



Legislation Text

File #: 2016-0093, **Version:** 2

Title/Name/Summary

Harborchase Senior Living now known as The Sheridan

History

Project

Harborchase Senior Living now known as The Sheridan

Petitioner

Kaufman Jacobs, LLC

Purpose

The petitioner proposes to construct and operate a senior living facility.

Project Attributes

Address: 9300 143rd Street

P.I.N.: 27-03-301-033-0000

Site: 5 acres

Building size: 94,112 square feet total

Building height: 3-story, 40' height maximum

Comprehensive Plan designation: Downtown mixed use

Surrounding land use and zoning:

North: Single family residential; R-3 single family residential

South: Single family residential; unincorporated Cook County (across 143rd Street)

East: Single family residential; R-1 and R-3 single family residential

West: Undeveloped VCD (Village Center District)

PROJECT DESCRIPTION

The petitioner proposes to construct and operate a senior living facility near the northeast corner of 143rd Street and John Humphrey Drive in the Village's VCD Zoning District. The 3-story, 94,112 square foot building will include approximately 100 assisted and memory care units. The anticipated mix will be approximately 75% assisted care and 25% memory care. A special use permit is required to operate senior housing in Orland Park.

Most of the surrounding area consists of residential development. Heritage 4 single family subdivision borders to the north and east, and Grosskopfs single family subdivision borders to the east along 143rd Street. Orland Townhomes are located just to the northwest of the site. The undeveloped land that abuts to the west is zoned VCD, the same as the petitioned site. The Heritage Square shopping center and the Orland Park Crossing shopping center are located the west of the abutting site.

The Comprehensive Plan identifies the site as a part of the Downtown Orland Crossing Planning District, and calls out both the petitioned 5 acre site and the 5 acre site to the west as a 'Development Opportunity' for downtown mixed use, which could include many different types and intensities of land uses. However, the Comprehensive Plan includes the caveat that development of this area requires an appropriate buffer to the abutting neighborhood.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Code and policies for this area, with the exception of the minor modifications listed. The current VCD zoning on the site allows for a wide range of uses, and an assisted and memory care use is a relatively quiet, low impact use that serves as a good transitional use from the existing quiet residential neighborhoods to the more intense commercial uses to the west. The project is well within bulk Code limits. It is far less dense, and much greener than development allowed within the VCD District.

PLAN COMMISSION DISCUSSION

On May 10, 2016, a public hearing for the proposal was held before Plan Commission.

An Attorney spoke representing nearby resident Virginia Eck. He requested the four items listed below; however Plan Commission did not support any changes.

1) "The east curb cut is dangerous and should at a minimum be limited to right in right out due to the hill that obstructs vision westbound on 143rd Street." After the Plan Commission meeting, the KLOA Traffic Engineer visited the site and reported that in regards to the easterly access drive on 143rd Street, their field observations indicated that the available sight lines are adequate to meet the required stopping sight distance for the posted speed limit. However, due to potential safety implications, staff added a condition of approval to the Committee motion requiring the KLOA Traffic Engineer to supply sight distance profiles prior to the Board of Trustees meeting.

2) "An 8' tall fence should be installed along the eastern boundary." The petitioner's Landscape Architect and Engineer noted that there will be a 5' drop from the eastern boundary to the eastern driveway, which will help buffer the drive from resident view; that existing trees may be negatively impacted by fence construction; and that landscaping was preferable in terms of appearance and long term maintenance.

3) "Rotate the trash enclosure so it does not face the residential area." The petitioner's traffic engineer noted the difficulty in achieving truck access to the dumpster if it were turned, and noted that that conversion would result in a lot of additional pavement. The trash enclosure is approximately 80' from the property line, and that 80' space includes a 30' landscape buffer.

4) "Limit the frequency and times of deliveries/trash pickup." The petitioner stated that the majority of delivery and trash pick-up trips occur between the hours of 8 am to 3 pm, and that there would be a very limited number of big truck deliveries and trash truck pick-up (most likely a couple a week), plus some small UPS truck type of deliveries.

The Plan Commissioners offered high praise for the building architecture and the large amount of green space. They also thought the senior housing was a good transitional use for the site that will do a good job of buffering the residential area from the more intense commercial development to the west.

PLAN COMMISSION MOTION

On May 10, 2016, Plan Commission voted 5-0 to recommend to the Village Board approval of the site plan, elevations, and special use permit with modifications for a congregate elderly facility to be located at 9300 143rd Street.

DEVELOPMENT SERVICES COMMITTEE DISCUSSION

On May 16, 2016, this case was considered by the Development Services Committee. There was no public comment at the meeting.

After the Development Services Committee meeting, the following items were addressed/changed:

- 1) Site distance profiles were provided by the petitioner's KLOA Traffic Engineer that concluded there is sufficient stopping sight distance for vehicles turning off of 143rd Street into the site.
- 2) A note was added to the Site Plan stating that all retaining walls will not exceed 3' in height, and if tiered, will be spaced at least 6' apart.
- 3) The Building Elevations were labelled to show a 14' height canopy clearance.
- 4) The Engineering Plans include the use of decorative lighting of the same prototype per Code, as required in VCD developments.
- 5) Dimensions and labelling were added to the Site Plan including the addition in the data box of the proposed breakdown between assisted and memory care units.
- 6) The petitioner has requested a name change from 'Harborchase Senior Living' to 'The Sheridan, A Senior Lifestyle Community'. That transition is reflected in the Board report title, and will be fully reflected in the Development Agreement.

DEVELOPMENT SERVICES COMMITTEE MOTION

On May 16, 2016, the Development Services Committee voted 3-0 to recommend to the Village Board approval of the preliminary site plan titled "Preliminary Site Plan for Harborchase of Orland Park", by Cemcon, Ltd. Consulting Engineers, job number 825.005, and dated 03-28-16, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) When future 143rd Street intersection improvements require it, the west access drive must to be converted to a right in right out access, with all costs paid by the property owner.

- 2) Supply sight distance profiles for westbound 143rd Street at least one week prior to the Board meeting.

- 3) Verify that all retaining walls do not exceed 3' in height, and if tiered, are spaced two times the wall height per Code requirements.

- 4) All site lighting shall be decorative lighting of the same prototype per Code, as required in VCD developments.

- 5) Submit a final landscape plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval including the following items:
 - a. Plant a 30' landscape buffer along north and east side of the site to full capacity with trees and shrubs, above and beyond minimum Code requirements.
 - b. Provide a minimum 10' landscape buffer along west property line.
 - c. Shift required plant materials as needed to accommodate drainage patterns and detention facilities.
 - d. Protect all existing trees (that will be preserved) during construction with fencing.
 - e. In the northwest corner of the site, protect the existing tree mass with temporary protective fencing along the exterior drip lines until construction is completed.
 - f. Protect the root zones of all trees along the eastern boundary whose tree canopies extend over the property line, with protective fencing around the tree canopy drip line as needed.

- 6) Label on site plan:
 - a. Dimension front building setback.
 - b. Dimension high water line setbacks from property line.

c. Add total building square footage to site plan.

d. Add total approximate number of units and approximate breakdown between assisted and memory care to the site plan data box.

7) Meet all final engineering and building division requirements and approvals.

8) Signage approval is not part of this petition and should be submitted for separate review to the Building Division.

AND

Voted 3-0 to recommend to the Village Board approval of the color elevations titled "Schematic Elevations", by Kaufman Jacobs, dated 4.8.16; and the two page color 'Schematic Renderings', by Kaufman Jacobs, dated 4.8.16; "Schematic Trash Enclosure", by Kaufman Jacobs Orland Park, dated 4.8.16; subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

1) Maintain 14' minimum height clearance at drop off canopy and label on building elevations.

2) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.

3) Meet all final engineering and building division requirements.

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

5) Signs are subject to additional review and approval via the sign permitting process.

AND

Voted 3-0 to recommend to the Village Board approval of a special use permit for a congregate elderly facility, subject to the same conditions as outlined in the preliminary site plan motion. Modifications to the Special Use permit include:

- 1) Reduced detention setback along the north and west boundaries.

- 2) Reduced landscape buffer width along the western boundary.

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

Recommended Action/Motion

I move to approve the site plan, elevations, and special use permit with modifications for a congregate elderly facility to be located at 9300 143rd Street, as recommended at the May 16, 2016 Development Services Committee meeting and as fully referenced below.

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

I move to approve the site plan titled “The Sheridan, A Senior Lifestyle Community”, by Cemcon, Ltd. Consulting Engineers, job number 825.005, and dated 03-28-16, revised 06-01-16, subject to the following conditions.

- 1) When future 143rd Street intersection improvements require it, the west access drive must to be converted to a right in right out access, with all costs paid by the property owner.

- 2) Submit a final landscape plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval including the following items:
 - a. Plant a 30’ landscape buffer along north and east side of the site to full capacity with trees and

shrubs, above and beyond minimum Code requirements.

b. Provide a minimum 10' landscape buffer along west property line.

c. Shift required plant materials as needed to accommodate drainage patterns and detention facilities.

d. Protect all existing trees (that will be preserved) during construction with fencing.

e. In the northwest corner of the site, protect the existing tree mass with temporary protective fencing along the exterior drip lines until construction is completed.

f. Protect the root zones of all trees along the eastern boundary whose tree canopies extend over the property line, with protective fencing around the tree canopy drip line as needed.

3) Meet all final engineering and building division requirements and approvals.

4) Signage approval is not part of this petition and should be submitted for separate review to the Building Division.

AND

I move to approve the color elevations titled "Schematic Elevations", by Kaufman Jacobs, dated May 24, 2016; and the two page color 'Schematic Renderings', by Kaufman Jacobs, dated May 24, 2016; "Schematic Trash Enclosure", by Kaufman Jacobs Orland Park, dated May 24, 2016; subject to the following conditions.

1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.

2) Meet all final engineering and building division requirements.

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

4) Signs are subject to additional review and approval via the sign permitting process.

AND

I move to approve a special use permit for a congregate elderly facility, subject to the same conditions as outlined in the preliminary site plan motion. Modifications to the special use permit include:

1) Reduced detention setback along the north and west boundaries.

2) Reduced landscape buffer width along the western boundary.