

VILLAGE OF ORLAND PARK

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



Meeting Agenda

Tuesday, September 25, 2018

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman
Commissioners: Paul Aubin, John J. Paul,
Laura Murphy, Dave Shalabi
Edward Schussler and Patrick Zomparelli

Short Agenda Council Boiler

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

[2018-0086](#) Minutes of the September 11, 2018 Plan Commission Meeting

PUBLIC HEARINGS

[2018-0330](#) Waterfall Plaza Subdivision

Continued

[2018-0543](#) Workout Anytime - Special Use Permit

SMM

[2018-0582](#) CTF Illinois - Special Use Permit

SMM

NON-PUBLIC HEARINGS

OTHER BUSINESS

[2018-0010](#) Memo: New Petitions & Appearance Review

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

DATE: September 25,
2018

REQUEST FOR ACTION REPORT

File Number: **2018-0086**
Orig. Department: **Development Services Department**
File Name: **Minutes of the September 11, 2018 Plan Commission Meeting**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

DATE: September 25,
2018

REQUEST FOR ACTION REPORT

File Number: **2018-0330**
Orig. Department: **Development Services Department**
File Name: **Waterfall Plaza Subdivision**

BACKGROUND:

QUICKFACTS

Project

Waterfall Plaza Subdivision

Legislative File ID

2018-0330

Petitioner

RPOR Investments, LLC

Purpose

The petitioner is proposing to Subdivide a single lot in the Waterfall Plaza Subdivision into two lots.

Requested Actions: Subdivision, Special Use Permit

This is now before Plan Commission for consideration.

BUDGET IMPACT:

REQUESTED ACTION:

I move to continue file number 2018-0330, Waterfall Plaza Subdivision, to the October 23, 2018 Plan Commission meeting.

DATE: September 25,
2018

REQUEST FOR ACTION REPORT

File Number: **2018-0543**
Orig. Department: **Development Services Department**
File Name: **Workout Anytime - Special Use Permit**

BACKGROUND:

Project

Workout Anytime - 9234-9240 159th Street

Case Number

2018-0543

Petitioner

Kenneth Moy, Owner of Workout Anytime

Purpose

The Petitioner seeks the approval of a Special Use Permit to operate a 5,948 square foot health club/fitness center (Workout Anytime) at 9234-9240 159th Street in the Park Hill Plaza commercial center within the BIZ Zoning District. A Special Use Permit is required by Section 6-207.C. of the Village of Orland Park Land Development Code because the tenant space exceeds 5,000 square feet.

Requested Action: Special Use Permit

Attachments

1. Aerial Image of Site
2. Development Petition
3. Petitioner Response to Special Use Standards and Project Overview
4. Notarized Affidavit for Public Hearing Notification

Quick Facts

Address: 9234-9240 159th Street

P.I.N.: 27-15-301-029-0000

Land Area: 49,500 square feet (1.13 acres)

Tenant Space: 5,948 square feet

Comprehensive Plan Planning District: 159th and Harlem
Comprehensive Plan Land Use Designation: Community Commercial
Existing Zoning: BIZ
Proposed Zoning: BIZ
Existing Land Use: Vacant Space within Park Hills Plaza
Proposed Land Use: Health Club/Fitness Center
Surrounding Area:
North: Open Space (Pond), R-3 (Residential)
South: Commercial Uses within Orland Hills
East: BIZ (Commercial)
West: BIZ (Commercial)

Project Description

The Petitioner proposes to operate a 5,948 square foot health club/fitness center called Workout Anytime at 9234-9240 159th Street. No changes to the Site Plan, parking lot, landscaping, or building elevations are proposed as part of this project. New tenant signage in compliance with the Village's Sign Code may be permitted at a later date upon obtaining a Sign Permit.

History & Context

The Park Hills Plaza commercial center was approved via a Special Use Permit for a Planned Development in 1984 (Ordinance 1314). The multi-tenant commercial building on the north part of the development is approximately 63,000 square feet. The 8.49 acre commercial plaza also includes three (3) outlots on the south portion of the development which are occupied by Jiffy Lube, Culver's, and McDonald's. Currently, there are no other gyms or recreational-type uses at the plaza. Most of the current tenants are restaurants, retail, or personal services. The site is bounded by the Village Square of Orland and Park Hill residential neighborhoods to the north, 159th Street to the south, Park Hill Drive to the east, and commercial uses to the west. Staff notes that the owner of the plaza recently received approval to improve the main building's façade with new paint.

Project Analysis

Special Use Permit Requirement

The proposed land use is classified as a "health club or fitness center", which is defined in Section 2-102 of the Land Development Code as "*a privately-owned building, or enclosed structure over 5,000 square feet, containing recreational facilities, such as athletic or physical conditioning equipment, racquet courts, and/or a swimming pool, which is operated on a private membership basis and restricted to use by members and their guests.*" A Special Use Permit is required for a health club/fitness center larger than 5,000 square feet in the BIZ Zoning District according to Section 6-207.C. of the Land Development Code.

Comprehensive Plan

The proposed use conforms to the Village's Comprehensive Plan and Land Development Code. The proposed land use is compatible with the surrounding area due to its commercial nature. The Village's Comprehensive Plan notes that the subject site is within the 159th and Harlem Planning District and the site is designated "community commercial".

Business Operations

The Petitioner states that the business will operate 24 hours per day, 7 days per week. According to the Petitioner, there are over 180 Workout Anytime gyms nationwide. While the gym is always open, only certain hours are staffed by employees. The existing locations closest to Orland Park are in Darien, Crest Hill, and Downers Grove.

The Petitioner states that music will be played within the gym and it will be kept to an appropriate level. Staff notes that the tenant space is a corner unit and only shares one (1) wall with another tenant, which is Clothes Mentor (resale of gently used apparel and accessories).

Parking

Section 6-306.B. of the Land Development Code states a health club/fitness center requires one (1) parking space per employee and one (1) parking space per each 200 square feet of tenant space, so the parking requirement for Workout Anytime is thirty-one (31) parking spaces (assuming one (1) employee staffing the gym). The Petitioner states that there will be an average of 8-12 clients visiting the gym each hour. There are eighteen (18) parking spaces directly south of the tenant space in addition to shared parking throughout Park Hill Plaza.

Special Use Standards & Findings of Fact

The Petitioner provided Findings of Fact for the following standards (attached within the meeting packet). Staff provided the following dashed information/opinions based on research and the information provided by the Petitioner as of September 21, 2018.

1. The Special Use will be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan, any adopted overlay plan, and these regulations.
 - The land use is a commercial use and complies with the Village's Comprehensive Plan, which calls for community commercial land uses on this site.
 - The proposed project does not include any changes to the site and does not include any requests for modifications from Village codes.
 2. The Special Use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.
 - The Park Hill Plaza development has existed for more than thirty (30) years. Workout Anytime is consistent with the commercial nature of the area.
 3. The design of the proposed use will minimize adverse effects, including visual impacts, on adjacent properties.
 - The Petitioner is not proposing any design changes to the property except for new tenant signage. All new signage will meet the Village's Sign Code.
 - The music played within the tenant space will not cause a nuisance to adjacent tenants or adjacent properties.
 4. The proposed use will not have an adverse effect on the value of the adjacent property.
 - Staff does not have an expert opinion on this standard.
-

5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service.

- The Park Hill Plaza development has been in existence for over thirty (30) years. The necessary facilities for the site have been provided.

6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.

- The Park Hill Plaza development has been in existence for over thirty (30) years. The amount of open space required at the time of the development's approval has been provided.

7. The development will not adversely affect a known archaeological, historical, or cultural resource.

- Staff does not have an expert opinion on this standard.

8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

- Staff has not identified additional standards or requirements for the Petitioner's proposed Special Use.

BUDGET IMPACT:

REQUESTED ACTION:

"Regarding Case Number 2018-0543, also known as Workout Anytime - Special Use Permit, I move to accept and make Findings of Fact for a Special Use as discussed at this Plan Commission meeting and within the Staff Report dated September 21, 2018."

And

"I move to recommend to the Village Board approval of a Special Use Permit for Workout Anytime to operate a 5,948 square foot health club/fitness center at 9234-9240 159th Street in the Park Hill Plaza commercial center within the BIZ Zoning District. The Plan Commission finds that this proposed Special Use meets the eight (8) standards set forth in Section 5-105.E. of the Land Development Code."

DATE: September 25,
2018

REQUEST FOR ACTION REPORT

File Number: **2018-0582**
Orig. Department: **Development Services Department**
File Name: **CTF Illinois - Special Use Permit**

BACKGROUND:

Project

CTF Illinois - 18230 Orland Parkway

Case Number

2018-0582

Petitioner

Mary Pat Ambrosino, CEO of CTF Illinois

Purpose

The Petitioner seeks the approval of a Special Use Permit to operate a 32,074 square foot vocational school at 18230 Orland Parkway within the Regional Mixed-Use Campus (RMC) Zoning District. The Applicant, CTF Illinois, proposes to provide vocational and educational support to people with intellectual disabilities for the purpose of learning the arts of drama, dance, fine arts, and music. A Special Use Permit is required for this type of land use pursuant to Section 6-214.F.2. of the Land Development Code.

Requested Action: Special Use Permit

Attachments

1. Aerial Image of Site
2. Development Petition
3. Petitioner Response to Special Use Standards and Project Overview
4. Notarized Affidavit for Public Hearing Notification

Quick Facts

Address: 18230 Orland Parkway
P.I.N.: 27-33-402-006-0000
Land Area: 646,833 square feet (14.85 acres)
Tenant Space: 32,074 square feet

Comprehensive Plan Planning District: I-80 Employment
Comprehensive Plan Land Use Designation: Community and Institutional
Existing Zoning: RMC
Proposed Zoning: RMC
Existing Land Use: Vacant Space within Existing Building
Proposed Land Use: Vocational School
Surrounding Area:
North: RMC/BIZ (Vacant Land, White Mountain Golf Course)
South: RMC (Vacant Land)
East: RMC (Vacant Land)
West: Unincorporated Park Land

Project Description

The Petitioner proposes to operate a 32,074 square foot vocational school at 18230 Orland Parkway within the Regional Mixed-Use Campus (RMC) Zoning District. No changes to the Site Plan, parking lot, landscaping, or building elevations are proposed as part of this project; however, CTF Illinois stated that they may wish to complete an expansion to the building in the future as Phase II. Some interior remodeling will occur, such as converting some classrooms into office space and installing new flooring. New tenant signage in compliance with the Village's Sign Code may be permitted at a later date upon obtaining a Sign Permit.

History & Context

The site was originally approved for St. Xavier University's south campus in 2002 (Ordinance 3715). According to staff reports, the building plans included 18 classrooms, offices, a cyber café with vending machines, and offices. St. Xavier's enrollment increased over time; however, the growing popularity of online learning versus physical classroom environments caused them to close their doors at this location. The site is in the general vicinity of the intersection of Orland Parkway and LaGrange Road and is adjacent to vacant land on all sides of the parcel.

Project Analysis

Special Use Permit Requirement

The proposed land use is classified as a "vocational school", which is defined in Section 2-102 of the Land Development Code as "*a secondary or higher education facility primarily teaching usable skills that prepare students for jobs in a trade or business and does not provide lodging or dwelling units for students or faculty. The term "vocational schools" does not include schools that teach repair skills for automobiles or other types of heavy machinery that require garage and/or outdoor work space.*" A Special Use Permit is required for a vocational school in the RMC Zoning District according to Section 6-214.F.2.c. of the Land Development Code.

Comprehensive Plan

The proposed use conforms to the Village's Comprehensive Plan and Land Development Code.

The proposed land use is compatible with the Comprehensive Plan because it is a community/institutional use.

Business Operations

The Petitioner states that CTF Illinois will provide vocational and educational support to people with intellectual disabilities for the purpose of learning the arts of drama, dance, fine arts, and music. The site will be licensed as a "Community Day Program" and receive funding from the State of Illinois. The Petitioner describes this land use as an extended learning environment for those with intellectual disabilities. The students at CTF Illinois will learn the arts and life skills. CTF Illinois currently operates in Tinley Park and will be relocating their educational programs from the Tinley Park location to this location. Phase II of the project may include a theater for performing arts.

Parking

Section 6-306.B. of the Land Development Code states a vocational school requires two (2) parking spaces per classroom and one (1) parking space per every two (2) students, so the parking requirement for CTF Illinois is 134 parking spaces (based on 16 classrooms and 204 students). There are (318) parking spaces on the property, so the site provides adequate parking.

Special Use Standards & Findings of Fact

The Petitioner provided Findings of Fact for the following standards (attached within the meeting packet). Staff provided the following dashed information/opinions based on research and the information provided by the Petitioner as of September 21, 2018.

1. The Special Use will be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan, any adopted overlay plan, and these regulations.
 - The land use is a vocational school and complies with the Village's Comprehensive Plan, which calls for community/institutional land uses on this site.
 - The proposed project does not include any changes to the site and does not include any requests for modifications from Village codes.

 2. The Special Use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.
 - The site has existed for about fifteen (15) years and is consistent with the Village's Comprehensive Plans and vision for the character of the remaining undeveloped parcels in the vicinity.
 - The proposed Special Use is consistent with the land uses identified in the Comprehensive Plan.

 3. The design of the proposed use will minimize adverse effects, including visual impacts, on adjacent properties.
 - The Petitioner is not proposing any design changes to the property except for new tenant signage. All new signage will meet the Village's Sign Code. Additional site changes will be reviewed by the Village through an Appearance Review or through a formal Development Petition process depending on the scope.

 4. The proposed use will not have an adverse effect on the value of the adjacent property.
 - Staff does not have an expert opinion on this standard.
-

5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service.

- The site has existed for about fifteen (15) years. The necessary facilities for the site have been provided.

6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.

- The site has existed for about fifteen (15) years. The amount of open space required at the time of the development's approval has been provided.

7. The development will not adversely affect a known archaeological, historical, or cultural resource.

- Staff does not have an expert opinion on this standard.

8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

- Staff has not identified additional standards or requirements for the Petitioner's proposed Special Use.

BUDGET IMPACT:

REQUESTED ACTION:

"Regarding Case Number 2018-0582, also known as CTF Illinois - Special Use Permit, I move to accept and make Findings of Fact for a Special Use as discussed at this Plan Commission meeting and within the Staff Report dated September 21, 2018."

And

"I move to recommend to the Village Board approval of a Special Use Permit for CTF Illinois to operate a 32,074 square foot vocational school at 18230 Orland Parkway within the Regional Mixed-Use Campus (RMC) Zoning District. The Plan Commission finds that this proposed Special Use meets the eight (8) standards set forth in Section 5-105.E. of the Land Development Code."

DATE: September 25,
2018

REQUEST FOR ACTION REPORT

File Number: **2018-0010**
Orig. Department: **Development Services Department**
File Name: **Memo: New Petitions & Appearance Review**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:
