confident of it.

Mr. DeAngelis commented that all the site development and infrastructure is covered by surety, performance bond, and letter of credit. We're not interested in half completing a project. (refer to audio)

Ms. Dudek asked how long would it take to put this up.

Mr. DeAngelis responded we would start with the hotel and market the three commercial restaurant lots and then start the residential.

Ms. Dudek replied this could go on for years and years.

Mr. DeAngelis responded it's not going to happen overnight. It's going to take a few years to finish up.

Mr. Latsis requested a vibration monitor to be put into their building by the developer to monitor any damage due to the construction, large trucks, vibration and noise.

Chairman Parisi asked Mr. DeAngelis if he had heard of this.

Mr. DeAngelis responded, I'm not familiar with it and I just asked my engineer. All construction traffic is coming from 159th or off LaGrange. (refer to audio)

Commissioner Schussler asked questions from the staff report. Cross-access between the parking lots; Lot 5 is missing in the table of contents; and, how do we define luxury apartments?

Mr. LeVigne responded there was a formatting issue with the table of contents. He stated we would go off the petitioner's proposal with high end finishes and modern amenities.

Mr. Schussler asked if the amenities would be the bocce court, the bag toss area and the grills outside, and if there's anything else that would be considered an amenity.

Mr. DeAngelis responded there will be gathering spaces in some of those areas. Each building will have an indoor amenity area that will be somewhat different and available to any of the residents, including a fitness area.

Commissioner Zomparelli asked what about higher ceilings on the inside interior trim.

Mr. DeAngelis responded yes the ceilings will be slightly taller than the residential floors.

Commissioner Schussler asked why do we need a left-turning lane. He discusses other entrances, IDOT's decision, and making a U-turn at 161st Street. He also stated the parking requirements do not add up, and asked if it is safe to have traffic backing out diagonally on to this main roadway on the site. (refer to audio)

Mr. Lueken asked if Commissioner Schussler wanted his opinion.

Commissioner Schussler responded are we getting into an invitation to accidents by allowing these parking spaces with people pulling in and backing out on this main roadway or interrupting the flow of traffic.

Chairman Parisi asked what is the anticipated speed on that road.

Mr. Lueken replied this condition exists elsewhere in the Village at Orland Crossing, for example, 95th Avenue just west of John Humphrey.

Commissioner Schussler said that is a one strip center and this is three residential buildings, a hotel, and three restaurants.

Commissioner Zomparelli added you have to put speed bumps in to slow it down.

Mr. Lueken stated as far as the speed limit, we're not talking anything close to LaGrange or 159th. We would look to limit the speed at 25 to 30 MPH.

Commissioner Schussler asked you don't think that's a problem?

Mr. Lueken replied, I think with the proper guidance, signage, and pedestrian controls that it makes it a safe scenario because you have your designated areas to access each one of these lots. (refer to audio)

Commissioner Schussler stated I don't think we should be allowing a reduction in the required number of parking spaces and should stick to two parking spaces per unit. (refer to audio)

Commissioner Schussler asked why is there's not a right-turn lane on LaGrange.

Mr. Lueken stated it might have been in the report.

Chairman Parisi added aren't you using the right-turn into Lazy Boy.

Mr. Lueken responded from northbound LaGrange, yes. But I don't believe that's dedicated.

Chairman Parisi added you mentioned that here somewhere.

Commissioner Schussler stated, I don't believe there isn't a dedicated right-turn lane into Lazy Boy. So you're not proposing one, why, if you're proposing one for 159th why not for LaGrange?

Mr. Lueken replied we would make sure that they provided the same warrant analysis for 159th as they do for LaGrange Road, which I believe they did and it was not warranted. I would have to check.

Mr. Schreiner stated I don't have the traffic report with me and I recall the report said it was not warranted. He clarified the previous statements that there's not enough right-of-way at that location where the turn lane is.

Mr. Schussler asked if the area by the hotel is the only area where you're reducing the slope requirement or is it all the way around the pond.

Mr. LeVigne responded, it is the 2:1 slope on the northwest corner closer to the hotel parking lot.

Mr. Schreiner added we're actually a 3:1 slope not a 2:1 slope on the grading in that area. The 25-foot setback that the Village requires, it's a 25-foot setback from the high water line. (refer to audio)

Mr. Schussler asked if there's still good access to do maintenance on the pond.

Mr. Schreiner responded absolutely. We have the paved trail all the way around and still has 15 feet of green before the high-water level.

Commissioner Schussler commented on the access for Lot 1 Restaurant C and Lazy Boy, and how the parking lot extends over to the southern lot line of the InterContinental property. (refer to audio)

Mr. DeAngelis responded it was paved that way by Lazy Boy to provide that future pad. We bought all the property around it.

Mr. Schussler asked you bought Lot 1 and you bought Lot 2 from them.

Mr. DeAngelis stated yes.

Commissioner Schussler asked do you already own Lot 2, and you already owned between Pep Boys and Lazy Boy? (refer to audio)

Mr. DeAngelis stated right, back in the 90's when I did the consolidation and brought that lot into our other one.

Commissioner Schussler responded the problem he sees is proposing a drive-thru with an existing easement in the back and you have to allow them access to the back of their lot where there is parking. (refer to audio)

Mr. Schreiner replied the standard drive-thru required for this size building required eight cars. (refer to audio)

Commissioner Schussler said your diagram shows seven so I'm not going to argue about one car.

Mr. Schreiner continued, we're showing what the maximum could potentially be. They can't grant us special use for anything other than the basic drive-thru. (refer to audio)

Commissioner Schussler stated, I understand as long as there isn't a car waiting to go through the drive-thru.

Mr. Schreiner stated my point is to clarify the cars shown on all the drive-thrus are the maximum available but they're not what's required to get the minimum drive-thru.

Commissioner Schussler explained the problem at Chick-Fil-A's drive-thru and the restaurants on the old Toys-R-Us site. If there's more than seven or eight cars backed-up, that's going to be a problem. (refer to audio)

Commissioner Schussler asked how do people that want to go inside Lot 3 Restaurant A access the parking along the west side. They have to go through the bypass lane of the drive-thru to get to the 10 parking spaces.

Mr. LeVigne responded that's correct.

Commissioner Schussler added I'm not as concerned about that as I am the cross- easement.

Mr. LeVigne responded that one's approved for eight and then it has those eight additional shown in case the drive-thru gets backed up.

Commissioner Schussler stated if the drive-thru is backed up and you end up going to those eight, then somebody can't get to those parking spaces.

Commissioner Schussler moved on to Lot 5, stating that there's not adequate parking for the residential luxury apartments and we need to have the number of parking spaces required by the code. It's not appropriate to reduce the number and am opposed to that and can't vote for this plan if you do that. (refer to audio)

Commissioner Nugent asked if there's any automatic shared parking

arrangements with Pep Boys or Lazy Boy which are sometimes required or will they both be able to restrict anyone utilizing their parking.

Mr. LeVigne responded there are no parking agreements in place but there is the ingress and egress easement.

Commissioner Nugent asked so they both could restrict it.

Mr. LeVigne replied correct.

Commissioner Nugent stated the restaurant site closest to Pep Boys is not designed for drive-thru, it'll have a small amount of green space and they're doing outdoor dining so it could need maximum parking. (refer to audio)

Mr. LeVigne stated that one wasn't for the parking, it was more for the turning traffic and the one-way street. If you're heading southbound on LaGrange Road and you make a left onto 159th, there's that turn into Pep Boys and Napa, there's a sharp left and then you get into Lot 3, then another sharp right.

Commissioner Nugent asked if we need parking. (refer to audio)

Mr. Lueken stated we pushed back on that connection after we saw this plan in its entirety. (refer to audio)

Commissioner Nugent stated Pep Boys detention seems to be in bad condition and is aesthetically unpleasing so I'm sure they would like us to force Pep Boys to improve it. Is that only Pep Boys water in that detention pond. (refer to audio)

Mr. Lueken stated he would need to look into that. Public Works is going through extensive analysis not only of our public ponds but also private ponds. (refer to audio)

Commissioner Nugent asked do they currently flow into Pep Boys and we're going to correct that.

Mr. Lueken stated no, the current site is lower in elevation than Pep Boys so I'm not sure.

Mr. Schreiner added the southeast corner of their site is where their pond discharges onto us.

Commissioner Nugent asked if the pond's going the other way to you.

Mr. Schreiner replied that pond drains onto our site so we'll be picking that up in our storm system.

Commissioner Nugent stated it's been two years, maybe the water was going the other way but it was really flowing there. He went on to ask if the 24 studios will each need one parking space, and is concerned that the rental portion of this isn't planning enough parking.

Commissioner Nugent asked if we're mandating enough soil tests or perk tests and is this soil within these 15 acres can substantiate all these properties. (refer to audio)

Mr. DeAngelis responded we're in the process of getting a comprehensive Geotech study done for this site based on the location of the buildings foundations as part of the construction.

Commissioner Nugent stated you don't want your building to sink.

Mr. DeAngelis replied no, absolutely we have to adhere to what the soils are. (refer to audio)

Commissioner Nugent asked about the path access to 94th and the three green spaces referred to as parks, you're not going to restrict anyone's ability to show up.

Mr. DeAngelis stated, we're not donating to the park district unless they really want it, but I doubt they do.

Commissioner Nugent added you don't always have to maintain it.

Mr. DeAngelis responded we will maintain it and it'll be under an association that will be supported by the users on the site and will pay for the maintenance. (refer to audio)

Chairman Parisi commented about the parking at the apartments and residents in the studios not using Uber, staff looked at that issue to allow parking but it's a lot less likely that they will have more than one car.

Commissioner Nugent stated with the math the 24 studios don't need more than 24 spaces and that he others were divided. (refer to audio)

Commissioner Nugent asked how are other complexes such as Georgetown accessing the walking path because they have their own gazebo. (refer to audio)

Mr. LeVigne responded it's the sidewalk on the right-of-way on 94th Avenue.

Commissioner Nugent asked is there a reason why we're focusing on restaurant zoning, is that more intense. (refer to audio)

Mr. LeVigne stated restaurants would be one parking space per 100 sq. ft. of gross tenant square footage and retail is one parking space per 250 sq. ft.

Commissioner Nugent stated the reason why is it that it's our worst case scenario at parking.

Mr. LeVigne responded yes.

Commissioner Nugent stated he wanted to put that on the record.

Commissioner Nugent asked about Restaurant B's access to the east is a non-existing thing.

Mr. LeVigne stated correct.

Commissioner Nugent asked if it's just going to be grass and curbs. Nobody's going to walk or drive between.

Mr. LeVigne stated there is a sidewalk to the north side of Lazy Boy that extends all the way from LaGrange, past Building C in the residential all the way to the walking path.

Commissioner Nugent asked if there is green space on Pep Boys' border buffering the drive-thru from Lazy Boy. (refer to audio)

Mr. LeVigne responded I'm not sure how wide it is but there's green space.

Commissioner Nugent asked if Lazy Boy, Pep Boys, and Brookdale addressed concerns about the shared frontage road.

Mr. LeVigne responded we have not heard any from my knowledge. I'm not sure if Engineering has.

Commissioner Nugent stated Brookdale, Lazy Boy, and Pep Boys are all going to have frontage road access. Have they addressed concerns.

Mr. Lueken replied I haven't heard anything personally. Anthony I don't know if you have.

Mr. DeAngelis stated no.

Commissioner Nugent stated Brookdale is more optimal and maybe it will induce business for Lazy Boy, and Pep Boys is focused on the other side. (refer to audio)

Mr. Lueken added the comment to restrict that to the north in front of Restaurant C and Lazy Boy was partially what Commissioner Schussler stated with LaGrange

Road. (refer to audio)

Commissioner Nugent pointed out he didn't see any trees in the plans, there are already quality trees are we keeping any of these.

