

VILLAGE OF ORLAND PARK

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



Meeting Agenda

Tuesday, October 6, 2020

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

*Commissioners: John J. Paul, Laura Murphy, Patrick Zomparelli, Yousef Zaatar
and Daniel Sanchez*

Short Agenda Council Boiler

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

[2020-0670](#) Minutes of September 29, 2020 Plan Commission Meeting

Attachments: [09-29-2020 PC Meeting Minutes](#)

PUBLIC HEARINGS

OPEN PUBLIC HEARING

[2020-0492](#) Volkswagen of Orland Park - Vehicle Service Area Building
Addition - 8920 W 159th Street

Attachments: [Site Plan Details](#)
[Site Plan](#)
[Building Elevations](#)
[Plat of Survey](#)
[Responses to the Special Use Standards](#)

CLOSE PUBLIC HEARING

NON-PUBLIC HEARINGS

OTHER BUSINESS

[2020-0685](#) Memo: New Petitions

Attachments: [10-06-2020 Plan Commission Memo](#)

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

DATE: October 6, 2020

REQUEST FOR ACTION REPORT

File Number: **2020-0670**

Orig. Department:

File Name: **Minutes of September 29, 2020 Plan Commission Meeting**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

VILLAGE OF ORLAND PARK

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Meeting Minutes

Tuesday, September 29, 2020

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Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

*Commissioners: John J. Paul, Laura Murphy, Patrick Zomparelli, Yousef Zaatar
and Daniel Sanchez*

CALLED TO ORDER/ROLL CALL

Present: 6 - Chairman Parisi; Member Paul; Member Murphy; Member Zomparelli;
Member Zaatar, Member Sanchez

Absent: 1 - Vice Chairman Schussler

APPROVAL OF MINUTES**2020-0658 Minutes of September 2, 2020 Plan Commission Meeting**

A motion was made by Member Patrick Zomparelli, seconded by Member Laura Murphy, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Member Paul, Member Murphy, Member Zomparelli,
Member Zaatar and Member Sanchez

Nay: 0

Absent: 1 - Vice Chairman Schussler

PUBLIC HEARINGS**OPEN PUBLIC HEARING**

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

Aye: 6 - Chairman Parisi, Member Paul, Member Murphy, Member Zomparelli,
Member Zaatar and Member Sanchez

Nay: 0

Absent: 1 - Vice Chairman Schussler

2020-0656 2020 Land Development Code Amendments II

Staff presentation was given by Ed, Lelo, Bethany Salmon, Kyle Quinn and Sean Marquez in accordance with the written report dated September 29, 2020.

The Commission and staff attended the public hearing. No members of the public were present.

Flagpoles and Flag Requirements

Commissioner Zomparelli asked if there is anything listed in the code regarding the lighting of the flag. He explained there is proper etiquette for a flag if it is illuminated overnight.

Bethany Salmon indicated that currently there is nothing included in the proposed code section but can be reviewed. She went on to explain that the code currently

has other regulations that could be related to this section and that a review could be completed to potentially add illumination standards.

Commissioner Zaatar asked for clarification regarding the language indicating no flag should be displayed on an attached light pole. He also asked if a petitioner has to go through site plan approval to potentially erect three flagpoles in front of their business. Commissioner Zaatar indicated that he believes that there should be site plan approval and permits issued to any business wishing to construct flagpoles to ensure compliance with the code requirements.

Bethany Salmon indicated that the purpose of that section is to clarify that flags cannot be attached to something that is not a flagpole. She explained that flags are considered permit exempt. As long as they meet our code requirements, a sign permit is not necessary. However, if a concrete base was being installed, a permit would be required per the building code and a concrete inspection could be completed. Bethany clarified that any exterior changes to a commercial or non-residential property would need to be reviewed and administratively approved through an Appearance Review process.

Reassessing Temporary Sign Regulations

Commissioner Zaatar asked if this pertains to political signs.

Bethany explained that the proposed changes do not include political signs. She further indicated that, in 2015, the Supreme Court ruled that government cannot regulate signage based on content. Bethany clarified that generally if you can read a sign, it cannot be regulated on that basis.

Commissioner Paul asked what impact that would have on For Sale/For Rent/Vacancy signs and the timeframe that they are displayed.

Bethany explained that those signs are addressed in our current sign code and that they are not impacted by these revisions.

Sign Code Materials

Commissioner Zaatar asked why the revised language for a similar masonry materials is needed.

Bethany explained that this amendment provides further clarification to required building materials. For example, it can be hard to find a matching brick for a brick building constructed in the 1980's so they can use a precast panel to resemble brick in the same color.

Sign Code – Commercial Vehicles

Chairman Parisi asked for clarification on what would be acceptable for a commercial food establishment with several delivery trucks that are used every day.

Bethany explained that they must be parked in the least visible location and that this revision provides clarification between the vehicles used for daily operations and the ones that are not used for daily operations. She further indicated that this is to ensure that the ones being used for daily operations are not going to be prohibited and to regulate the vehicles being used solely for advertising purposes.

Sanitary Manhole Installation Requirements

Commissioner Zaatar asked why these products are to be used as opposed to others.

Sean Marquez explained the products used are selected based on the preference of the Public Works Department since they handle the maintenance of our sanitary sewer system.

As-Built Electronic Data Requirements

Chairman Parisi asked for a definition of as-built data.

Sean Marquez explained that once a development is constructed there is a survey of the site and we import that information to provide the location of utilities. That information is then very accurately represented in the GIS system.

Unshielded Access Lighting

Commissioner Zomparelli asked for clarification on the types of lighting proposed and for an example.

Bethany explained it is LED rope lighting that lines the parapet walls or the edges of the building. Staff provided sample images.

Commissioner Paul asked why we do not want LED rope lighting to be installed vertically or outlining windows or doors.

Bethany explained that the proposed code language is trying to avoid every feature on a building being illuminated with LED rope lighting. It is intended to be a minor architectural accent as opposed to lining the entire building.

Chairman Parisi asked if this applied to any of the buildings on the north side of Orland Parkway.

Bethany explained that this was being used as a test pilot and would apply to

buildings on the south side of Orland Parkway.

Ed Lelo further explained that this code amendment was initiated from a request by a particular petitioner that wanted to draw more attention to the I-80 corridor and to avoid requesting a variance. He continued that we do offer some other options, such as uplighting, in commercial areas. Ed indicated that there is another example of this type of lighting in the Village at Palos Health. Ed continued to explain that when the Orland Park Mall did their entry features, they have LED panels that were also installed. He indicated that so far the only issue that has been recognized in the field is when the lights pulsate or change from color to color. He said having one consistent color over a 24 hour period or changing that color based on a specific cause or holiday season provides the intended attention.

Commissioner Murphy commented that the lights at Palos Health are attractive. She indicated that when it is done tastefully, it is a great thing. She pointed out that if there are two or three tenants in a strip center and they all have different color, that creates a Disneyland effect.

Commissioner Zaatar indicated that this change seemed so specific to I-80 and that he would be concerned that this could be viewed as favoritism and that some verbiage should be created to encapsulate the Orland Mall, Palos Heath or buildings that wish to do this. He continued that this is an expensive new thing that is being used everywhere and he does not see a reason to limit it to one area, but if a test area is desired, then there is no objection. He also pointed out that it would be safest to create a paragraph if a petitioner wanted to do unshielded lights, then they need to obtain approval from the Village.

Ed clarified that this update has been requested by a specific petitioner for the Village to have this discussion, which is located at 116th Avenue and 184th Place on the corner. He explained that this is intended to draw attention to the area to gain tenants. Ed continued to explain that the reason it is so specific is so that it can be used as a test case and contained to one area as opposed to widespread throughout the Village.

Fence Requirements

Commissioner Zaatar clarified that if someone builds a wood fence, the village would require a three inch gap at the bottom with the new code changes.

Sean Marquez explained that there must be a three inch gap where a fence would be permitted.

Requirements for Privately-Owned Detention Ponds for New Developments

Chairman Parisi asked how the SSA would be collected.

Ed Lelo explained that it would be collected through the tax bill as an assessment. He further clarified that generally in order to establish a Special Service Area; you need 51% of the owners to agree to it in order for it to be created. He continued that if the developer owns all the land and if it is a requirement to set up this dormant SSA, there is one person that would essentially be responsible for creating the SSA. Ed explained that setting up the dormant SSA is not an issue, activating it after the fact is at the discretion of the Village, and we would need to have justification for activating it.

Commissioner Zaatar asked if you need to set up an entire department to accomplish this, and the Village wants it maintained a certain way, why not just have the Village maintain it and have the taxes set up accordingly.

Ed explained that the Village has been handling issues with some of the ponds not being maintained properly and there are years of deferred maintenance that have become costly to the Village.

Chairman Parisi asked for clarification that by establishing the SSA it is more cost-effective for the Village.

Commissioner Zomparelli asked how existing ponds would be handled and gave the example of Schussler Park.

Ed confirmed that this is an attempted fix that should have happened in years past but will not be retroactively enforced for existing subdivisions or developments. He continued by saying that the Village is the outlier in municipal stormwater management. Ed explained that Orland Park is one of the only communities that still continues to accept and maintain ponds. He indicated that most of the surrounding communities, have established these regulations so they don't continue to compound issues with cost or maintenance for the Village.

Chairman Parisi asked if there is any relation to this and the decision of the native plantings for the Eagle Ridge Pond.

Ed explained that the idea behind the native plantings is to reduce costs if maintained properly. Ed continued that if rip rap was to be used instead, there is a guarantee of replacement on a certain date.

Commissioner Zomparelli asked why the rip rap needs to be replaced over time.

Sean Marquez explained that you have to replace the rip rap because they erode over time and power washing is not possible after time.

Commissioner Zaatar asked if there are considerations for different construction standards implemented for the ponds, such as slopes and setbacks due to the

number of variances recently requested for projects.

Ed explained that there are standards set and that further discussion with the Board could take place. He continued when approving a pond with a variance, we are making maintenance a little bit more difficult and the developer is getting the benefit to their development and the Village is getting a slightly more difficult pond to maintain as well as the expense of it which is further support of having the ponds be privately maintained.

Overall, the Plan Commission expressed support of the code amendments.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated September 29, 2020.

And

I move to recommend to the Village Board of Trustees to approve the Land Development Code amendments for Section 2-102, Section 5-112, Section 6-207, Section 6-210, Section 6-211, Section 6-212, Section 6-302, Section 6-307, Section 6-308, Section 6-310, Section 6-315, Section 6-408, and Section 6-409, as presented in the attached Amendment Report titled "2020 Land Development Code Amendments II - Amendment Report to the Plan Commission" and associated exhibits, prepared by the Development Services Department and dated September 29, 2020.

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

Aye: 6 - Chairman Parisi, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

Absent: 1 - Vice Chairman Schussler

CLOSE PUBLIC HEARING

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

Aye: 6 - Chairman Parisi, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

Absent: 1 - Vice Chairman Schussler

NON-PUBLIC HEARINGS

OTHER BUSINESS

2020-0657 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

Meeting adjourned at 8:17 p.m.

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

Aye: 6 - Chairman Parisi, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

Absent: 1 - Vice Chairman Schussler

Respectfully submitted,

Gerianne Flannery
Recording Secretary

REQUEST FOR ACTION REPORT

File Number:	2020-0492
Orig. Department:	Development Services Department
File Name:	Volkswagen of Orland Park - Vehicle Service Area Building Addition - 8920 W 159th Street

BACKGROUND:

QUICKFACTS

Project

Volkswagen of Orland Park - Workshop Addition - 8920 W 159th Street
2020-0492

Petitioner

Grant Currier - Linden Group Inc.
Kaleb Yanko - Linden Group Inc.

Purpose

The petitioner proposes to construct a new 4,424 square foot building addition for servicing customer vehicles to be constructed on the north side of the existing Volkswagen dealership located at 8920 159th Street.

Requested Actions: Special Use Permit Amendment, Site Plan, Elevations

Address: 8920 159th Street, Orland Park, IL 60462

P.I.N.(s): 27-15-401-015-1002

Parcel Size: 6.6 Acres (288,841 Square Feet)

Comprehensive Plan Planning District & Designation: 159th and Harlem Planning District with Community Commercial Designation

Existing Zoning: BIZ - General Business District

Existing Land Use: Automobile Dealership (Motor Vehicle Sales and Service)

Proposed Land Use: Automobile Dealership (Motor Vehicle Sales and Service)

Surrounding Land Uses & Zoning:

North: OS Open Lands District - Open Space and Detention Pond

South: Orland Hills - (across 159th Street) Multi-Tenant Commercial

East: Orland Hills - Restaurant (Black Sheep)

West: BIZ General Business District - Commercial (Dunkin Donuts / Baskin Robbins)

BACKGROUND

The property was originally developed as part of Roesch Park (Legistar File ID 2001-0200, 2002-0041). On January 21, 2002, the Village Board approved a Special Use Permit and Rezoning for the construction of two automobile dealerships on Lot 1 of Roesch Park by Ordinance No. 3589.

Three lots were included as part of the Roesch Park development. Lot 1 originally housed the Volkswagen (8920 159th Street) and Mitsubishi (8910 159th Street) automobile dealerships. Since that

time, CJ Wilson Mazda has replaced Mitsubishi. Lot 2 is located west of Lot 1 and was developed as a restaurant (Dunkin Donuts / Baskin Robbins). Lot 3 lies north of Lot 1 and was purchased by the Village in 2001 (Ordinance No. 3566). Lot 3 was constructed with a landscaped berm that provides screening between the automobile dealerships and the residential properties located to the north of the detention pond.

The current petition only includes proposed changes to the western parcel of Lot 1, which is currently occupied by the Volkswagen dealership.

PROJECT DESCRIPTION & CONTEXT

The petitioner intends to construct a 4,424 square foot building addition to be used for the servicing of customer vehicles for the Volkswagen car dealership. The new building addition is to be constructed in the existing parking field located to the north of the dealership building. In addition, the petitioner proposes a new landscaped area adjacent to the addition as well as two new concrete sidewalks that provide access to the addition. No other changes are proposed to the principal building or site.

The proposed change requires an amendment to the existing Special Use Permit to allow for the expanded Motor Vehicle Services use and expansion to the Motor Vehicles Sales use previously approved by Ordinance No. 3589.

No variances or modifications are requested as part of this petition.

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

SITE PLAN

The proposed 4,424 square foot accessory building will be located on the north side of the existing Volkswagen dealership building with an existing row of parking adjacent to the building. The building addition will replace a total of twenty-six (26) existing parking spaces, the majority of which are double stacked parking spaces.

The existing drive aisle to the north of the addition will be slightly reduced in width, from twenty-seven (27) feet and six (6) inches wide to twenty-five (25) feet and six (6) inches wide. As proposed, the drive aisle meets the requirements of Section 6-306 of the Land Development Code.

Additionally, existing foundation landscaping, which measures approximately 4 feet wide, on the north side of the building will be removed to accommodate the building addition. A new landscape area and sidewalk connecting to the existing sidewalk adjacent to the building will be installed on the west side of the building addition. A small area of permeable pavers, measuring approximately 936 square feet in size, will be installed on the north side of the property in an existing parking row.

Parking

Lot 3

Approved Parking (Ordinance No. 3589): 594 spaces

Existing Parking: 570 spaces, including 3 accessible spaces

Proposed Parking: 544 spaces, including 3 accessible spaces

Required Parking: 157 spaces, including 3 accessible spaces

Volkswagen (West Side of Lot 3)

Existing Parking: 304 spaces, including 1 accessible space

Proposed Parking: 278 spaces, including 1 accessible space

Per Section 6-306.B, automobile repair and sales uses are required to provide one (1) parking space per three-hundred (300) square feet of floor area. In this case, a total of one-hundred fifty-seven (157) parking spaces would be required on site to accommodate the proposed 47,074 square foot building. With the removal of twenty six (26) spaces in the area of the proposed building addition, the overall site

will include a total of five-hundred forty-four (544) spaces. The site exceeds the number of parking spaces required per code, but is below the number of parking spaces approved by the original Special Use Permit (Ordinance No. 3589).

BUILDING ELEVATIONS

The building addition will be constructed with split-faced CMU (concrete masonry unit) walls that will closely match the existing texture and color of the brick building. All overhead garage doors and service doors will be painted a medium bronze brown color that will match the existing windows, gutters, and downspouts on the building. The proposed addition will have an overall height of 22 feet, as measured to the top of the parapet wall.

North Elevation

The north elevation will include a total of seven (7) overhead doors and is primarily characterized by its use as the vehicular entrance to the addition. This elevation contains one (1) 12' x 12' overhead garage door, six (6) 10' x 12' overhead garage doors, one (1) service door, fourteen (14) pipe bollards, five (5) wall pack light fixtures, and a new pre-finished aluminum coping running horizontally at the top of the addition.

East Elevation

The east elevation will utilize the same design as the north elevation (split-faced CMU). In addition, one (1) service door, one (1) louver, one (1) wall pack light fixture, and new pre-finished aluminum coping along the top of the addition will be present on this elevation.

West Elevation

The west elevation will utilize the same design as the north elevation (split-faced CMU). One (1) service door, one (1) wall pack light fixture, and new pre-finished aluminum coping along the top of the addition will be present on this elevation.

LANDSCAPING/TREE MITIGATION

As part of the project, approximately 700 square feet of foundation landscaping located along the north façade of the building is to be removed. The petitioner has proposed a new landscaped area, measuring roughly 193 square feet in area, to the west of the addition in order to offset the reduction in landscaping.

At this time, no plantings are proposed within the proposed 12 foot wide landscape area. Per Section 6-305.D.5, a minimum seven (7) foot wide foundation landscape area shall be provided along fifty percent (50%) of all building facades not fronting a public street, except where building access walkways/driveways or emergency service connections are necessary. Foundation landscape areas shall consist of well-defined planting beds. A minimum of seventy-five percent (75%) of each foundation landscape area shall be occupied by planting beds, with the remaining area to be covered in a turf-grass or turf-grass alternative. Foundation planting beds shall consist of a combination of trees, shrubs, ornamental grasses, perennials and groundcovers. The majority of required foundation trees, shrubs and ornamental grasses shall provide year-round visual interest.

The installation of plant material meeting the requirements of Section 6-305.D.5 has been included as a condition of approval.

There are no other changes to the landscaping on site.

DETAILED PLANNING DISCUSSION

Preliminary Engineering

Preliminary engineering approval has been granted for this project by the Village's engineering consultant, Christopher B. Burke Engineering Ltd. (CBBEL). Final engineering submittal must address all previous review letter comments as well as any future engineering comments.

Lighting - A photometric plan for proposed lighting shall meet the requirements of Section 6-315. In this case, Lighting Class 1 would be required for the project.

Comprehensive Plan

According to the Village's Comprehensive Plan, the subject property is located in the 159th and Harlem Planning District and is designated Community Commercial. The proposed changes to the existing Volkswagen auto dealership (Motor Vehicles Sales and Service) are considered an appropriate land use within this designation. The 159th and Harlem Planning District is auto-oriented and contains a large concentration of automobile dealerships in the Village.

Land Use/Compatibility

The proposed building addition will be used for Motor Vehicles Services, which requires approval of a Special Use Permit in the BIZ General Business District. The existing and proposed uses are compatible with the BIZ General Business District, the surrounding existing uses along 159th Street, and the Comprehensive Plan designation for this area. The surrounding area is comprised of a mix of commercial, restaurant, and car repair, and automobile dealership uses.

Motor Vehicle Services are regulated via Section 2-102 of the Land Development Code. The requirements for Motor Vehicles Services are as follows: 1) All work is conducted indoors; 2) Garage doors facing residential areas remain closed at all times except for the exchange of vehicles; and 3) Vehicles parked more than five (5) business days are considered outdoor storage. The petitioner has confirmed that all work associated with the addition will take place indoors. The garage doors, located on the north elevation, are not subject to the requirement as the adjacent parcel is not residential. Therefore, the regulations pertaining to Motor Vehicle Services are met.

The north façade of the new building addition will be located approximately 500 feet from the adjacent residential properties to the north. The nearest residential lot is located approximately 270 feet from the north lot line of the subject property. A Village owned property with open space and a detention pond is located between the residential properties and the site, which provides screening and a separation between the dealership and residential uses.

Special Use Permit

Motor Vehicle Services require approval of a Special Use Permit in the BIZ General Business District per Section 6-207.C.12 of the Land Development Code. The proposed use will be in conjunction with the existing automobile dealership, which is classified as Motor Vehicles Sales and also requires approval of a Special Use Permit in the BIZ General Business District. As previously noted, a Special Use Permit to allow for two automobile dealerships on Lot 1 of Roesch Park was previously approved by Ordinance No. 3589. The proposed Amendment to the Special Use Permit will allow for the additional Motor Vehicle Service use on site.

Per Section 5-105.E. of the Land Development Code, the Plan Commission shall consider the extent to which the proposed project will meet the eight Special Use Standards listed in the Code. The petitioner has provided responses to the Special Use Standards, which are attached for review.

Signage

As shown on the submitted plans, the petitioner is not proposing to install any new signage on the site or on the building elevations. Signage is not included as part of this petition. All signs are subject to a separate sign permit review by the Development Services Department and must comply with Section 6-307 of the Land Development Code.

Accessory Structures

No accessory structures are proposed as part of this project.

An existing garbage enclosure is located to the northwest of the dealership building in the rear parking lot. The garbage enclosure was assessed via a site visit conducted by staff and has been determined to be conforming per Section 6-302.D of the Land Development Code.

The petitioner has indicated that electric vehicle charging stations will be installed at a future date on the

north side of the site, but are not been included as part of this petition. The petitioner will be required to obtain approval of an administrative Appearance Review by the Development Services Department and obtain building permit approval prior to the installation of the electric vehicle charging stations.

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. The petitioner has proposed to install metal screening panels around the proposed rooftop equipment to completely screen the units from view. The color of the screening panels shall be required to match the building brick, finish, or trim color.

Site Screening

At the time of the original approval for the development of Lot 1 or Roesch Park, residents to the north (across the open space and detention pond) expressed concerns regarding the visibility of operations taking place to the north of the dealerships. A berm was constructed on Lot 3 that has a peak height of 14' (702' above sea level) and dense landscaping that includes evergreens. The topography of Lot 3 slopes downward from 702' to 682' to the north of the berm. The highest point of the berm is roughly 11' higher than the location of the addition. The addition height will be roughly 11' taller than the highest point of the berm but is well screened via the landscaping required as part of the original approval. Further, the tallest point of the addition is roughly 24' shorter than the primary structure that it is attached to and will therefore not increase the visibility of the business to residents located roughly 300 feet to the north.

Exactions and/or Incentives

All exaction fees, including but not limited to transportation, parks and schools, are to be paid to the Village per Code requirements.

Bulk Requirements

Lot Coverage

Lot 1 (existing car dealerships), Lot 2 (Dunkin Donuts/Baskin Robbins), and Lot 3 (open space and detention pond) were originally approved with the following lot coverage by Ordinance No. 3589:

Lot 1: 78%

Lot 2: 50%

Lot 3: 0%

Per the Land Development Code, no more than 75% percent of the parcel shall be covered with building, pavement and storm water storage, leaving at least 25% of total parcel area in green space. Impervious coverage will be allowed up to 80% when Best Management Practices (BMPs) such as porous pavements and green roofs are used. Up to 40% of the BMPs will be considered pervious, provided that the design standards outlined in the code for BMPs are met.

Approximately 700 square feet of foundation landscaping on the north side of the building will be removed to accommodate the north building addition and a new sidewalk with an impervious area of approximately 261 square feet will be installed to provide access to the building addition, equating to roughly 961 square feet of new impervious area.

The petitioner is proposing pervious pavement as a BMP to reduce lot coverage on site. A total of 936 square feet of permeable pavement is proposed within the existing parking spaces located on the north side of the site. 40% of that pavement may be used toward the pervious pavement calculation for lot coverage, which amounts to roughly 374 square feet of permeable area. A new landscape area to the west of the building addition that amounts to roughly 193 square feet in size will also be installed. In total, roughly 567 square feet of permeable surface area is proposed as a result of the new landscape bed and permeable pavement.

The amount of impervious area is slightly increasing by approximately 394 square feet. With the minimal increase to impervious area, lot coverage will remain at approximately 78% for Lot 1, which was approved per the original Special Use Permit for the site by Ordinance No. 3589. In the case that new

impervious areas are proposed in the future, the dealership should offset said impervious areas with pervious areas. Otherwise, approval of a variance/modification for lot coverage will be required.

Lot Size

Minimum - 10,000 square feet

Existing - 288,841 square feet

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

Maximum - 1.0

Proposed - 0.16

Setbacks

Front Setback (159th Street):

Required - 25 feet

Existing - 153.5 feet

East Interior Side Yard:

Required - 15 feet

Existing (To Existing Building) - 112.4 feet

Proposed (To Existing Building) - 112.4 feet

Proposed (To Building Addition) - 123.82 feet

West Interior Side Yard:

Required - 15 feet

Existing - 80.65 feet

Rear Yard:

Required - 30 feet

Existing - 255.6 feet

Proposed - 213.6 feet

Building Height

Maximum - 50'

Proposed - 22'-6"

There are no changes to the building height of the primary structure.

This is now before Plan Commission for consideration.

BUDGET IMPACT:

REQUESTED ACTION:

Regarding Case Number **2020-0492**, also known as **Volkswagen Vehicle Service Area Building Addition**, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated October 6, 2020.

And

I move to recommend to the Village Board approval of the **Preliminary Site Plan** titled "Preliminary Site Plan," Sheet Z-1.0, prepared by Linden Group, dated and last revised September 16, 2020, and the detailed site plan sheets shown on Sheet 2 of 10, Sheet 3 of 10, and Sheet 5 of 10, prepared by Joseph A. Schudt & Associates, dated and last revised September 1, 2020, subject to the following conditions:

-
1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
 2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the code requirements listed in Section 6-308.J.
 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.
 4. The proposed use, Motor Vehicle Services, shall meet Village Code requirements, including Title 6 Chapter 2 Nuisances and Title 6 Chapter 4 Noise Control, and the conditions listed in Section 2-102 of the Land Development Code.
 5. Provide a landscape plan that includes plant material meeting the requirements of Section 6-305.D.5 within the proposed landscape bed located on the west side of the building addition.
 6. Electric vehicle charging stations are subject to an additional review and approval via an Appearance Review by the Development Services Department and additional restrictions may apply.

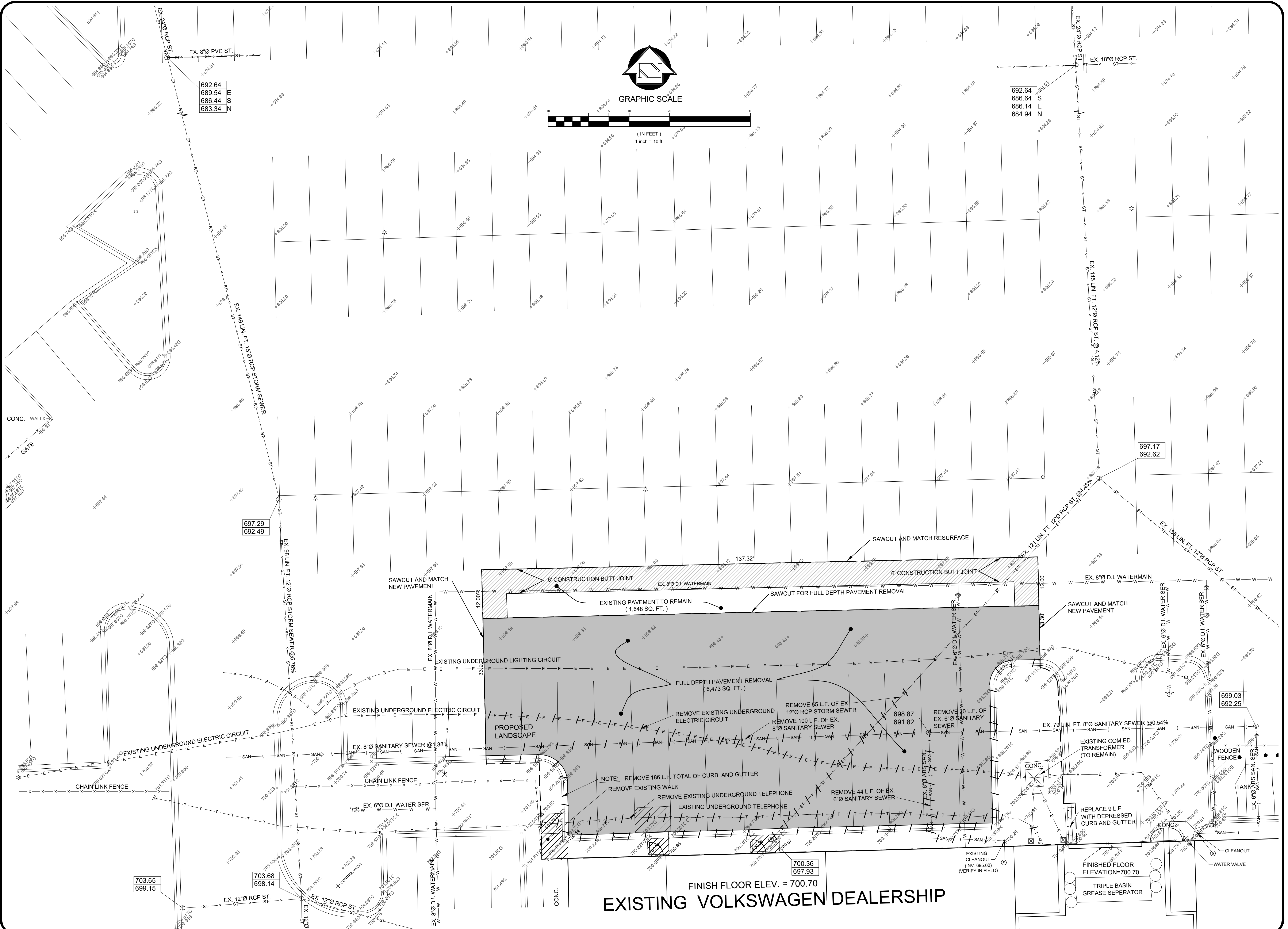
And

I move to recommend to the Village Board approval of the **Elevations** titled "Exterior Elevations," on Sheet Z-4.0, dated and last revised July 27, 2020, subject to the same conditions as outlined in the Preliminary Site Plan motion and subject to the following conditions:

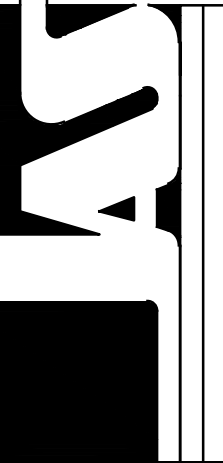
1. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.

And

I move to recommend to the Village Board approval of a **Special Use Permit Amendment** to allow for the construction of a 4,424 square foot vehicle service area building addition for the Volkswagen car dealership and for the operation of Motor Vehicle Services and Sales uses in the BIZ General Business District, subject to the same conditions as outlined in the Preliminary Site Plan motion.



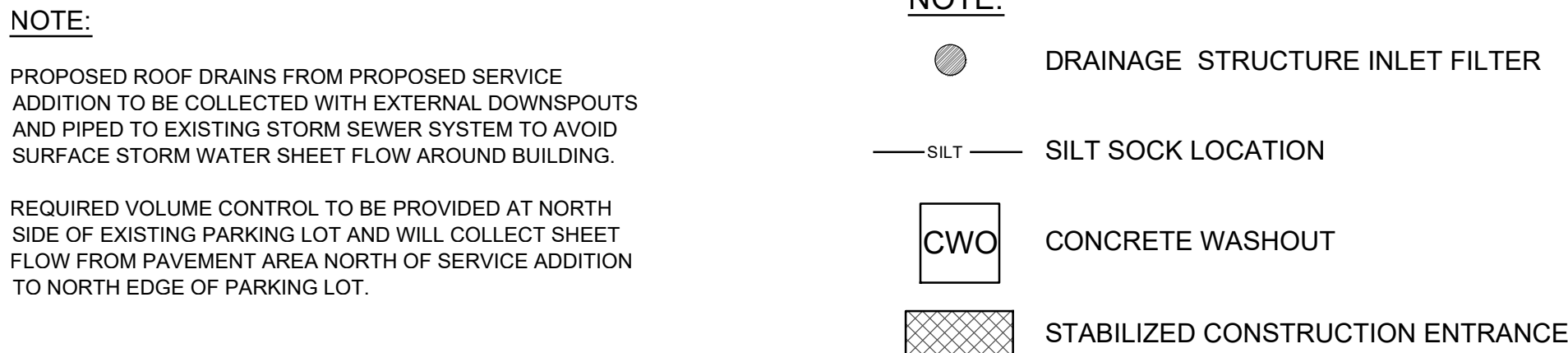
Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE MOKENA, IL 60448
PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065
SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES



2. 09-01-20 PERMIT REVIEW REVISIONS

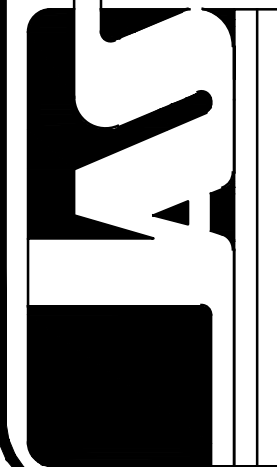
VOLKSWAGEN OF ORLAND PARK
8920 W. 159th ST., ORLAND PARK, IL
EXISTING TOPOGRAPHY - DEMOLITION

Date: 04-27-20
Scale: 1" = 10'
Name: 17-053-ENG
Drawn: JAR
Checked: DWO
Sheet:
2 OF 10
Project No.:
17-053



Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065
SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

(184-001172)



REVISIONS:
1. 07-27-20 ISSUED FOR PERMIT
2. 09-01-20 PERMIT REVIEW REVISIONS

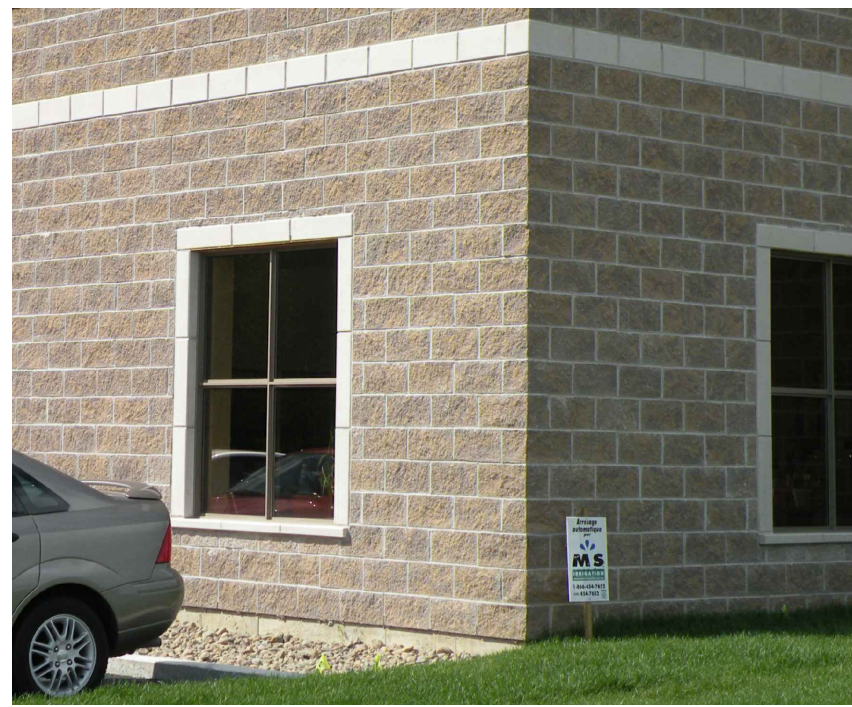
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 JOSEPH A. SCHUDT & ASSOCIATES

VOLKSWAGEN OF ORLAND PARK
8920 W. 159th ST., ORLAND PARK, IL
EROSION CONTROL PLAN

Date: 04-27-20
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File Name: 17-053-ENG
Drawn: JAR
Checked: DWO
Sheet:
5 OF 10
Project No.:
17-053

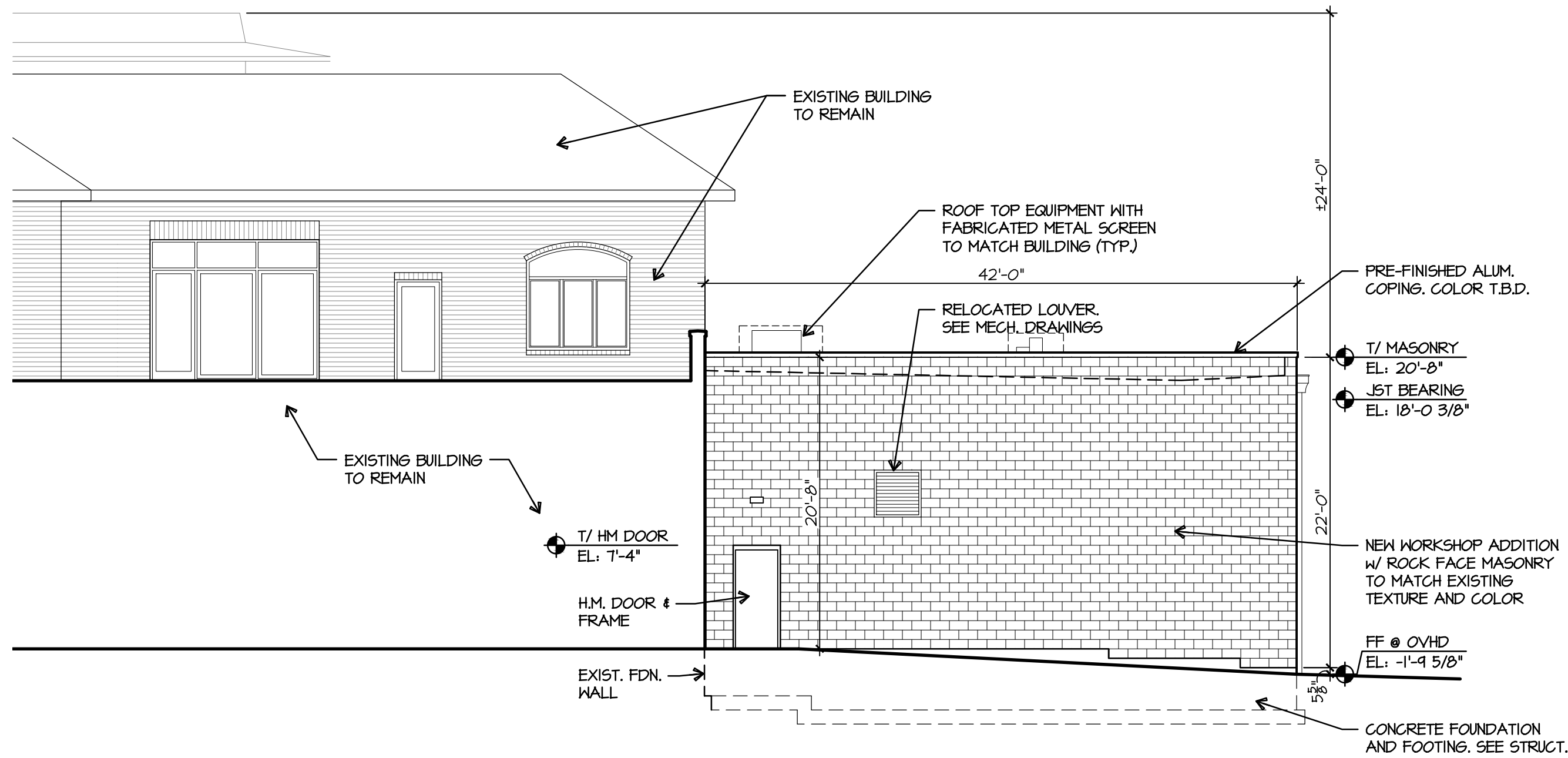


5 EXISTING BUILDING FACADE
Z-4.0

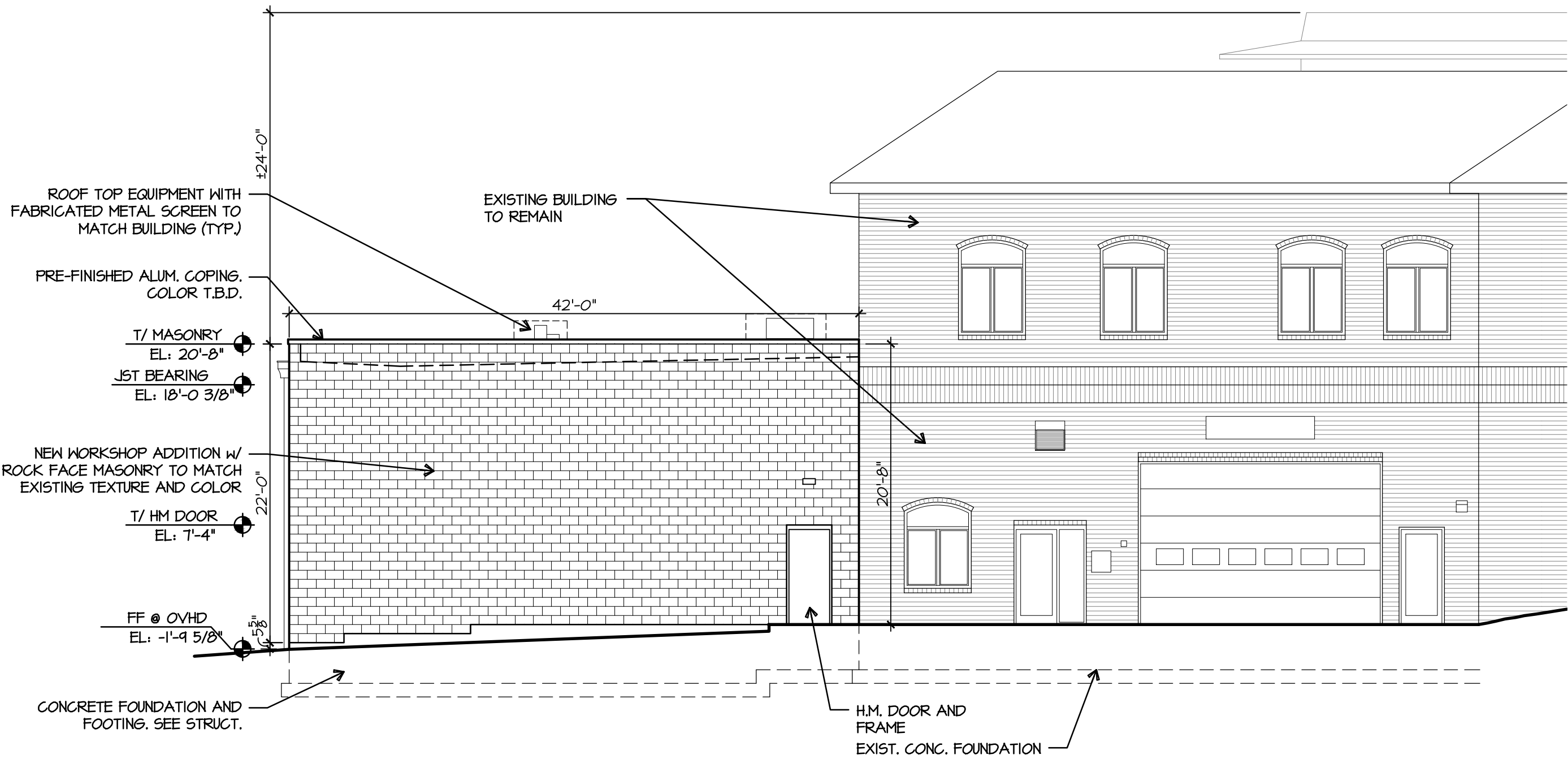


6 PROPOSED FACADE MATERIAL
Z-4.0

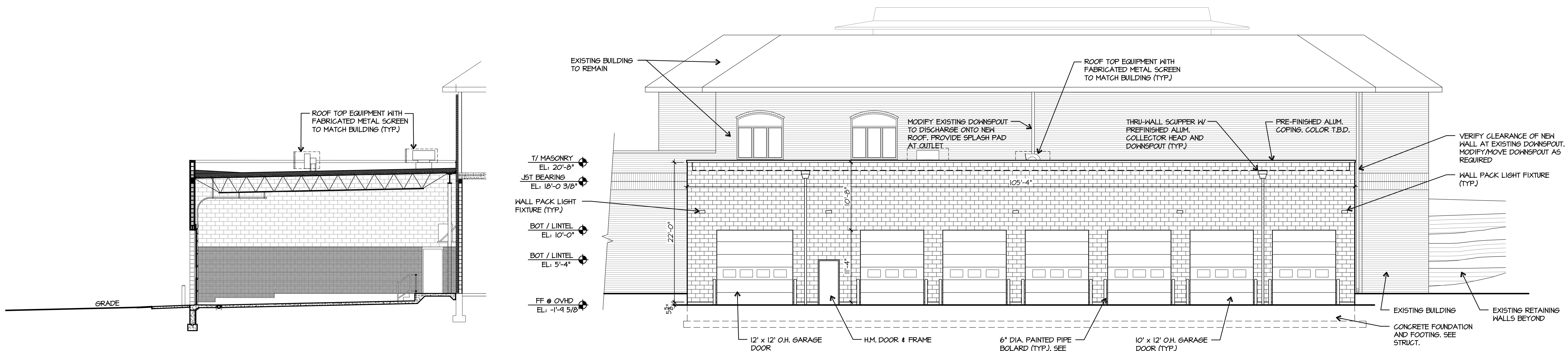
- ELEVATION GENERAL NOTES**
- CONTROL JOINTS (C.J.) ARE TO BE LOCATED AS INDICATED ON THE ELEVATIONS. INSTALL CONTROL JOINTS PER NATION CONCRETE MASONRY ASSOCIATION (NCMA) RECOMMENDATIONS.
 - REFER TO SHEET A-6.0 FOR DOOR SCHEDULE AND INFORMATION.
 - REFER TO SHEET A-1.0 FOR ADDITIONAL FINISH INFORMATION.



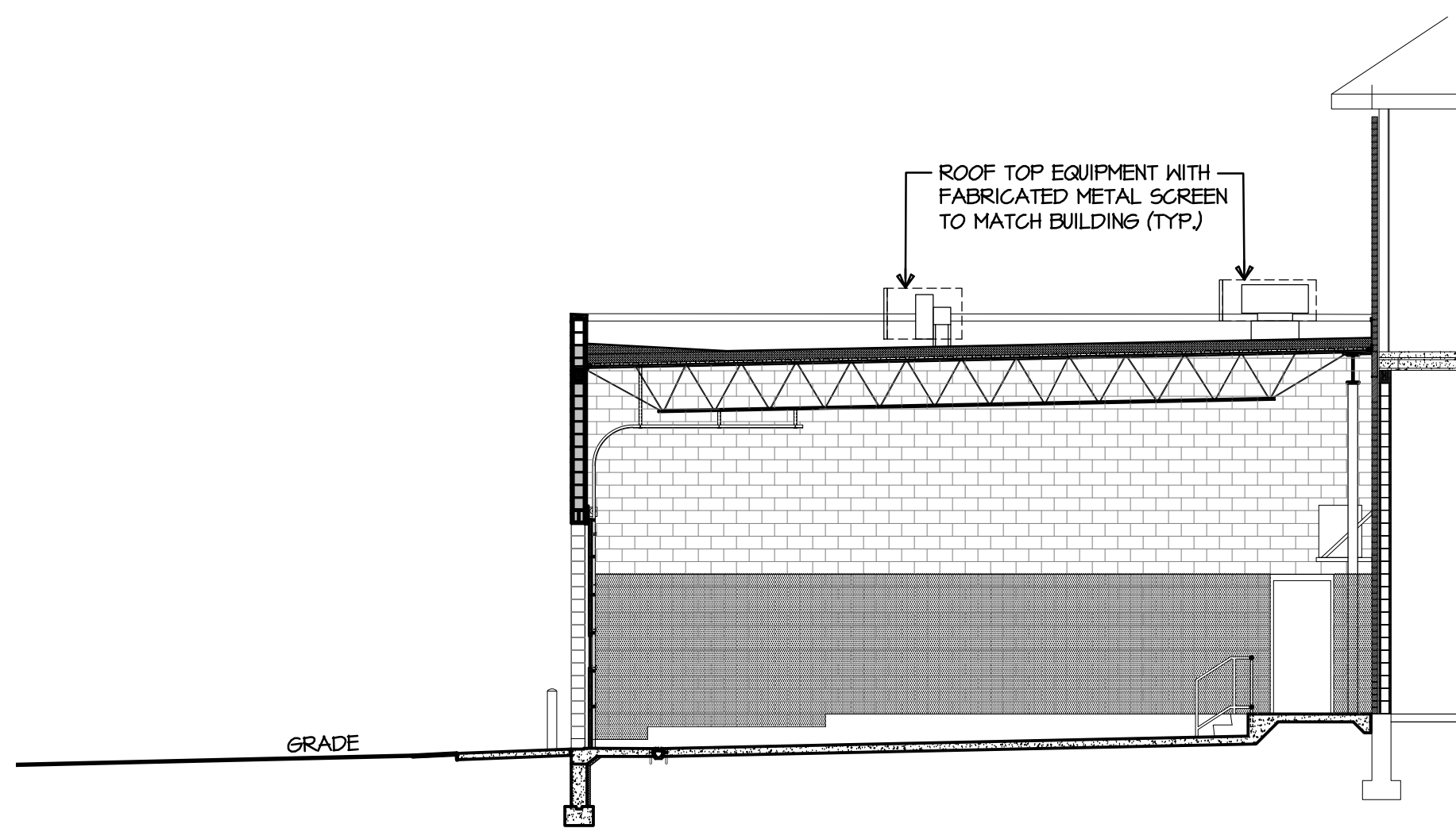
1 EAST ELEVATION
Z-4.0
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
Z-4.0
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
Z-4.0
SCALE: 1/8" = 1'-0"

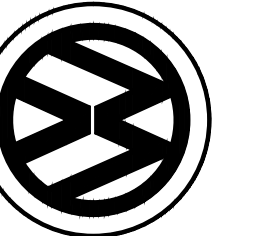


3 BUILDING SECTION
Z-4.0
SCALE: 1/8" = 1'-0"



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

Proposed Addition for:
**VOLKSWAGEN
OF ORLAND PARK**
8920 West 159th. Street
Orland Park, Illinois 60462



Grant Walker

DATE 04-27-2020
DRAWN KWT
DESCRIPTION ISSUED FOR BIDDING
DATE 05-16-2020
DRAWN KWT
DESCRIPTION PLAN COMMISSION MEETING
DATE 07-27-2020
DRAWN KWT
DESCRIPTION ISSUED FOR PERMIT

2020-0015
PROJECT NUMBER

07-27-2020
DATE

KWT
DRAWN BY

FINAL REVIEW

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AUTHORIZATION OF LINDEN GROUP INC.

EXTERIOR
ELEVATIONS

SHEET NAME

Z-4.0

SHEET

2-Exhibits

Page 1 of 2

THE ROESCH CONDOMINIUM ASSOCIATION
Orland Park, Illinois

ADDRESS:
8900 West 159th Street
Orland Park, Illinois



PLAT OF SURVEY
by EDMUND M. BURKE ENGINEERING, LTD.

4101 Flossmoor Road, Country Club Hills, Illinois 60478
Phone: (708) 799-1000 Fax: (708) 799-1222

of

AREA = 6.6464 ACRES

Lot 1 in Roesch Park Subdivision, being a subdivision in the West
1/2 of the East 1/2 of Section 15, Township 36 North, Range 12
East of the Third Principal Meridian, in Cook County, Illinois.



25'
0 50'
SCALE: 1" = 50'

0020194848
155/0280 27.001 Page 1 of 2
2002-02-19 15:37:51
Cook County Recorder

0020194848

DOCUMENT
WITH THIS EXHIBIT

NOTES:

The notation next to the lot line
dimension indicates the "bearing"
(clockwise direction) of said lot line.

For Easement Provisions see Document
No. 0010740719, recorded August 13, 2001,
in Cook County Recorder's Office.

State of Illinois)
County of Cook) s.s.

We, EDMUND M. BURKE ENGINEERING, LTD., Professional Design
Firm Number 184001799, do hereby certify that a land survey has
been made under our supervision of the above described property
and that the plat hereon is drawn from public records and from information
contained in the architectural plans for the proposed buildings for Roesch
Volkswagen and Roesch Mitsubishi both prepared by Viking Design Group,
1624 Brentwood, Mundelein, Illinois, and by R.M. Sarason, 810 Montecore Road,
Suite 200, Lake Forest, Illinois, dated September 28, 2001 and April 20, 2001
respectively.

Distances are shown in feet and decimal parts thereof; building
distances and location distances are based upon plan dimensions
all of which are to be confirmed after construction.

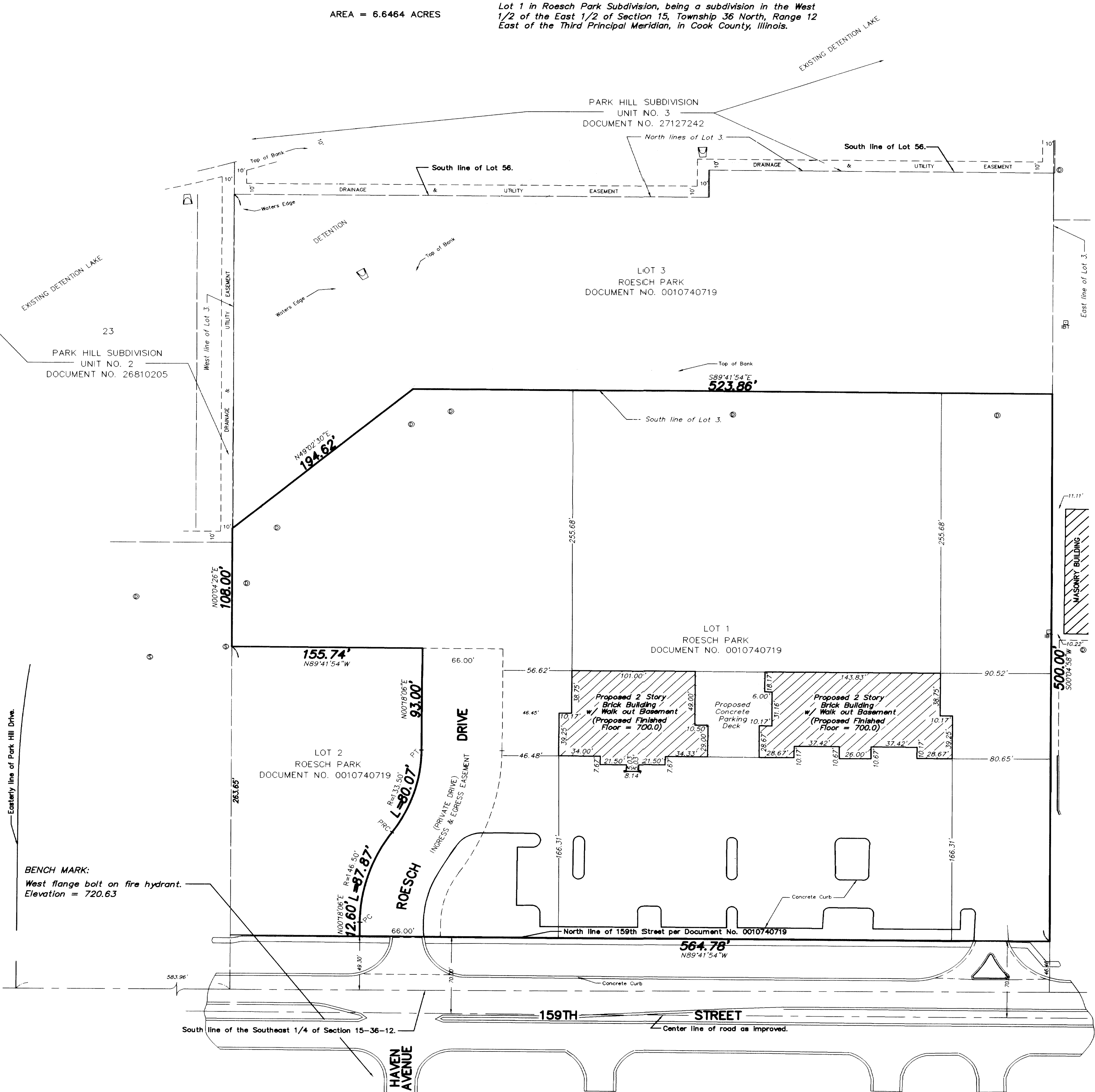
The information contained on this plat is designed for the sole
benefit of the Owner/Client. We assume no liability whatsoever
for the unauthorized use or reuse of this document.

Country Club Hills, Illinois Date: February 13, 2002

Donald R. Smith
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002182
DONALD R. SMITH



BENCH MARK:
West flange bolt on fire hydrant.
Elevation = 720.63



CONDOMINIUM
EXHIBIT B

Page 1 of 2

ORDERED BY: DAN ROESCH

SCALE: 1" = 50' ORDER No. 00-15R

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

P.I.N.=27-15-401-004
27-15-401-009

Ppage 2 of 2

THE ROESCH CONDOMINIUM ASSOCIATION
Orland Park, Illinois

ADDRESS:
8900 West 159th Street
Orland Park, Illinois

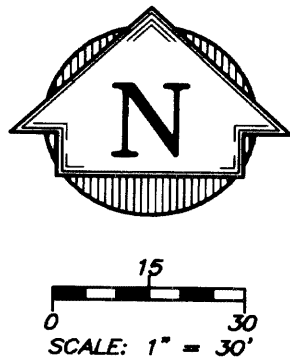


PLAT OF SURVEY
by EDMUND M. BURKE ENGINEERING, LTD.

4101 Flossmoor Road, Country Club Hills, Illinois 60478
Phone: (708) 799-1000 Fax: (708) 799-1222

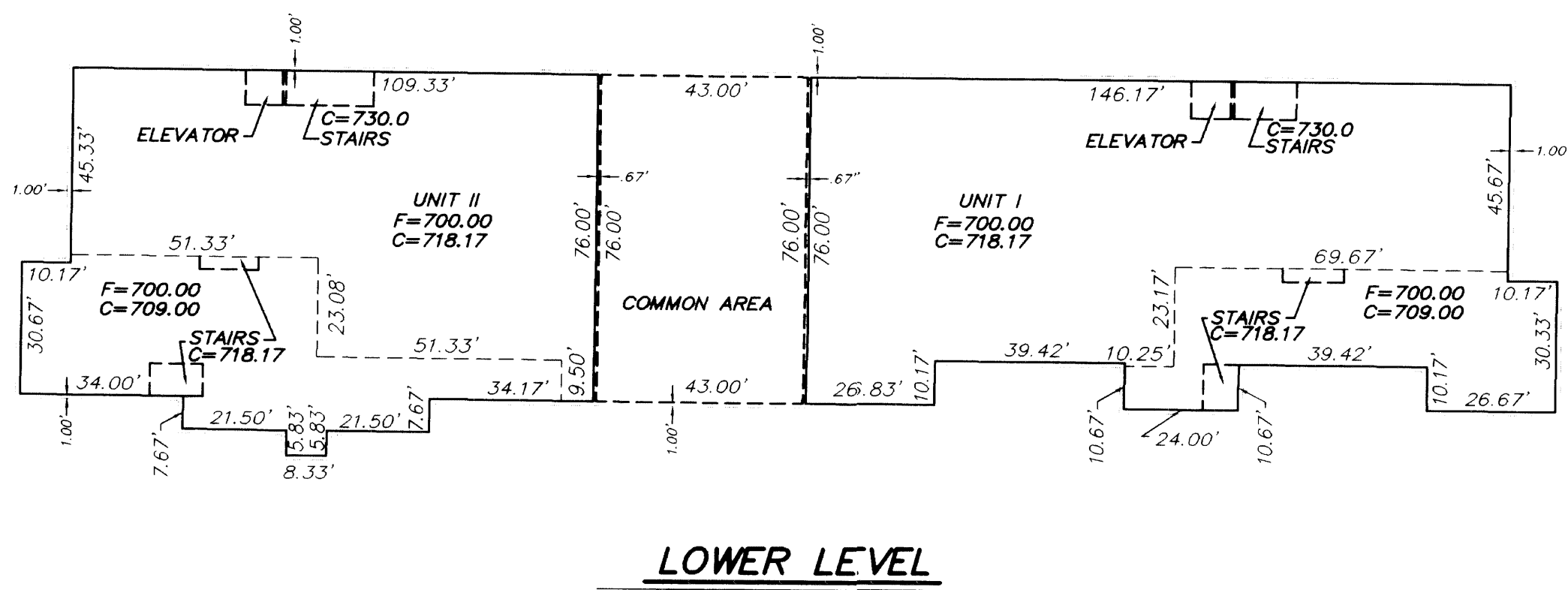
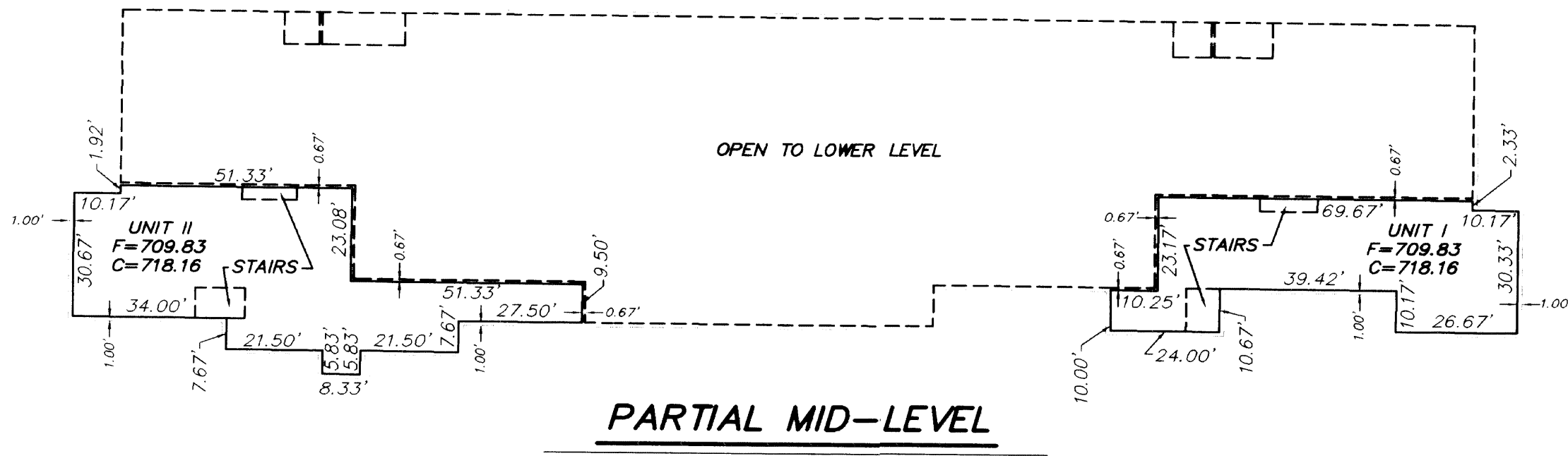
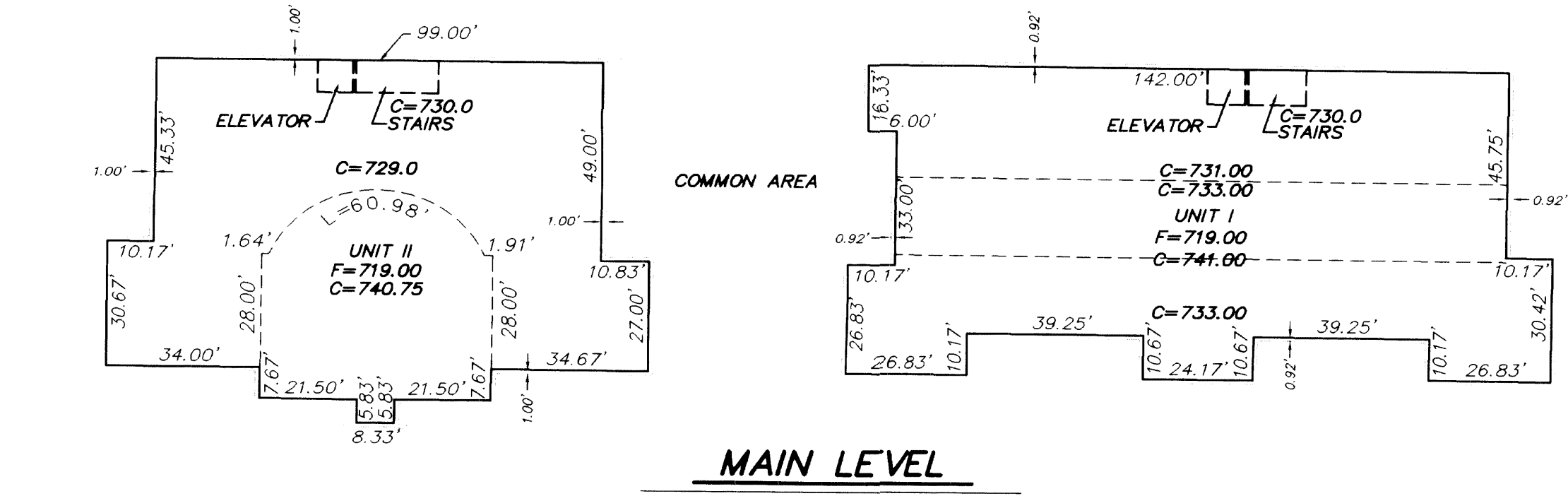
of

Lot 1 in Roesch Park Subdivision, being a subdivision in the West
1/2 of the East 1/2 of Section 15, Township 36 North, Range 12
East of the Third Principal Meridian, in Cook County, Illinois.



0020194848
1996-06-16 14:04 Page 1 of 1
2002-02-19 11:58:21
User: Edmund, Roesch
1997-06

0020194848



NOTES:

Proposed Horizontal limits of each unit are defined by the vertical plane of the unit perimeter, as dimensioned.

Proposed Vertical limits of each unit are defined by the plane of the lower limit (floor) shown thus: "F=000.00" and the plane of the upper limit (ceiling) shown thus: "C=000.00". Where 000.000 is the elevation determined from the benchmark indicated hereon.

The space lying between the noted base ceiling elevations and the finished ceilings to the extent they are located higher than the noted base ceiling elevations shall be deemed to be a Limited Common Element appurtenant to the unit which it adjoins.

State of Illinois) s.s.
County of Cook)

We, EDMUND M. BURKE ENGINEERING, LTD., Professional Design Firm Number 184001799, do hereby certify that a land survey has been made under our supervision of the above described property and that the plat hereon is drawn from public records and from information contained in the architectural plans for the proposed buildings for Roesch Volkswagen and Roesch Mitsubishi both prepared by Viking Design Group, 1624 Brentwood, Mundelein, Illinois, and by R.M. Swanson, 810 Waukegan Road, Suite 200, Lake Forest, Illinois, dated September 28, 2001 and April 20, 2001 respectively.

Distances are shown in feet and decimal parts thereof; building distances and location distances are based upon plan dimensions all of which are to be confirmed after construction.

The information contained on this plat is designed for the sole benefit of the Owner/Client. We assume no liability whatsoever for the unauthorized use or reuse of this document.

Country Club Hills, Illinois Date: February 13, 2002

Donald R. Smith
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002182
DONALD R. SMITH



CONDOMINIUM
EXHIBIT B
Page 2 of 2

END-OF-RECORDED-EXHIBITS

ORDERED BY: DAN ROESCH
SCALE: 1" = 30' ORDER No. 00-15R

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



October 2, 2020

Mr. Kyle Quinn
Village Planner
Village of Orland Park
Development Services
14700 Ravinia Avenue
Orland Park, Illinois 60462

RE: **Volkswagen of Orland Park** – Special Use Standards
8920 West 159th Street
LGI# 2020-0015

1. The special use will be consistent with the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations; *(List factors that demonstrate how your proposal meets this standard.)*

Response: The special use will be consistent with the standards of the Comprehensive Plan. The proposed addition matches the existing building by utilizing the same materials, colors, and finishes.

2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; *(List factors that demonstrate how your proposal meets this standard.)*

Response: The special use will be consistent with the community character. The proposed addition will be utilized for vehicle repair consistent with the function of adjacent car dealerships.

3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties;
(List factors that demonstrate how your proposal meets this standard.)

Response: The proposed use will not have any adverse visual effects on adjacent properties. The proposed addition is on the rear of the existing building and matches the existing building by utilizing the same materials, colors, and finishes.

4. The proposed use will not have an adverse effect on the value of the adjacent property; *(Insert explanation. If necessary, the petitioner should be prepared to offer expert testimony that the proposed project will have no adverse impact on surrounding properties.)*

Response: The proposed addition is an enhancement to the existing property and will not have any adverse effects on the value of adjacent properties.



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; (*Insert explanation*)

Response: The proposed addition on the rear of the building will allow for the same level of access for public facilities and services as the existing building.

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; (*Insert explanation*)

Response: The proposed addition is consistent with the originally proposed Special use.

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

Response: To the best of our understanding, the proposed addition will not adversely affect any archaeological, historical or cultural resources.

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.

Response: The proposed special use will comply with all standards.

DATE: October 6, 2020

REQUEST FOR ACTION REPORT

File Number: **2020-0685**

Orig. Department:

File Name: **Memo: New Petitions**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:



Memorandum

To: Plan Commission
From: Ed Lelo, Director of Development Services
Date: October 6, 2020
Subject: New Petitions & Appearance Reviews

Below, please find a summary of recently petitioned projects and appearance reviews. Petitioned projects are currently under review by staff and may or may not be on a future Plan Commission agenda. These projects have been petitioned to the Village but may not have obtained all the approvals required to begin work. Projects sometimes are terminated without moving forward for a variety of reasons. Appearance Reviews and Certificates of Appropriateness are reviewed and approved administratively. The below list does not include cell tower or solar panel projects. Please contact me with any questions regarding the below projects.

Appearance Review Petitions

Development Petitions

Metro East – Townhomes – 9300 143rd Street

Certificate of Appropriateness Petition

Board Approved Petitions