

# VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)*



## **Meeting Minutes**

**Tuesday, January 9, 2018**

**7:00 PM**

**Village Hall**

## **Plan Commission**

*Louis Stephens, Chairman  
Commissioners: Paul Aubin, Nick Parisi,  
John J. Paul, Laura Murphy, Dave Shalabi  
and Edward Schussler*

**CALLED TO ORDER/ROLL CALL**

**Present:** 6 - Member Aubin; Member Parisi; Member Paul; Member Murphy; Member Shalabi, Member Schussler  
**Absent:** 1 - Chairman Stephens

**APPROVAL OF MINUTES**

APPROVED

**Aye:** 6 - Member Aubin, Member Parisi, Member Paul, Member Murphy, Member Shalabi and Member Schussler  
**Nay:** 0  
**Absent:** 1 - Chairman Stephens

**2017-0045 Minutes of the November 14, 2017 Plan Commission Meeting**

A motion was made by Member Paul Aubin, seconded by Member Dave Shalabi, that the minutes of the November 14, 2017 Plan Commission be APPROVED. The motion carried by the following vote:6-0  
APPROVED

**Aye:** 6 - Member Aubin, Member Parisi, Member Paul, Member Murphy, Member Shalabi and Member Schussler  
**Nay:** 0  
**Absent:** 1 - Chairman Stephens

**PUBLIC HEARINGS**

**2017-0764 Premier Veterinary Clinic - Special Use**

A motion was made by Member Nick Parisi, seconded by Member Dave Shalabi, that this matter be CONTINUED to the February 13, 2018 Plan Commission. The motion carried by the following vote:6-0.

I move to continue file number 2017-0764, Premier Veterinary Clinic, Special Use to the February 13, 2018 Plan Commission meeting.  
CONTINUED

**Aye:** 6 - Member Aubin, Member Parisi, Member Paul, Member Murphy, Member Shalabi and Member Schussler  
**Nay:** 0  
**Absent:** 1 - Chairman Stephens

**2017-0671 Sertoma Centre Multi-Family Residences**

Mazza: Staff presentation made in accordance with written staff report date January 9, 2017.

AUBIN: Is the petitioner present? Does the petitioner care to make any comments

or additions to the presentation?

PARISI: Swore in David Sosin, 9501 144th Place, Orland Park.

SOSIN: Short presentation made in addition to staff's report. Introduced Executive Director of Sertoma.

PARISI: Swore in Gus Vanderbrink, 4343 W 123rd Street, Alsip, Illinois

VANDERBRINK: Short presentation made in addition to staff's report. Introduced project Architect.

PARISI: Swore in Todd Wiltse, 401 W Superior Street, Chicago

ZALENSKI: Short presentation made in addition to staff's report.

SOSIN: Spoke on the topic of traffic issues and the solutions they are employing to resolve them.

PARISI: Swore in Dan Stecick, 14228 Union Avenue, Orland Park

STECICK: Spoke in opposition to the project suggested that while the proposed development should be encouraged in the Village, it should not be located at the proposed location due to the prevalence of existing single-family homes in the area, the increase in traffic it would cause and the proposed higher density as compared to adjacent properties.

PARISI: Swore in John Newton, 18400 Maple Creek Drive, Tinley Park

NEWTON: Mr. Newton's neighbor, Mrs. Cooper, was unable to attend; he was here making comments as her attorney on her behalf. He stated an overall displeasure with the project, and cited various items that his client saw as less than ideal. His main complaint was the location of the project, as he felt it would have a negative impact on the neighborhood.

PARISI: Swore in Adam West, 14563 West Avenue, Orland Park

WEST: Made general comments and expressed his overall endorsement of the project. Mr. West stated that his child would potentially benefit from this project, and articulated how worthwhile it would be to have a project like Sertoma in town.

General discussion on project details between Commissioners, Village Planners, and Petitioners.

Individual opinions were expressed by the Commissioners present. All were in favor.

AUBIN: I believe all comments have been made. Would someone care to make a motion?

PARISI: I move to recommend approval of this petition (preliminary site plan and subdivision).

SHALABI: Second.

(APPROVED 6-0)

PARISI: I move to recommend approval of this petition (elevation drawings).

SHALABI: Second.

(APPROVED 6-0)

PARISI: I move to recommend approval of this petition (preliminary landscape plan).

SHALABI: Second.

(APPROVED 6-0)

PARISI: I move to recommend approval of this petition (Special Use Permit).

MURPHY: Second.

(APPROVED 6-0)

PARISI: I move to recommend approval of this petition (rezoning of the western most parcel).

SHALABI: Second.

(APPROVED 6-0)

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated January 9, 2018.

And

I move to recommend to the Village Board of Trustees to approve the preliminary site plan and subdivision as shown on "Preliminary Site Geometry Plan", prepared by Eriksson Engineering Associates, dated 09/01/2017, last revised 12/29/2017, sheet C-102, subject to the following conditions:

1. Design, permit, and construct a minimum 5' wide public sidewalk that connects the subject property to 143rd Street;
2. Ensure unrestricted vehicular and pedestrian access is maintained at all times for emergency services, Village services and neighboring property owners;
2. All lighting for the project must match the decorative lighting used in the Downtown Planning District;
4. Prepare, procure and provide any and all documentation required for the conveyance, dedication and recording of all land transfers associated with this project;
5. Submit a Record Plat of Vacation and Plat of Subdivision to the Village for review, approval and recording;
6. 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 "Sertoma Centre Multi-Family Residences", Sheets A1.3, A1.6, A1.7 and A1.9, prepared by Worn Jerabek Wiltse Architects", dated 08/30/2017 and revised 12/08/17, subject to the following conditions:

1. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;
2. Masonry must be of anchored veneer type with a minimum thickness of 2.625 inches;
3. Signs are subject to additional review and approval via the sign permitting process;

And

I move to recommend to the Village Board of Trustees to approve the preliminary landscape plan titled "Sertoma Center Multi-Family Residences", prepared by Laflin Design Group, Ltd., dated 09/01/2017, last revised 12/08/2017, sheets 1 and 2, 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;
2. Coordinate with and obtain all necessary permits from the Forest Preserve District of Cook County to design and construct a landscape restoration plan for all areas of encroachment on Orland Grove Forest Preserve property;
3. Include the landscape restoration plan on the final landscape plan for the area along north property line as approved by the Forest Preserve District of Cook County;
4. A certified arborist shall be contracted by the petitioner to ensure adherence to the tree preservation plan for this project;

And

I move to recommend to the Village Board of Trustees to approve a Special Use Permit for Sertoma Center Multi-Family Residences, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. A reduction of the width of the rear setback from 30' to approximately 6';
2. An increase of the width of the front maximum setback from 15' to approximately 27';
3. A reduction in the landscape bufferyard between the parking lot and property line from 10' to 0';
4. Permit the location of an off-street parking lot and garbage enclosure within the setback between the building and the street.

And

I move to recommend to the Village Board of Trustees to approve the rezoning of the western most parcel of the subject property (PIN 27-04-416-026) from R-3 Residential Zoning to VCD Village Center District.

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DUE TO THE SIZE OF THE STAFF REPORT, PLEASE SEE THE ATTACHED WORD FILE FOR THE COMPLETE PLAN COMMISSION PROJECT ANALYSIS. THE FULL REPORT WILL NOT PRINT FROM LEGISTAR.

Preliminary Engineering: Preliminary engineering has been approved. Please refer to the Detailed Planning Discussion section for more details.

#### OVERVIEW AND BACKGROUND

Sertoma Centre, Inc. (Sertoma) is an Illinois 501 c(3) not-for-profit corporation. According to the petitioner, for over 45 years, Sertoma has been serving adults with disabilities. Sertoma's mission is to provide opportunities that empower individuals with disabilities to achieve personal success. Sertoma serves over 1,500 individuals & their families annually through a multitude of job-training, counseling, support, and housing services.

Sertoma's property ownership & management experience includes:

1. Eleven (11) residential properties in southwest suburban Cook County for adult tenants with development disabilities and/or mental illness.
2. Two (2) day programs and employment training sites in Alsip.

3. Eight (8) intermittent Community Integrated Living Arrangement (CILA) sites.
4. One (1) community mental health and counseling services facility in Matteson.

Sertoma provides property management services for all the buildings they own. They have four (4) full-time maintenance staff and a large janitorial services department that trains and employs over thirty-five (35) individuals with disabilities.

According to the petitioner, the Union Avenue site works well for Sertoma due to its close proximity to Orland Park's Downtown, which offers transportation, a growing list of amenities and the potential for employment opportunities. Additionally, many of the potential tenants at the Union Avenue location would not own vehicles due to their disability, so the location is potentially ideal in terms of its pedestrian and transportation friendliness.

The petitioner has stated that each of the proposed residential units will be leased to adults with a disability. The residence will allow adults with disabilities to live independently but with as-needed support from Sertoma Centre. Support will include services like: grocery shopping, bill paying, social support, counseling, and job training. All adults have a 12-month lease and must meet Sertoma's criteria to live independently.

It should be noted that the Fair Housing Act protects people from discrimination when they are renting, buying, or securing financing for any housing, and the Village of Orland Park does not consider who the potential residents will be when reviewing potential residential development projects. (The Fair Housing Act was enacted as Title VIII of the Civil Rights Act of 1968, and codified at 42 U.S.C. 3601-3619, with penalties for violation at 42 U.S.C. 3631. It is enforced by the United States Department of Housing and Urban Development.)

## PROJECT DESCRIPTION & CONTEXT

### Regional Context

As outlined in the Village's Comprehensive Plan, the Downtown Planning District is separated into four Character Districts (Main Street, Old Orland, Civic Center and Orland Crossing), each with a distinct identity, but all integrated via a well-connected transportation network. The subject property is located within the Downtown Planning District, in the Main Street Character District / Downtown Mixed Use Category. This area is envisioned to become the heart of Orland Park, with a unique sense of place and an emphasis on walkability and pedestrian scale. Additionally, as part of Orland Park's Downtown, it is important that all new developments be reflective of the design principles set forth in the Village Center District (VCD) Zoning District.

### Project Context

The proposed residential development would replace the Schmaedeke Funeral

Home, which has been in operation since 1938. The surrounding properties include mostly one-story single-family homes and undeveloped parcels, although the Park School (Early Childhood through Grade 2) and Orland Funeral Home are also located within close proximity of the site. The Orland Grove Forest Preserve, part of the Forest Preserve District of Cook County (FPDCC) system, occupies an extensive area to the north, east and west of the subject property.

Union Avenue connects the property to 143rd Street. The intersection of Union Avenue and 143rd Street also includes the convergence of Southwest Highway, an intersection which is under potential consideration by IDOT for improvements. As vehicular use by residents of the new development would be limited, impacts to existing traffic in the area are expected to be minimal.

The proposed residential development consists of a 7,696 SF footprint (23,088 SF gross), 3-story, (16) unit multi-family building, comprised of (14) one-bedroom units and (2) two-bedroom units. The first floor includes offices for Sertoma staff and a community room for tenants. The site plan includes an outdoor patio space, a trellis feature, storage shed, garbage enclosure and an expansive open space area populated by heritage trees. The Orland Grove Forest Preserve abuts the property to the north and east, which further enhances the location's natural setting. Fourteen (14) new parking spaces, including two (2) accessible spaces, plus an additional ten (10) land-banked spaces, have been proposed.

#### Project Development

Since January, 2017, the petitioner has worked with Village Staff to develop a site plan that benefits all neighboring properties and represents the best use of the subject property. This includes the identification and resolution of several long-standing site and access issues, including encroachments onto Village and Cook County Forest Preserve property, vehicular and pedestrian connectivity to neighboring properties, limited site parking and non-compliant lot coverage. The preservation of the site's natural setting, including several large heritage trees, was also prioritized through this proposal. A detailed description of the proposed site plan changes is included in the Site Plan section below.

Furthermore, Village Staff have met with neighboring property owners on multiple occasions at various phases of this project to discuss the proposed development. Feedback from residents has been integrated into the proposed site plan, most notably in the creation of a public road connecting Union Avenue and Oak Street. Representatives from the Sertoma have also met with neighboring property owners on site and arranged a tour of a similar residential project that was recently constructed in Homewood, IL.

As proposed, the Sertoma residential development is well integrated into the existing fabric of single-family homes and forest preserve land. The proposed density is well below Code requirements and is appropriate given adjacent transit



and surrounding developments (the 143rd Street Metra Station is located approximately 850' to the east). The location and layout of the building provides a suitable distance between the existing single-family homes and new development. Additional landscaping throughout the site will provide screening and enhance the site's natural setting. Residents at this location and in the neighborhood will enjoy enhanced walkable proximity to shopping, dining, open space and transit opportunities. As such, the proposed project principally conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

Minor Code modifications are being requested as part of this petition. In order to mitigate the impact of these requests, a number of additional features are proposed for this project, which are discussed in the Special Use Permit section below.

This petitioner requests the following modifications:

1. A reduction of the width of the rear setback from 30' to approximately 6';
2. An increase of the width of the front maximum setback from 15' to approximately 27';
3. A reduction in the landscape bufferyard between the parking lot and property line from 10' to 0';
4. The location of a parking lot and trash enclosure within the setback area between the building facade and the street.

The recommendation motion includes the below conditions:

1. Design, permit, and construct at the petitioner's expense a minimum 5' wide public sidewalk that connects the subject property to 143rd Street;
2. Ensure unrestricted vehicular and pedestrian access is maintained at all times for emergency services, Village services and neighboring property owners;
3. All lighting for the project must match the decorative lighting used in the Downtown Planning District;
4. Prepare, procure and provide any and all documentation required for the conveyance, dedication and recording of all land transfers associated with this project;
5. Submit a Record Plat of Vacation and Plat of Subdivision to the Village for review, approval and recording;
6. Meet all final engineering and building code related items;
7. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;
8. Masonry must be of anchored veneer type with a minimum thickness of 2.625 inches;
9. Signs are subject to additional review and approval via the sign permitting process;
10. Coordinate with and obtain all necessary permits from the Forest Preserve

- District of Cook County (FPDCC) to design and construct a landscape restoration plan for all areas of encroachment on Orland Grove Forest Preserve property;
11. Include the landscape restoration plan as agreed to with the Forest Preserve District of Cook County (FPDCC) on the final landscape plan;
  12. Submit a final landscape plan, which must reference the final grading and site plans, in coordination with the final engineering submittal;
  13. A certified arborist shall be contracted to ensure adherence to the tree preservation plan for this project.

#### SITE PLAN

##### Existing Site

The existing arrangement of parcels, development features and Village right-of-way (ROW) represent a less than optimal configuration of the area in and around the subject property. Currently, the three (3) parcels owned by the Schmaedeke Funeral Home, which the Sertoma plans to purchase, occupy a combined 0.70 Acres (30,687 SF). Two (2) of these parcels, which are wooded, vacant lots, are zoned VCD Village Center District, while the remaining parcel, which is occupied by the Schmaedeke Funeral Home building, is zoned R-3 Residential District.

An unimproved Village ROW (142nd Street) runs along Schmaedeke's north property line. Union Avenue, a Village owned 2-lane road, runs along the west of the property, and another unimproved Village ROW (Oak Street) runs along the east of the property. Access to a single-family residence (owned by Mr. Bruce Cooper) to the southeast of the Schmaedeke properties is only possible via the unimproved 142nd Street, on which approximately eight (8) parallel parking spaces have been created. These spaces, along with the only access point to Oak Street, were all constructed without FPDCC authorization on FPDCC property.

Furthermore, a significant portion of Schmaedeke Funeral Home's outdoor space was actually built within 142nd Street ROW without Village authorization. The property itself far exceeded lot coverage requirements and contains only five (5) parking spaces within the Schmaedeke property limits. Fourteen (14) additional parking spaces have been constructed within Village ROW (Union Avenue and 142nd Street) without permission. The driveway to the neighboring property to the south of the Schmaedeke Funeral Home is also too narrow to comply with Village requirements, and residents currently use Schmaedeke property to access their driveway. In sum, numerous obstacles stand in the way of the redevelopment of the Schmaedeke Funeral Home.

##### Proposed Site

The original redevelopment plans contemplated by the Sertoma were to consolidate these three (3) parcels, rezone the new parcel to VCD and develop the property accordingly. After learning of the numerous site encroachments and

other issues associated with the site, Sertoma engaged the Village in a comprehensive reconfiguration of the area. The results of this comprehensive approach are reflected in the proposed site plan described below, as shown on "Preliminary Site Geometry Plan", prepared by Eriksson Engineering Associates, dated 09/01/2017, last revised 12/29/2017, sheet C-102.

#### 142nd Street ROW Exchange

As a part of this proposed development, the existing unimproved 142nd Street ROW, measuring 294' by 30' (8,820 SF) would be vacated by the Village and conveyed to the Sertoma Centre at no cost. In exchange, Sertoma would convey an equal sized area of 294' x 30' (8,820 SF) along the south side of the subject property to the Village of Orland Park at no cost. A new public street (technically 142nd Street, but labelled Public Street on site plan), designed to meet Village standards, would be constructed by the Sertoma and upon acceptance, would be owned and maintained by the Village of Orland Park. New street lights would be installed to improve site lighting. Unobstructed access between Union Avenue and Oak Street would also be established.

It should be noted that the existing 30' wide, unimproved 142nd ROW is a remnant of a previous ROW vacation that took place in 1947. The vacation of this ROW at that time appears to be related to the platting of area to the north of the Schmaedeke Funeral Home, which had been anticipating a new residential subdivision in this area. A subdivision was never constructed however, and this land is now part of the Orland Grove Forest Preserve, owned by the FPDCC.