Mr. LeVigne stated I don't know where they are but I believe they will be on the north of Restaurant B.

Mr. DeAngelis responded we are replacing a lot of the trees.

Commissioner Nugent asked if the mature trees are staying anywhere. I thought that was in code they get to keep the good trees.

Mr. DeAngelis state plan is pretty detailed and has all the quantities and everything else.

Commissioner Nugent asked if a lot of it is new.

Mr. DeAngelis stated yes.

Commissioner Nugent commented on the crosswalks/sidewalks and the comparison to 95th Avenue and Orland Crossing. He gave suggestions for the speed limit. (refer to audio)

Mr. Lueken added that was a question early on regarding traffic calming strategies. (refer to audio)

Commissioner Nugent asked if these are extended stay hotel rooms.

Mr. DeAngelis responded that's the idea, it's a suite.

Commissioner Nugent asked if you can stay one day or two weeks.

Mr. DeAngelis replied you can do either.

Commissioner Nugent asked about staying 30 days.

Mr. DeAngelis we don't want them to stay forever.

Commissioner Nugent asked if people can rent the apartments short-term and if they will market that.

Mr. DeAngelis stated no, we're not looking for short-term.

Commissioner Nugent asked if the wetlands will be obliterated.

Mr. Lueken replied that they are mitigating it per MWRD.

Commissioner Nugent asked if we're giving the wildlife a new spot to come home to.

Mr. Lueken stated yes, essentially.

Commissioner Zomparelli asked about the right turn into an inlet that would go into Lot B, that will go through right.

Mr. LeVigne replied correct.

Commissioner Zomparelli asked how does Lazy Boy get their deliveries now.

Mr. DeAngelis responded through the back.

Commissioner Zomparelli stated he was concerned about getting a truck back there and was surprised that there was no garage door.

Commissioner Zomparelli mentioned he is not a fan of the parking on the boulevard and if there is a better solution.

Mr. DeAngelis replied we started looking at parallel parking.

Commissioner Zomparelli stated he's seen parallel parking in other areas.

Mr. DeAngelis responded it's about providing some access and extra parking for the common open area.

Commissioner Zomparelli asked if they're going to take care of that boulevard.

Mr. LeVigne added if it's not maintained we are proposing a special service area for this project.

Commissioner Zomparelli stated the removing the median didn't make sense and why would add that expense.

Mr. DeAngelis replied we're concerned about making sure there's adequate access to the site. IDOT is still reviewing it and if they say we can't have it, then we can't. (refer to audio)

Commissioner Zomparelli stated he doesn't think IDOT will approve it. But you'll still be ok to get in there.

Mr. DeAngelis replied I hope you're right, there's no guarantee we're going to get it.

Commissioner Zomparelli asked if there will be school bus service.

Mr. DeAngelis responded I think there will be very few students. A two bedroom might generate a student or two but that's it. I don't see them going in a one bedroom or a studio.

Commissioner Zomparelli stated he likes the development and would like to see it get cleaned up. He also stated he thinks they're cutting the parking too close for the luxury apartments and if there is anything that can be worked out.

Chairman Parisi suggested going over what they're going to provide for parking in those buildings.

Commissioner Zomparelli stated he did the numbers and it came to 497 not 511. That's still only leaving one for a studio. I think you're going to need more parking.

Mr. Schreiner added right now the required for the overall site as a whole is 511 parking spaces. We're at 501.

Chairman Parisi went over each site individually and their numbers.

Carrie Haberstich replied the data table on the front page of the site plan, for the Lot 3 Restaurant A, they have 42 and it's 38 in the staff report so that would get us from 497 to 501.

Mr. DeAngelis responded he appreciates the concern and we want to provide adequate parking, we're not trying to short parking. (refer to audio)

Commissioner Zomparelli replied he wanted to make sure it was on the record that the numbers weren't adding up.

Mr. Lueken asked Mr. DeAngelis if he was a resident leasing out one of these, do I tell you that I'm only going to have one vehicle, does that carry with the lease.

Mr. DeAngelis replied. (no audio).

Mr. Lueken stated what I'm trying to get at is to implement those controls to make that number.

Mr. DeAngelis replied it will be managed.

Commissioner Paul asked if the restaurant and hotel parking dedicated parking or can anyone park there.

Mr. DeAngelis responded it would be cross parking easements between uses but

it's designed to be for that use.

Commissioner Paul asked if a resident parked in the restaurant parking lot or a guest of a resident parked are they getting towed or is it park where you want.

Mr. DeAngelis replied it's hard to enforce that. That's why we plan them to meet code. If it becomes a problem, the restaurant can enforce it themselves. (refer to audio)

Commissioner Paul made additional comments about apartments not being bad and the cost of a house. (refer to audio)

Mr. DeAngelis stated this will be a professionally managed and maintained property. (refer to audio)

Commissioner Paul added that the residential speed limit is 20 and if there is any reason to believe this will be different.

Mr. Lueken replied I don't see any reason in which this would be.

Commissioner Paul stated Wheeler is a residential street at 20 MPH.

Mr. Lueken responded we treat this as pedestrians are crossing.

Commissioner Paul also has concerns with the parking with it being 501 and 511 but he's not willing to kill the project over 10 parking spaces. (refer to audio)

Chairman Parisi stated he's not worried when people want to move into our community, I'm worried when they want to leave.

Commissioner Sanchez asked if the back parking lot is included in the 501 or 497.

Mr. DeAngelis replied no.

Commissioner Sanchez commented if he was a renter he would find this attractive because of the proximity to the restaurants but is there a concern with people walking from building to bar to hotel through the parking lots. (refer to audio)

Mr. Schreiner stated it's very pedestrian-friendly and there are sidewalks that connect to every lot. (refer to audio)

Commissioner Sanchez asked what the rents would be specifically.

Mr. DeAngelis replied they will be consistent with 9750, Residents of Orland Crossing and Orland Ridge. We expect it to be close to the mid twos,

\$2,300-\$2,500. Studios will be lower and two bedrooms higher.

Commissioner Schussler asked if there was a plan to put signs that say Crossroads of Orland Park.

Mr. DeAngelis stated they have all the locations identified for some developments, mainly at the two access points on 159th and LaGrange. (refer to audio)

Commissioner Nugent asked if Lazy Boy will have to change how people enter their property.

Mr. DeAngelis responded we are also adding another access point just to the north.

Commissioner Nugent replied so they will have to come from the north and they have to exit north.

Mr. DeAngelis responded right we're going to have to coordinate signage.

Commissioner Nugent asked if they owned the lot where the other Boardwalk building was going to be.

Mr. DeAngelis replied technically we do.

Commissioner Nugent asked if they could ask to access this route.

Mr. DeAngelis replied we could if it made sense. (refer to audio)

Commissioner Nugent asked additional questions regarding access from Boardwalk. (refer to audio)

Mr. Lueken stated I don't think I want to contemplate any plan like that if it's part of this petition but we would review that.

Mr. DeAngelis responded it would have to be really good justification for doing it.

Chairman Parisi stated he thinks it's been thoroughly investigated. It's great to see something come into fruition. (refer to audio)

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2021-0268, also known as Crossroads of Orland Park, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

A motion was made by Member John J. Paul, seconded by Member Nick Parisi, that this matter be RECOMMENDED FOR APPROVAL to the Committee of the Whole. The motion carried by the following vote:

Aye: 5 - Member Parisi, Member Paul, Member Zomparelli, Member Sanchez and Member Nugent

Nay: 1 - Member Schussler

Absent: 1 - Member Zaatar

CLOSE PUBLIC HEARING

A motion was made by Member Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zaatar

NON-PUBLIC HEARINGS

OTHER BUSINESS

2024-0107 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 9:30 p.m.

A motion was made by Member Parisi, seconded by Member Paul, that this matter be ADJOURNED. The motion carried by the following vote: