



Legislation Text

File #: 2017-0387, **Version:** 2

Title/Name/Summary

The Pointe - Approval of Site Plan, Preliminary Landscape Plan, Elevations, Preliminary Plat of Subdivision, and a Special Use Permit

History

Project:

The Pointe (2017-0387)

Petitioner:

Robert Hansen - City View Development of Orland Park, LLC

Purpose:

To construct a 103,164 square foot multi-family residential development (known as "The Pointe") including sixty-four (64) attached dwelling units on approximately 1.13 acres of land in the northwest corner of 143rd Street and Southwest Highway in Orland Park within the Village Center (VCD) Zoning District.

Project Attributes

Addresses: 14352 Southwest Highway, 14240 Southwest Highway, and 14231 Union Avenue

PINs: 27-04-416-009-0000, 27-04-416-010-0000, 27-04-416-011-0000, 27-04-416-012-0000, 27-04-416-013-0000, 27-04-416-032-0000, 27-04-416-033-0000

Lot Size (Pre-Dedication): 49,077 square feet (1.13 acres)

Lot Size (Post-Dedication): 40,466 square feet (0.93 acres)

Current Building Size: 0 (vacant land)

Proposed Building Size: 103,164 square feet

Current Zoning: Village Center Zoning District (VCD)

Proposed Zoning: Village Center Zoning District (VCD)

Comprehensive Plan District: Downtown Planning District

Comprehensive Plan Designation: Downtown Mixed-Use, Development Opportunity

Surrounding Area:

North: Single-family residential; VCD and R-3

South: Mixed-use/historic (south of 143rd Street); OOH

East: Parking lot, railroad, and vacant land (east of Southwest Highway); VCD

West: Funeral home, single-family residential (west of Union Avenue); VCD and R-3

Project Description and Context

The Petitioner proposes to construct a 103,164 square foot multi-family residential development

(known as “The Pointe”) including sixty-four (64) attached dwelling units on approximately 1.13 acres of land in the northwest corner of 143rd Street and Southwest Highway in Orland Park within the Village Center (VCD) Zoning District. The Petitioner seeks approval for a Site Plan, Landscape Plan, Elevations, Plat of Subdivision, and a Special Use Permit for (A) attached dwellings; and (B) a building larger than 50,000 square feet; with modifications from the Village of Orland Park Land Development Code. The proposed project also includes landscape improvements, an underground parking garage with parking for vehicles and bicycles, a management office, and amenities such as a lounge, community room, fitness center, and rooftop terrace. The Petitioner also proposes to dedicate approximately 0.197 acres of land to the Village of Orland Park for future roadway improvements and widening at the intersection of 143rd Street and Southwest Highway.

Analysis

Overall, the project conforms to the Village’s Comprehensive Plan and Land Development Code with the exception of ten (10) modification requests and a request for a Special Use Permit. The proposed project is compatible with newer development within the vicinity and the Petitioner provided evidence that the project would not have an adverse effect on property values. The Comprehensive Plan calls out this parcel as a development opportunity and notes that multi-family residential is an appropriate land use. This particular site has many constraints due to being surrounded by public right-of-way on three (3) sides. The Petitioner is dedicating land nearest the intersection for future roadway improvements. A full analysis of the proposed project is included within the Plan Commission Staff Report.

Special Use Permits

The Petitioner requests Special Use Permits for (A) attached dwellings and (B) a building larger than 50,000 SF. The Petitioner provided Findings of Fact for the following standards (attached within the meeting packet). Staff provided the following bulleted information/opinions based on information provided by the Petitioner as of June 8, 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 proposed project meets the vision of “downtown mixed-use” within the Village’s Comprehensive Plan by providing a pedestrian and transit-oriented multi-family residential development.
 - The proposed project meets the Land Development Code except for ten (10) modifications, which are explained in the next section of the Staff Report.

2. The special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.
 - The proposed 103,164 square foot attached multi-family building is not consistent with the existing character in the immediate vicinity on the west side of Southwest Highway; however, the Comprehensive Plan envisions “downtown mixed-use” as the land use classification for the properties north and west of the subject site. Large lot single-family is not an appropriate use within this classification according to the Comprehensive Plan.
 - The Main Street Triangle is located east of Southwest Highway and is partially developed and

matches the character of the proposed project.

3. The design of the proposed use will minimize adverse effects, including visual impacts, on adjacent properties.

- The proposed building is five (5) stories tall and adjacent structures are one (1) to two (2) stories tall. The average grade of the site is 706' and the top of the parapet is 760'. The grade at the properties to the north of the proposed building is between 707' to 722'.

- The north elevation of the building will show the four (4) stories of residential dwellings and the two (2) levels of the parking garage will be underground, giving the appearance of a four (4) story building when viewed from the north.

- The proposed project includes significant landscape buffering on the north side of the building between the existing single-family residential and the proposed building.

- The proposed Landscape Plan also includes landscaping for the west, south, and east sides of the site.

- Staff notes that Sertoma Centre Multi-Family Residences (Case Number 2017-0671) was recently approved by the Village. This project is located at 14205 Union Avenue and entails a three-story multi-family residence with sixteen (16) dwelling units. This property was used as a funeral home before the Sertoma Centre approval. Construction has not started at this site as of the date of this report.

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 Petitioner is dedicating a portion of the land to the Village for roadway improvements at the intersection of 143rd Street, Union Avenue, and Southwest Highway.

- The Petitioner will provide fees associated with parks requirements.

- Village services and utilities are located near the property and are available to the subject site.

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 Petitioner is contributing cash-in-lieu of park land.

- The proposed project meets standards for lot coverage, which is a maximum of 75%. The proposed lot coverage is 71% (Lot 1 only; the other portion of the property will be dedicated to the Village and is not included in the calculation).

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.

- The Petitioner has consistently been willing to work with Staff to achieve a development project that meets the Village's development standards and future plans.

Modifications

The Petitioner requests ten (10) modifications from the Land Development Code. Many of these modifications are due to the unique shape and size of the lot and the Petitioner's dedication of land to the Village for public roadway improvements. Staff provided the following bulleted information/opinions based on the information provided by the Petitioner as of June 8, 2018.

1. Building Height (Section 6-212.D.3.c.): A two (2) story modification to allow a maximum of five (5) stories.

- The Land Development Code states that buildings cannot be more than two (2) stories taller than adjacent single-family homes, which are primarily one (1) story. The proposed structure is five (5) stories (the lowest level parking garage was not included because it is not visible), so a modification is required to allow a building taller than three (3) stories at this site.

2. Building Setback (Section 6-212.D.6.c.): A 2' 9 3/4" modification to allow a 2' 2 1/4" setback at the southwest corner of the building after a dedication of land at the south portion of the site.

- The Land Development Code requires a five foot (5') setback along the Union Avenue side of the property. The Petitioner is dedicating land nearest the intersection and the new property line will be 2' 2 1/4" from the southwest corner of the structure. If the Petitioner did not dedicate the land, this modification would not be necessary because the setback requirement would be met.

3. Rear Yard Setback (Section 6-212.D.6.d.): A 20' modification to allow the underground parking to be set back 10' from the rear (north) property line.

- The Land Development Code requires a thirty foot (30') rear yard setback from the north property line to the building. The five (5) visible stories of the building meet the requirement, but the lowest level of the underground parking garage is ten feet (10') from the north property line. This area will be covered with landscaping and berming.

4. Parking Setback Landscape Buffer (Section 6-212.D.6.e. and Section 6-305.D.4.b.1.): An 8-10' modification for the east and west parking landscape setback to allow 0-2' of landscaping between the parking lot and right-of-way.

- The Land Development Code requires a ten foot (10') wide landscape buffer between a parking lot and the right-of-way. Due to the unique shape of the site and the geometry of the main entry circle, the Petitioner is providing two feet (2') of buffer in some areas that tapers down to zero feet (0').

5. Parking Lot and Loading Area Location (Section 6-212.E.2.): A modification to allow the trash enclosure and loading area to be located between the building and the street.

- The Land Development Code requires that trash enclosures shall not be located between the building and the street. This uniquely-shaped site is bordered by streets along three (3) sides. The fourth side is adjacent to existing single-family residential and would not be an ideal location for a trash enclosure. The proposed location keeps the trash enclosure accessible for the tenants and the trash collection service while providing landscape screening around the enclosure.

6. Drop-Off/Drive Aisle Setback (Section 6-212.E.2.): A modification to allow drop-off and drive aisles between the building and the street.

- The Land Development Code requires that drop-off areas and drive aisles not be located between the building and the street. Due to the unique shape and geometry of the site, the Petitioner requests

the ability to locate drive aisles on the east and west sides of the building. The east drive aisle also includes a drop-off area.

7. Drop-Off/Drive Aisle Screening (Section 6-212.E.2.g.): A modification to allow less than 36" of screening adjacent to drop-off and drive aisles at certain locations.

- The Land Development Code requires thirty-six inches (36") of screening between drop-off areas and drive aisles. The Petitioner proposes to provide this landscaping buffering when possible within the geometry of the site; however, the requirement is not met in all instances.

8. Street Level Transparency (Section 6-212.E.3.): An 11% modification to allow 24% transparency at street level.

- The Land Development Code requires 35% transparency at street level. The Petitioner's plans provide 24% transparency at street level. Some of the street level areas are parking garage and some are residential units.

9. Retaining Wall Height, Spacing, and Setback (Section 6-302.C.31): A modification to allow height, spacing, and setback differences for retaining walls at certain locations on the site.

- The Land Development Code requires retaining walls to be a maximum height of thirty-six inches (36") and requires seventy-two inch (72") spacing between retaining walls. The code also states that retaining walls shall be set back at least three feet (3') from property lines. The Petitioner requests a six foot (6') height modification on the west side of the property to allow for the retaining wall adjacent to the lower level parking garage, which is not visible from Union Avenue. The plans indicate that the northeast retaining walls are proposed to be spaced thirty-six inches (36") apart and are set back about two feet (2') from the north property line.

10. Foundation Planting (Section 6-305.D.5.a.): A 10' modification to allow 0' of foundation planting along the east and west facades.

- The Land Development Code requires a ten foot (10') wide planting bed along all sides of the foundation of the building. The plans provide this on the north and south sides of the building but not on the east and west sides due to the location of the drive aisles.

Plan Commission Discussion

A Public Hearing was held before the Plan Commission on June 12, 2018. Staff presented the information from the Staff Report and the Petitioner presented additional information, including: a report stating "[The Pointe] will not have an adverse impact on the value of surrounding properties in the area", information about the building architecture from the project architect (including a video of the 3D model), and an explanation about engineering from the project engineer.

One (1) resident spoke during the Public Hearing, inquiring about the architecture of the proposed building. She said she liked the idea of the project but noted the site's proximity to the Old Orland Historic District and requested the architecture be revised to look more historic instead of modern. The Petitioner stated the site is within the VCD Zoning District rather than the OOH Zoning District so the historic architectural requirements do not apply. The Petitioner also mentioned that the buildings within the Main Street Triangle (Ninety7Fifty on the Park and The University of Chicago Medicine Center for Advanced Care) have a modern appearance rather than historical.

Plan Commissioners asked about needs for parking, including visitor parking. The Petitioner stated

visitors may be able to park on Union Avenue or within the Metra lot on the east side of Southwest Highway. The Commissioners also asked about traffic at the intersection of Union Avenue and 143rd Street. Staff noted a traffic study was not completed; however, the future plans for intersection improvements will evaluate traffic in the vicinity. The Commissioners asked if a market study was completed to verify the need for multi-family dwellings. The Petitioner confirmed that there was a need for the proposed dwelling units. Staff noted that the nearby Ninety7Fifty on the Park development is 97% occupied.

Plan Commission Motion

On June 12, 2018, the Plan Commission, by a vote of 5-0, moved to accept and make Findings of Fact for a Special Use as discussed at the Plan Commission meeting and within the Staff Report dated June 12, 2018.

And

Voted 5-0 to recommend to the Village Board of Trustees approval of a Special Use Permit for The Pointe for (A) attached dwellings and (B) a building larger than 50,000 square feet and find that this proposed Special Use meets the eight (8) standards set forth in Section 5-105.E. of the Land Development Code, with the following modifications from the Village of Orland Park Land Development Code:

1. Building Height (Section 6-212.D.3.c.): A two (2) story modification to allow a maximum of five (5) stories.
2. Building Setback (Section 6-212.D.6.c.): A 2' 9 ¾" modification to allow a 2' 2 ¼" setback at the southwest corner of the building after a dedication of land at the south portion of the site.
3. Rear Yard Setback (Section 6-212.D.6.d.): A 20' modification to allow the underground parking to be set back 10' from the rear (north) property line.
4. Parking Setback Landscape Buffer (Section 6-212.D.6.e. and Section 6-305.D.4.b.1.): An 8-10' modification for the east and west parking landscape setback to allow 0-2' of landscaping between the parking lot and right-of-way.
5. Parking Lot and Loading Area Location (Section 6-212.E.2.): A modification to allow the trash enclosure and loading area to be located between the building and the street.
6. Drop-Off/Drive Aisle Setback (Section 6-212.E.2.): A modification to allow drop-off and drive aisles between the building and the street.
7. Drop-Off/Drive Aisle Screening (Section 6-212.E.2.g.): A modification to allow less than 36" of screening adjacent to drop-off and drive aisles at certain locations.
8. Street Level Transparency (Section 6-212.E.3.): An 11% modification to allow 24% transparency at street level.
9. Retaining Wall Height, Spacing, and Setback (Section 6-302.C.31): A modification to allow height,

spacing, and setback differences for retaining walls at certain locations on the site.

10. Foundation Planting (Section 6-305.D.5.a.): A 10' modification to allow 0' of foundation planting along the east and west facades.

And

Voted 5-0 to recommend to the Village Board of Trustees approval of the Site Plan, Preliminary Landscape Plan, Elevations, and Preliminary Plat of Subdivision, in accordance with the plans for The Pointe as noted on the List of Reviewed Plans included within the Staff Report dated June 12, 2018, with the following conditions:

1. All final engineering and Building Division requirements must be met.
2. A Final Landscape Plan and Tree Mitigation Plan must be submitted within sixty (60) days of final engineering for review and approval.
3. Sign Plans must be submitted for review and permit.

And

Voted 5-0 to recommend to the Village Board of Trustees approval and authorization to execute the Final Plat of Subdivision subject to the following conditions:

1. Submit a Record Plat of Subdivision to the Village for approval and recording.

Development Services Committee Discussion

On June 18, 2018 Development Services Committee discussed the proposed project called The Pointe. Staff presented an overview of the proposed project.

One member from the audience questioned the need for more dwelling units. The Petitioner and Staff noted that the proposed development is in close proximity to the 143rd Street Metra Station and the nearby multi-family developments are operating at high levels of occupancy. It was also noted that there is a waiting list for two-bedroom units. The project also includes a right-of-way dedication for land necessary for intersection improvements at 143rd Street/Southwest Highway/Union Avenue. The Petitioner noted that they intend to start construction this year.

Development Services Committee Motion

On June 18, 2018 the Development Services Committee voted 2-0 to recommend to the Village Board of Trustees approval of the Site Plan, Preliminary Landscape Plan, Elevations, Preliminary Plat of Subdivision, and a Special Use Permit for (A) attached dwellings; and (B) a building larger than 50,000 square feet; with modifications from the Village of Orland Park Land Development Code for Case Number 2017-0387, also known as The Pointe, as recommended at the June 12, 2018 Plan Commission meeting, and as fully referenced below.

THIS SECTION FOR REFERENCE ONLY

I move to recommend to the Village Board of Trustees approval of a Special Use Permit for The Pointe for (A) attached dwellings and (B) a building larger than 50,000 square feet and find that this proposed Special Use meets the eight (8) standards set forth in Section 5-105.E. of the Land Development Code, with the following modifications from the Village of Orland Park Land Development Code:

1. Building Height (Section 6-212.D.3.c.): A two (2) story modification to allow a maximum of five (5) stories.
2. Building Setback (Section 6-212.D.6.c.): A 2' 9 ³/₄" modification to allow a 2' 2 ¹/₄" setback at the southwest corner of the building after a dedication of land at the south portion of the site.
3. Rear Yard Setback (Section 6-212.D.6.d.): A 20' modification to allow the underground parking to be set back 10' from the rear (north) property line.
4. Parking Setback Landscape Buffer (Section 6-212.D.6.e. and Section 6-305.D.4.b.1.): An 8-10' modification for the east and west parking landscape setback to allow 0-2' of landscaping between the parking lot and right-of-way.
5. Parking Lot and Loading Area Location (Section 6-212.E.2.): A modification to allow the trash enclosure and loading area to be located between the building and the street.
6. Drop-Off/Drive Aisle Setback (Section 6-212.E.2.): A modification to allow drop-off and drive aisles between the building and the street.
7. Drop-Off/Drive Aisle Screening (Section 6-212.E.2.g.): A modification to allow less than 36" of screening adjacent to drop-off and drive aisles at certain locations.
8. Street Level Transparency (Section 6-212.E.3.): An 11% modification to allow 24% transparency at street level.
9. Retaining Wall Height, Spacing, and Setback (Section 6-302.C.31): A modification to allow height, spacing, and setback differences for retaining walls at certain locations on the site.
10. Foundation Planting (Section 6-305.D.5.a.): A 10' modification to allow 0' of foundation planting along the east and west facades.

And

I move to recommend to the Village Board of Trustees approval of the Site Plan, Preliminary Landscape Plan, Elevations, and Preliminary Plat of Subdivision, in accordance with the plans for The Pointe as noted on the List of Reviewed Plans included within the Staff Report dated June 12, 2018, with the following conditions:

1. All final engineering and Building Division requirements must be met.
2. A Final Landscape Plan and Tree Mitigation Plan must be submitted within sixty (60) days of final

engineering for review and approval.

3. Sign Plans must be submitted for review and permit.

And

I move to recommend to the Village Board of Trustees approval and authorization to execute the Final Plat of Subdivision subject to the following conditions:

1. Submit a Record Plat of Subdivision to the Village for approval and recording.

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

Recommended Action/Motion

I move to approve the Site Plan, Preliminary Landscape Plan, Elevations, Preliminary Plat of Subdivision, and a Special Use Permit for (A) attached dwellings; and (B) a building larger than 50,000 square feet; with modifications from the Village of Orland Park Land Development Code for The Pointe (Case # 2017-0387) as recommended at the June 18, 2018 Development Services, Planning, and Engineering Committee meeting as fully referenced below.

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

I move to approve a Special Use Permit for The Pointe for (A) attached dwellings and (B) a building larger than 50,000 square feet and find that this proposed Special Use meets the eight (8) standards set forth in Section 5-105.E. of the Land Development Code, with the following modifications from the Village of Orland Park Land Development Code:

1. Building Height (Section 6-212.D.3.c.): A two (2) story modification to allow a maximum of five (5) stories.

2. Building Setback (Section 6-212.D.6.c.): A 2' 9 3/4" modification to allow a 2' 2 1/4" setback at the southwest corner of the building after a dedication of land at the south portion of the site.

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10. Foundation Planting (Section 6-305.D.5.a.): A 10' modification to allow 0' of foundation planting along the east and west facades.

And

I move to approve the Site Plan, Preliminary Landscape Plan, Elevations, and Preliminary Plat of Subdivision, in accordance with the plans for The Pointe as noted on the List of Reviewed Plans included within the Staff Report dated June 12, 2018, with the following conditions:

1. All final engineering and Building Division requirements must be met.
2. A Final Landscape Plan and Tree Mitigation Plan must be submitted within sixty (60) days of final engineering for review and approval.
3. Sign Plans must be submitted for review and permit."

And

I move to approve and authorize execution of the Final Plat of Subdivision subject to the following conditions:

1. Submit a Record Plat of Subdivision to the Village for approval and recording.