



Legislation Details (With Text)

File #: 2021-0425 **Version:** 3 **Name:** ALDI Orland Park - Development Petition for Zoning Map Amendment, Special Use Permit for Disturbing a Wetland, Site Plan, Landscape Plan, Building Elevations, and Variances

Type: MOTION **Status:** PASSED

File created: 6/2/2021 **In control:** Board of Trustees

On agenda: 12/20/2021 **Final action:** 12/20/2021

Title: ALDI Orland Park - Development Petition for Zoning Map Amendment, Special Use Permit for Disturbing a Wetland, Site Plan, Landscape Plan, Building Elevations, and Variances

Code sections:

Attachments: 1. ALDI v4_PLAN Illustrative, 2. ALDI v4_PLAN Civil, 3. ALDI v4_PLAN Arch, 4. ALDI v4_PLAN Survey, 5. ALDI v4_PLAT, 6. ALDI v4_STANDARDS SU Wetland Disturbance, 7. ALDI v4_STANDARDS VAR Landscape Islands, 8. ALDI v4_STANDARDS VAR Parking Lot Location.pdf

| Date | Ver. | Action By | Action | Result |
|------------|------|---------------------------------|--------------------------|--------|
| 12/20/2021 | 1 | Board of Trustees | | |
| 12/13/2021 | 1 | Development Services Department | INTRODUCED TO BOARD | |
| 12/7/2021 | 0 | Plan Commission | | |
| 12/7/2021 | 0 | Development Services Department | INTRODUCED TO COMMISSION | |

Title/Name/Summary

ALDI Orland Park - Development Petition for Zoning Map Amendment, Special Use Permit for Disturbing a Wetland, Site Plan, Landscape Plan, Building Elevations, and Variances

History

Project

ALDI Orland Park - 11200 W 179th Street (NWC 179th and Wolf)
2021-0425

Petitioner

Paul Cornejo
ALDI, Inc

Purpose

The petitioner seeks approval to construct a 20,500 sf grocery store with associated parking and stormwater detention.

Requested Actions: Rezoning from E-1 Estate Residential to BIZ General Business; a Special Use Permit for Disturbing a Wetland; and approval of Site Plan, Landscape Plan, Building Elevations, and Variances from the Land Development Code

Address: 11200 W 179th Street

P.I.N.: 27-31-202-022; 27-31-202-021; 27-31-202-019

Parcel Size: 5.83 acres

On December 20, 2021 the Board of Trustees granted approval of the preliminary plans for the development petition for Aldi Orland Park.

On May 16, 2022 a public hearing was conducted at the meeting of the Village Board of Trustees to consider the petition for annexation parcels 2 through 4 of the proposed development. (Legistar ID 2022-0399)

At this time, Final Engineering Plans, Final Landscape Plans, and Final Elevations adhering to the conditions of the preliminary approvals have been reviewed by Staff and are approved for substantial compliance with the preliminary plans approved by the Board and compliance with the Land Development Code. The Final Site Plan, Final Landscape Plan, and Final Elevations are now before the Board of Trustees to grant final approval.

Recommended Action/Motion

Regarding Case Number 2021-0425, also known as **ALDI Orland Park**, I move to approve the petition as fully referenced below.

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

I move to approve **Rezoning** of the subject property located at 11200 W 179th Street from E-1 Estate Residential to BIZ General Business.

And

I move to approve a **Special Use Permit for Disturbing a Wetland** for 0.16 acres of isolated wetland, mitigated through the purchase of credits at a US Army Corps of Engineers approved wetland bank.

And

I move to approve the **Preliminary Site Plan** sheet C-2 titled "Site Plan", prepared by ms consultants, inc last revised **November 24, 2021**, subject to the following conditions:

1. Meet all building code and final engineering requirements, including required permits from outside agencies.
2. The detention pond and associated stormwater facilities shall be privately owned and maintained by the property owner to the requirements of an approved Maintenance and Monitoring Plan.

And

I move to approve the **Preliminary Landscape Plan** sheet C-5 titled "Landscape Plan" and sheet C-6 titled "Landscape Details", prepared by ms consultants, inc last **revised November 24, 2021**.

And

I move approve the **Elevations** sheet A-201 "Exterior Elevations" and A-202 "Exterior Elevations" prepared by ms consultants, inc last revised **October 15, 2021**.

And

I move to approve the following **Variances**:

1. Locating parking between the building and the street along Wolf Road, due to the ComEd Tower and easements. (Section 6-207.F.4).
2. Reducing the parking lot area landscaping as impacted by the restrictions of the ComEd Tower and easements. (Section 6-305.D.6).

And

I move to approve the **Plat of Subdivision** titled "Plat of Aldi - Orland Park Consolidation", prepared by

Weaver Consultants Group last revised July 27, 2021, subject to the petitioner providing a record plat to the Village for execution and recording.