

# VILLAGE OF ORLAND PARK

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



## Meeting Agenda

Tuesday, October 23, 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 October 23, 2018 Plan Commission Meeting

**PUBLIC HEARINGS**

[2018-0330](#) Waterfall Plaza Subdivision

*Continued*

[2017-0897](#) Century Medical Park II

*MM*

**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 October 23, 2018 Plan Commission Meeting**

---

### **BACKGROUND:**

### **BUDGET IMPACT:**

### **REQUESTED ACTION:**

---

## **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 November 13, 2018 Plan Commission meeting.

---

## **REQUEST FOR ACTION REPORT**

---

File Number: **2017-0897**  
Orig. Department: **Development Services Department**  
File Name: **Century Medical Park II**

---

### **BACKGROUND:**

#### **QUICKFACTS**

##### **Project**

Century Medical Park II

##### **Petitioner**

Linda Bosack

##### **Purpose**

To allow for the construction of two medical office buildings on Lot 5 of the Southwest Business Center, generally located at the northeast corner of 108th Avenue and 161st Street.

*Requested Actions:* Site Plan, Landscape Plan, Elevations, Special Use Permit for a Planned Manufacturing Development with modifications

##### **Project Attributes**

*Address:* 16045 S. 108th Avenue

*P.I.N.(s):* 27-20-203-005-0000

*Size:* 1.86 acres (81,187 s.f.)

*Comprehensive Plan Planning District:* Centennial Planning District

*Comprehensive Land Designation:* Office Employment Emphasis

*Existing Zoning:* MFG Manufacturing District

*Proposed Zoning:* None

*Existing Land Use:* Vacant

*Proposed Land Use:* Medical Offices

##### *Surrounding Land Use:*

North: MFG Manufacturing District - Medical Office (Century Medical Park I)

South: MFG Manufacturing District - (across 161<sup>st</sup> Street) Office (MPI Media Group)

East: MFG Manufacturing District - Vacant

West: LSPD Large Scale Planned Development District - (across 108<sup>th</sup> Avenue) School (Century Junior High School)

#### **PROJECT DESCRIPTION & CONTEXT**

The petitioner is proposing to construct two medical office buildings on Lot 5 of the Southwest

---

---

Business Center, located at 16045 108<sup>th</sup> Avenue. The proposed office buildings, labeled as Building A and Building B on the site plan, each measure 7,960 square feet in size. Two (2) independent parking lots with access from 161<sup>st</sup> Street are proposed and will include a total of eighty-seven (87) parking stalls. A bioretention facility required for storm water volume control is located in the northeast corner of the site. A retention basin, which was included in the original Beemsterboer Industrial Park engineering plans, is located approximately 300' to the northeast of Lot 5.

The site is located on Lot 5 in the Southwest Business Center (Beemsterboer Industrial Park), which is currently vacant. The Beemsterboer Industrial Park was originally approved on April 17, 1989 by Ordinance No. 1874. Farrell/Bosack Medical Buildings, also referred to as Century Medical Park I, is located directly to the north of the subject property at 16011 108th Avenue. The Village Board approved a Special Use Permit for a Planned Development on February 2, 1998 by Ordinance No. 3105. In general, except for the bioretention area, the proposed site plan mimics the site layout of Century Medical Park I and will utilize similar building elevations.

The petitioner is requesting the approval of a Special Use Permit for a Planned Manufacturing Development with five (5) modifications, which are listed below:

- 1) Locate a parking lot in the setback area between the buildings and the street (Section 6-212.E)
- 2) Increase in the number of parking spaces from fifty-three (53) to eighty-seven (87) spaces (Section 6-306.B)
- 3) Increase the maximum side yard setback to greater than twenty (20) feet for Building B (Section 6-208.F.2)
- 4) Allow for development within fifty (50) feet of a non-tidal wetland located on the adjacent parcel to the east (Section 6-413)
- 5) Permit the installation of a retaining wall greater than three (3) feet along the north property line (Section 6-302.C.31)

The recommendation motion includes the following conditions:

- 1) Meet all final engineering and building code related items;
- 2) All masonry must be of anchored veneer type masonry with a 2.265" minimum thickness;
- 3) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline;
- 4) Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply;
- 5) Provide an easement along the full extent of the west property line for the proposed multi-use / bike path along 108th Avenue, as determined during final engineering;
- 6) Install a sidewalk along 161st Street connecting to the approximate location of the future multi-use path along 108th Avenue, as determined during final engineering;
- 7) Provide eight (8) bicycle parking spaces on site;
- 8) Install railings around the bioretention area in accordance with the Building Code;
- 9) Submit a Final Landscape Plan meeting all Village Codes in conjunction with final engineering submittal.

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

---

---

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

### **PLAN COMMISSION DISCUSSION**

On October 23, 2018, a public hearing for Century Medical Park II was held before the Plan Commission. The petitioner was present at the meeting and provided a brief overview of the project. Travis Parry, the Village's engineering consultant from Christopher B. Burke Engineering, was also present to answer any questions related to the proposed preliminary engineering plans.

There was a discussion over the stormwater retention pond approved for Beemsterboer Industrial Park, the proposed bioretention area on the site, and the stormwater and volume control requirements by both the Village and the Metropolitan Water Reclamation District (MWRD). Commissioner Schussler noted that several recent petitions brought before the Plan Commission have included requests for modifications to increase the number of parking spaces and suggested staff review the parking requirements in the Land Development Code. The Commission also discussed the widening plans for 108<sup>th</sup> Avenue and the proposed retaining wall. Several Commissioners expressed concerns over traffic issues and congestion on 108<sup>th</sup> Avenue and 161<sup>st</sup> Street. It was noted that congestion may decrease once the roadway construction on 159<sup>th</sup> Street is completed next year.

Overall, the Commissioners expressed support of the project, stating the proposed buildings will be compatible with the surrounding uses and area.

### **PLAN COMMISSION MOTION**

On October 23, 2018, the Plan Commission, by a vote of 7-0, moved to recommend to the Village Board approval of the Special Use Permit with modifications to allow for a Planned Manufacturing Development in the MFG Manufacturing District. Modifications to the Special Use Permit are to:

- 1) Locate a parking lot in the setback area between the buildings and the street;
- 2) Increase in the number of parking spaces from fifty-three (53) to eighty-seven (87) spaces;
- 3) Increase the maximum side yard setback to greater than twenty (20) feet for Building B;
- 4) Allow for development within fifty (50) feet of a non-tidal wetland located on the adjacent parcel to the east;
- 5) Permit the installation of a retaining wall greater than three (3) feet along the north property line.

And

Voted 7-0 to recommend to the Village Board of Trustees approval of the Preliminary Site Plan titled "Preliminary Site Plan for Century Medical Park II" prepared by DesignTek Engineering, Inc., Sheets 1 and 2, dated August 11, 2017, revised September 4, 2018, subject to the following conditions:

- 1) Meet all final engineering and building code related items;
  - 2) Provide an easement along the full extent of the west property line for the proposed multi-use / bike path along 108th Avenue, as determined during final engineering;
  - 3) Install a sidewalk along 161st Street connecting to the approximate location of the future multi-use path along 108th Avenue, as determined during final engineering;
  - 4) Provide eight (8) bicycle parking spaces on site;
-

---

5) Install railings around the bioretention area in accordance with the Building Code;

And

Voted 7-0 to recommend to the Village Board of Trustees approval of the Elevations titled "Century Medical Park II" prepared by IJM Architects, Sheets A-1.0 and A-2.0, dated September 7, 2018 and received October 16, 2018, subject to the following conditions:

- 1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline;
- 2) All masonry must be of anchored veneer type masonry with a 2.265" minimum thickness;
- 3) Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

And

Voted 7-0 to recommend to the Village Board of Trustees to approve the Preliminary Landscape Plan titled "Cove Construction Century Medical", Sheet L1, prepared by Beary Landscaping, dated 10/10/2017 with a revision date of 12/6/2017, subject to the following condition:

- 1) Submit a Final Landscape Plan meeting all Village Codes in conjunction with final engineering submittal.

#### **DEVELOPMENT SERVICES, PLANNING AND ENGINEERING COMMITTEE REVIEW**

The project was originally scheduled to be reviewed at the Plan Commission meeting scheduled on October 9, 2018. However, the public notice for Century Medical II was not published in the Orland Park Prairie due to an error caused by Prairie. As a result, the project was pushed to the October 23<sup>rd</sup> Plan Commission meeting to accommodate the change to the public notice date. With consideration of the original project timeline, an allowance has been made to bring this project directly before the Board of Trustees on November 5, 2018. The project will skip review by the Development Services, Planning and Engineering Committee. Had this allowance not been made, a decision on the approval of this project would have been pushed back by more than one (1) month, to the Board meeting scheduled for December 3, 2018.

This case is now before the Village Board of Trustees for consideration.

#### **BUDGET IMPACT:**

#### **REQUESTED ACTION:**

I move to approve a special use permit with modifications, site plan, elevations, and preliminary landscape plan for Century Medical Park II located at 16045 S. 108th Avenue, as recommended at the October 23<sup>rd</sup> Plan Commission meeting and as fully referenced below.

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

I move to approve the Special Use Permit with modifications to allow for a Planned Manufacturing Development in the MFG Manufacturing District. Modifications to the Special Use Permit are to:

---



- 
- 1) Locate a parking lot in the setback areas between the buildings and the street;
  - 2) Increase in the number of parking spaces from fifty-three (53) to eighty-seven (87) spaces;
  - 3) Increase the maximum side yard setback to greater than twenty (20) feet for Building B;
  - 4) Allow for development within fifty (50) feet of a non-tidal wetland located on the adjacent parcel to the east;
  - 5) Permit the installation of a retaining wall greater than three (3) feet along the north property line.

And

I move to approve the Preliminary Site Plan titled "Preliminary Site Plan for Century Medical Park II" prepared by DesignTek Engineering, Inc., Sheets 1 and 2, dated August 11, 2017, revised September 4, 2018, subject to the following conditions:

- 1) Meet all final engineering and building code related items;
- 2) Provide an easement along the full extent of the west property line for the proposed multi-use / bike path along 108th Avenue, as determined during final engineering;
- 3) Install a sidewalk along 161st Street connecting to the approximate location of the future multi-use path along 108th Avenue, as determined during final engineering;
- 4) Provide eight (8) bicycle parking spaces on site;
- 5) Install railings around the bioretention area in accordance with the Building Code;

And

I move to approve the Elevations titled "Century Medical Park II" prepared by IJM Architects, Sheets A-1.0 and A-2.0, dated September 7, 2018 and received October 16, 2018, subject to the following conditions:

- 1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline;
- 2) All masonry must be of anchored veneer type masonry with a 2.265" minimum thickness;
- 3) Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

And

I move to approve the Preliminary Landscape Plan titled "Cove Construction Century Medical", Sheet L1, prepared by Beary Landscaping, dated 10/10/2017 with a revision date of 12/6/2017, subject to the following condition:

- 1) Submit a Final Landscape Plan meeting all Village Codes in conjunction with final engineering submittal.
-

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:**

---