Additionally, a portion of the unimproved Oak Street ROW, measuring 66' x 92.39' (6,098 SF) located directly east of the subject property, would also be vacated by the Village and conveyed to the Sertoma at no cost. In return, the Sertoma Centre would convey a non-conforming parcel created by the establishment of the new 142nd Street ROW, measuring 29.99' x 147.01' (4,409 SF), at no cost. The conveyance of this parcel would ideally be to the property owner to the south, Mr. Bruce Cooper. It remains to be determined if Mr. Cooper would accept this property. If a conveyance to Mr. Cooper is not possible, the Village would accept the parcel and consolidate it into the 142nd Street ROW, with the condition that Sertoma Centre permanently provides 100% of the maintenance and upkeep of this area.

Sertoma would be responsible to prepare, procure and provide any and all documentation required for the conveyance, dedication and recording of all land transfers associated with this project.

#### Building Placement

The conveyance of the existing 142nd Street ROW would relocate the subject property's northern property line to the Forest Preserve's property line. The proposed 3-story building is located as close to the north and west property lines

as possible to accommodate foundation landscaping, a sidewalk, 18' deep off-street parking stalls and a 30' wide 142nd Street (doing so requires a rear setback variance).

The building is proposed for the northwest corner of the site to maximize the distance from adjacent single-family homes as well as reduce the disturbance of the twenty-three (23) mature trees located on site. As a comparison, the new building would be approximately 15' further north, away from the neighboring properties, than the current location of the Schmaedeke Funeral Home.

The Sertoma Centre would be required to coordinate with the FPDCC to obtain any necessary permits from the FPDCC for the removal of the asphalt parking area and to develop a landscape restoration plan for area along north property line. This restoration plan would then need to be included on demolition and landscape plan for the Sertoma project.

#### Parking

Twenty-four (24) parking spaces are proposed between the newly established 142nd Street and a private sidewalk running along the south side of the building. Fourteen (14) spaces would be installed initially, with ten (10) additional spaces land-banked for future consideration. Land-banking these ten (10) spaces would limit the disturbance to the mature trees located on site. For further discussion on parking see the Parking and Loading section of this report.

#### Accessory Structures

A masonry garbage enclosure, a pre-manufactured storage shed and cedar trellis have been proposed as accessory structures. Further discussion of these features can be found in the Accessory Structure section below.

#### Sidewalks

Currently, no sidewalks exist on Union Avenue, 142nd Street or Oak Street. The proposed site plan includes an interior sidewalk system connecting the building to the outdoor seating area, parking spaces and a newly proposed sidewalk along Union Avenue. The Union Avenue sidewalk would be 5' wide to conform to Village requirements, connect the subject property to 142nd Street and be located along the east side of the ROW along Union Avenue. Plans for the actual design and construction of this sidewalk were not included with the Preliminary Engineering submittal, although a callout for the sidewalk connection is included on the site plan. The design for this sidewalk would be reviewed and approved during the final engineering review of this project.

#### MOBILITY

##### Pedestrian and Bicycle:

As mentioned previously, a sidewalk connecting the subject site and 143rd Street currently does not exist. As the petitioner has highlighted the fact that most

residents will not have personal vehicles, and that the site's proximity to the Downtown was a major consideration in selecting the subject site, the current state of pedestrian connectivity must be improved upon, as discussed below.

As such, as a condition of approval of this project, the petitioner will be required to design, secure permits/easements and construct a minimum 5' wide public sidewalk that connects the subject property to 143rd Street at the petitioner's expense.

From 143rd Street, residents would be able to walk to Downtown, the 143rd Street Metra Station, Village Hall and eventually to future downtown amenities. Future improvements by IDOT to the intersection of Southwest Highway, 143rd Street and Union Avenue may also include pedestrian connectivity improvements.

#### Public Transit:

The 143rd Street Metra station is within walking distance from the subject site. PACE operates Bus Line #379 along LaGrange Road.

#### Vehicular/Traffic:

The site is primarily serviced by 143rd Street and Union Avenue. As part of this project, a 30' wide public street (142nd Street) will be constructed to provide dedicated east-west connection between Union Avenue and Oak Street. See Site Plan discussion for further details.

## BUILDING ELEVATIONS

### General Comments:

The proposed 7,696 SF, 3-story, brick veneer building would replace an existing 2,347 SF 1.5-story, Cape Cod-style funeral home building. The elevations reflect the residential nature of the proposed development and surrounding residential neighborhood. Gabled roofs accented with white fascia are common features on many of the single-family homes in the area (and of the funeral home itself). Generously sized south facing windows, outlined in black trim, will provide ample natural interior lighting, while north elevation windows provide views of the Orland Grove Forest Preserve. Four (4) different red-toned bricks will accentuate building articulations. The building will be capped with black asphalt shingles. The proposed building materials are varied and used in a decorative way to provide depth and rhythm to the building.

### Front Elevation (South Elevation):

The elevation labeled 'South' reflects the front elevation, which faces south towards on-street parking and newly established 142nd Street. This area would be the main entrance for residents of the buildings due to easy access from their cars. A small entry canopy centered on this elevation defines the main building entrance which leads to an interior vestibule. Generously sized south facing windows will provide ample natural interior lighting. Foundation landscaping

softens the building footprint.

Rear Elevation (North Elevation):

The elevation labeled 'North' reflects the rear elevation, which faces the Orland Grove Forest Preserve. The rear elevation is very similar to the front elevation but does not include a doorway nor as many windows. Views from this side of the building will, in most cases, be more desirable than the view from the front of the building towards parking lot. The setback from the north property line to the rear of the building will be minimal, and as a result fewer building articulations are proposed.

Side Elevations (West and East Elevations):

The side elevations mirror each other and include similar design and features to the front and rear elevations. The west elevation, which faces Union Avenue, provides alternative ingress/egress points which do not connect to sidewalks or outdoor amenity space. The east elevation provides doorways which connect the interior of the building to a large patio area covered by a cedar pergola.

The description of the proposed elevations above reference the elevation drawings titled "Sertoma Centre Multi-Family Residences", Sheets A1.3, A1.6, A1.7 and A1.9, prepared by Worn Jerabek Wiltse Architects", dated 08/30/2017 and revised 12/08/17.

#### LANDSCAPING/TREE MITIGATION

Twenty-three (23) mature trees located on the subject property. Fifteen (15) of which are categorized as "heritage trees", meaning they have a diameter (DBH) of 24" or greater. The proposed development would preserve eleven (11) of the twenty-three (23) mature trees, including seven (7) heritage trees. To ensure the Tree Preservation Plan is adhered to during the construction of this project, the Village will required that certified arborist be contracted to ensure adherence to the tree preservation plan for this project. As tree mitigation fee may apply to this project, any such funds may be used to off-set the cost of the arborist's fee.

To comply with tree mitigation requirements, additional trees are proposed for the approximately 6,098 SF area of ROW that would be conveyed to the Sertoma Centre by the Village. As this area abuts the Orland Grove Forest Preserve, the restoration of this area aims to blend in with the forest preserve setting.

The preliminary landscape plan for this project requires Board of Trustee approval. The petitioner must submit a final landscape plan, for separate review in conjunction with final engineering review. The landscape plan should include any requests above and beyond Code requirements as recommended by the Plan Commission, Committee or Village Board.

#### DETAILED PLANNING DISCUSSION

### Preliminary Engineering

Preliminary Engineering has been approved for this project.

The project requires a WMO permit, with MWRDGC concurrence, for the proposed sanitary sewer service. A permit is required from the IEPA for the proposed watermain extension.

The project site is 0.93 acres and is not required to provide detention storage under MWRDGC regulations, but would under the Village's Land Development Code requirements. It is the Village's policy to waive its detention requirement for sites under one acre in area if a Stormwater-quality BMP is provided. The project is required to provide Volume Control (retention) per the MWRDGC WMO. The plans contain a 2,000 CF underground CMP system for this purpose.

The final engineering submittal shall include a photometric plan, electrical site plan, and project-specific catalog sheets. The lighting shall conform with section 6-315 Exterior Lighting of the Village's Land Development Code. The proposed Union Avenue sidewalk will be reviewed during final engineering. The sidewalk must be fully designed and constructed such that it will comply with applicable local and federal standards.

### Subdivision

A preliminary Plat of Subdivision has not been submitted, although the site plan reference many of the details that will be reflected on the Plat. A final plat will be required for separate review after Board approval. Sertoma will need to provide a Plat of Subdivision (which may be combined with the Plat of Consolidation) in addition to the Plat of Vacation. The Village can approve all of this in the Ordinance granting the Special Use. In addition, the Village will need to adopt a separate Ordinance approving the ROW vacation and directing the passage of title upon the vacation.

### SPECIAL USE PERMIT

A Special Use permit is required for a residential development with attached dwellings in VCD. The petitioner is requesting the following modifications:

1. A reduction of the width of the rear setback from 30' to approximately 6';
2. An increase of the width of the front maximum setback from 15' to approximately 27';
3. A reduction in the landscape bufferyard between the parking lot and property line from 10' to 0';
4. Permit the location of an off-street parking lot and garbage enclosure within the setback between the building and the street.

- 1) Reduced rear yard setback.

In an effort to accommodate the relocation of 142nd Street and position the new building as far away from adjacent single-family properties, a reduction in the rear setback has been requested. For clarification, the rear of the building (north elevation) faces the Orland Grove Forest Preserve, and a reduction from 30' to approximately 6' is a feasible way of accommodating foundation landscaping, a 5' wide sidewalk, 18' deep parking stalls and a 30' wide public street.

2) Increase of maximum front yard setback.

In an effort to accommodate the relocation of 142nd Street and position the new building as far away from adjacent single-family properties, a reduction in the rear setback has been requested. For clarification, the front of the building (south elevation) faces the 143rd Street and the new property line for the Sertoma property would be at the end of the on street parking spaces (or back of 142nd Street curb).

An increase of the width of the front maximum setback from 15' to approximately 27' is the only feasible way of accommodating foundation landscaping, a 5' wide sidewalk, 18' deep parking stalls and a 30' wide public street.

3) Reduced Landscape Bufferyard Requirements

Landscape bufferyard requirements are designed to screen the perimeter of uses from other uses. The requirements for VCD state that a minimum landscaped setback must be provided between the parking lot and the primary street right-of-way that accommodates the required landscape bufferyard area per Section 6-305 Landscape and Tree Preservation. Section 6-305 states the minimum setback between a parking lot and adjacent property line is ten (10') feet. As mentioned previously, the new property line for the Sertoma property would be at the end of the on street parking spaces (or back of 142nd Street curb).

As the proposed off-street parking area would abut the newly created 142nd Street, a landscape bufferyards located between the parking area and property line would not be realistic. However, the preservation of exiting trees and ample new landscaping is proposed for the site, including on the approximately 4,409 SF of land between 142nd Street and the adjacent property owner single-family home.

4) Permit off-street parking lot / garbage enclosure within the front setback.

Per the Land Development Code, parking lots or structures, drive-through facilities, loading facilities or trash enclosures are not allowed within the setback area between the building facade and the street. As the orientation of the



proposed building precludes the placement of off-street parking in any other location than between the building and street (142nd Street), and as no alternate placement of the garbage enclosure appears viable, a variance to this requirement has been requested.

#### Incremental Improvements

Incremental improvements are required when variances or code modifications are requested. The following are examples of incremental improvements proposed by the petitioner:

- 1) An outdoor patio area with a cedar trellis that provide amenity areas for the residents.
- 2) A sidewalk connecting 143rd Street with the subject property to enhance pedestrian connectivity for the entire neighborhood.
- 3) The construction of a new 30' wide public road connecting Union Avenue and Oak Street, which would be conveyed to the Village of Orland Park.
- 4) The rectification of several site encroachments, including the removal of unauthorized parking areas from Village ROW and Orland Grove Forest Preserve property.
- 5) The restoration of a portion of the Village's Oak Street ROW east of the Sertoma building, an approximately 6,098 SF area which would be conveyed by the Village to the Sertoma Centre. Improvements include the removal of an existing driveway and the landscape restoration of the area.
- 6) The conveyance of approximately 4,409 SF of land at no cost to Mr. Bruce Cooper. This land will be landscaped per the approved landscape plan by the Sertoma Centre and subsequently conveyed.

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.

#### Land Use/Compatibility

The land use is compatible, via a special use permit amendment for planned development, with the Village Codes and Comprehensive Plan.

#### Lot Coverage

Maximum: 75%

Proposed: 36%

#### Lot Size

Minimum: 10,000 Square Feet

Provided: 33,260 Square Feet

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

Maximum: 3.0 (within 1,000 feet of a mass transit facility)  
Proposed: 0.82

Allowable square footage for all developments, including single use commercial and single use residential, as well as mixed-use projects, shall be measured by the Floor Area Ratio (FAR). All developments with residential uses will be regulated on the basis of FAR compliance rather than the number of residential units. The maximum Floor Area Ratio (FAR) will be 3.0 for developments within 1,000 feet of a mass transit facility and 1.0 for developments outside of 1,000 feet of a mass transit facility. FAR is calculated by dividing the overall gross floor area by the gross site area. Gross floor area includes all building residential square footage. Accessory parking or transit facility parking is not included in the Gross Floor Area for FAR calculations.

#### Building Setbacks

##### Front

Required - maximum 5'-15'  
Proposed - 27' (Variance Requested)

##### Side Yard (East):

Required - 15'  
Proposed - 15.6'

##### Side Yard (West):

Required - 15'  
Proposed - 139'

##### Rear Yard:

Required - 30'  
Proposed - 6' (Variance Requested)

##### Parking:

Required: 10'  
Proposed: 0' (Variance Requested)

#### Building Height

Permitted: 40'  
Proposed: 37'-7 15/16"

According to the Land Development Code, building height means the vertical distance from grade plane to the average height of the highest roof surface. Chimneys, towers, spires, elevator penthouses, cooling towers and similar customary accessory structures and equipment, other than signs, shall not be included in calculating building height. Although the top of roof is listed as 45'-3

15/16", the average height of the roof is listed as 37'- 7 15/16", which is 2'-2 1/16" below the maximum roof height of 40' in the VCD.

In VCD, no building may exceed 3 stories, up to a maximum height of 40 feet, with the following exceptions:

- a. Building footprints within 600 feet of the 142nd Street train station may be up to 6 stories to a maximum height of 70 feet.
- b. At intersections of public streets, or private streets that are designed to public street standards with sidewalks and parkways, corner buildings may be up to 4 stories tall to a maximum height of 55 feet.
- c. Buildings cannot be more than two stories taller than adjacent existing single family homes.

#### Parking and Loading

Required: 2 Spaces / Unit

Total Required: 36 Spaces

\*A reduction to 24 Spaces by a 25% reduction permitted by Code

Proposed: 14 Spaces + 10 Land Banked Spaces = 24 Spaces

\*including 2 ADA Spaces

The petitioner has indicated that most residents will not possess or require personal vehicles, and that transportation services would be provided by the petitioner. As mentioned previously, a new sidewalk connecting the subject property to 143rd Street and the Downtown area will facilitate pedestrian connectivity. As such, the maximum reduction (25%) in the number of required parking spaces is recommended. This would reduce the required thirty-six (36) spaces to twenty-four (24) spaces. Furthermore, to reduce the overall impact to the land and to allow from the preservation of as many heritage trees located on site as possible, it is recommended that ten (10) of the twenty-four (24) required spaces be designated as land banked spaces. Ultimately fourteen (14) actual spaces would be constructed, with area of ten (10) additional spaces designed in the case that additional spaces were required in the future.

As vehicular use will be limited, impacts to existing traffic issues in the area of 143rd Street and Union Avenue are expected to be minimal.

#### Landscape Bufferyards

The petitioner has provided ample foundation and bufferyard landscaping. Additional landscape bufferyard has been provided within a remnant parcel between the new 30' wide 142nd Street and an adjacent parcel to the southeast of the building. This landscaping will provide additional screening of the new building from the single-family residence.

The landscaping for this project will be reviewed in detail upon the petitioner's submittal of the final landscape plan, which will be reviewed and approved

separately by the Development Services Department in conjunction with the final engineering review.

**Accessory Structures**

Garbage Enclosure - A masonry garbage enclosure designed in the same style as the principle structure has been proposed and conforms to Code requirements.

Storage Shed - A pre-manufactured storage shed, designed in a similar style as the principle structure has been proposed.

Trellis - A cedar trellis has been proposed to cover a concrete patio area located at the southeast corner of the building. The trellis provides a strong architectural feature and makes the outdoor patio area more usable in warmer conditions.

**Exactions**

A Development Agreement will govern the exaction fees for this project.

**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**

A monument sign is proposed at the Union Avenue entrance to the site. The details for the signage, including number of signs permitted, sign face, et al, will be reviewed separately as part of the sign permit process. All monument signage must meet Code requirements and must be submitted separately for a sign review and permit.

This is now before Plan Commission for consideration.

**APPROVED**

**Aye:** 6 - Member Aubin, Member Parisi, Member Paul, Member Murphy, Member Shalabi and Member Schussler

**Nay:** 0

**Absent:** 1 - Chairman Stephens

**NON-PUBLIC HEARINGS**

**OTHER BUSINESS**

**2018-0010 Memo: New Petitions & Appearance Review**

**ADJOURNMENT**

There being no further business before the Plan Commission, the Chairman adjourned the meeting.

WAGNER: This meeting is adjourned at 8:05 p.m.

**\*\*DISCLAIMER\*\***

Due to technical difficulties, the verbatim audio transcript for the 1/9/18 Plan Commission meeting is not available. The above minutes were assembled from notes taken by the Recording Secretary, Mitch Corona.

ADJOURNED