



Legislation Text

File #: 2017-0671, Version: 2

Title/Name/Summary

Sertoma Centre Multi-Family Residences

History

QUICKFACTS

Project

Sertoma Centre Multi-Family Residences

Petitioner

Gus Vanden Brink
Executive Director, Sertoma Centre, Inc.

Purpose

To construct and maintain a 3-story, sixteen (16) dwelling unit multifamily residence at 14205 Union Avenue.

Requested Actions: Site Plan, Landscape Plan, Elevations, Special Use Permit with Modifications, Subdivision, Record Plat of Subdivision, Vacation of Right-of-Way and Rezoning.

Project Attributes

Subject Property Address: 14205 Union Avenue

P.I.N.(s): 27-04-416-026, 27-04-416-007 and 27-04-416-028

Existing Area: 0.70 Acres (30,687 SF)

Proposed Area: 0.76 Acres (33,260 SF)

Comprehensive Plan Land Designation: Downtown Mixed Use

Existing Zoning: R-3 Residential and VCD Village Center District

Proposed Zoning: Village Center District

Existing Land Use: Funeral Home and Vacant (Open Space)

Proposed Land Use: Multifamily Residential

Surrounding Land Use:

North: OS Open Space - Forest Preserve District of Cook County

South: R-3 Residential District - Single Family Residence

East: OS Open Space - Forest Preserve District of Cook County (across Oak Street)

West: R-3 Residential District - Single Family Residence

Preliminary Engineering: Preliminary engineering has been approved. Please refer to the Detailed Planning Discussion section for more details.

OVERVIEW AND BACKGROUND

Sertoma Centre, Inc. (Sertoma) is an Illinois 501 c(3) not-for-profit corporation. According to the petitioner, for over 45 years, Sertoma has been serving adults with disabilities. Sertoma's mission is to provide opportunities that empower individuals with disabilities to achieve personal success. Sertoma serves over 1,500 individuals & their families annually through a multitude of job-training, counseling, support, and housing services.

Sertoma's property ownership & management experience includes:

1. Eleven (11) residential properties in southwest suburban Cook County for adult tenants with development disabilities and/or mental illness.
2. Two (2) day programs and employment training sites in Alsip.
3. Eight (8) intermittent Community Integrated Living Arrangement (CILA) sites.
4. One (1) community mental health and counseling services facility in Matteson.

Sertoma provides property management services for all the buildings they own. They have four (4) full-time maintenance staff and a large janitorial services department that trains and employs over thirty-five (35) individuals with disabilities.

According to the petitioner, the Union Avenue site works well for Sertoma due to its close proximity to Orland Park's Downtown, which offers transportation, a growing list of amenities and the potential for employment opportunities. Additionally, many of the potential tenants at the Union Avenue location would not own personal vehicles, so the location is ideal in terms of its pedestrian and transportation friendliness.

The petitioner has stated that each of the proposed residential units will be leased to adults with a disability. The residence will allow adults with disabilities to live independently but with as-needed support from Sertoma Centre. Support will include services like: grocery shopping, bill paying, social support, counseling, and job training. All adults have a 12-month lease and must meet Sertoma's criteria to live independently.

It should be noted that the Fair Housing Act protects people from discrimination when they are renting, buying, or securing financing for any housing, and the Village of Orland Park does not consider who the potential residents will be when reviewing potential residential development projects. (The Fair Housing Act was enacted as Title VIII of the Civil Rights Act of 1968, and codified at 42 U.S.C. 3601-3619, with penalties for violation at 42 U.S.C. 3631. It is enforced by the United States Department of Housing and Urban Development.)

PROJECT DESCRIPTION & CONTEXT

Regional Context

As outlined in the Village's Comprehensive Plan, the Downtown Planning District is separated into four Character Districts (Main Street, Old Orland, Civic Center and Orland Crossing), each with a distinct identity, but all integrated via a well-connected transportation network. The subject property is located within the Downtown Planning District, in the Main Street Character District / Downtown

Mixed Use Category. This area is envisioned to become the heart of Orland Park, with a unique sense of place and an emphasis on walkability and pedestrian scale. Additionally, as part of Orland Park's Downtown, it is important that all new developments be reflective of the design principles set forth in the Village Center District (VCD) Zoning District.

Project Context

The proposed residential development would replace the Schmaedeke Funeral Home, which has been in operation since 1938. The surrounding properties include mostly one-story single-family homes and undeveloped parcels, although the Park School (Early Childhood through Grade 2) and Orland Funeral Home are also located within close proximity of the site. The Orland Grove Forest Preserve, part of the Forest Preserve District of Cook County (FPDCC) system, occupies an extensive area to the north, east and west of the subject property.

Union Avenue connects the property to 143rd Street. The intersection of Union Avenue and 143rd Street also includes the convergence of Southwest Highway, an intersection which is under potential consideration by IDOT for improvements. As vehicular use by residents of the new development would be limited, impacts to existing traffic in the area are expected to be minimal.

The proposed residential development consists of a 7,696 SF footprint (23,088 SF gross), 3-story, (16) unit multi-family building, comprised of (14) one-bedroom units and (2) two-bedroom units. The first floor includes offices for Sertoma staff and a community room for tenants. The site plan includes an outdoor patio space, a trellis feature, storage shed, garbage enclosure and an expansive open space area populated by heritage trees. The Orland Grove Forest Preserve abuts the property to the north and east, which further enhances the location's natural setting. Fourteen (14) new parking spaces, including two (2) accessible spaces, plus an additional ten (10) land-banked spaces, have been proposed.

Project Development

Since January, 2017, the petitioner has worked with Village Staff to develop a site plan that benefits all neighboring properties and represents the best use of the subject property. This includes the identification and resolution of several long-standing site and access issues, including encroachments onto Village and Cook County Forest Preserve property, vehicular and pedestrian connectivity to neighboring properties, limited site parking and non-compliant lot coverage. The preservation of the site's natural setting, including several large heritage trees, was also prioritized through this proposal. A detailed description of the proposed site plan changes is included in the Site Plan section below.

Furthermore, Village Staff have met with neighboring property owners on multiple occasions at various phases of this project to discuss the proposed development. Feedback from residents has been integrated into the proposed site plan, most notably in the creation of a public road connecting Union Avenue and Oak Street. Representatives from the Sertoma have also met with neighboring property owners on site and arranged a tour of a similar residential project that was recently constructed in Homewood, IL.

As proposed, the Sertoma residential development is well integrated into the existing fabric of single-family homes and forest preserve land. The proposed density is well below Code requirements and is appropriate given adjacent transit and surrounding developments (the 143rd Street Metra Station is located approximately 850' to the east). The location and layout of the building provides a suitable

distance between the existing single-family homes and new development. Additional landscaping throughout the site will provide screening and enhance the site's natural setting. Residents at this location and in the neighborhood will enjoy enhanced walkable proximity to shopping, dining, open space and transit opportunities. As such, the proposed project principally conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

Minor Code modifications are being requested as part of this petition. In order to mitigate the impact of these requests, a number of additional features are proposed for this project, which are discussed in the Special Use Permit section below.

This petitioner requests the following modifications:

1. A reduction of the width of the rear setback from 30' to approximately 6';
2. An increase of the width of the front maximum setback from 15' to approximately 27';
3. A reduction in the landscape bufferyard between the parking lot and property line from 10' to 0';
4. The location of a parking lot and trash enclosure within the setback area between the building facade and the street.

The recommendation motion includes the below conditions:

1. Design, permit, and construct at the petitioner's expense a minimum 5' wide public sidewalk that connects the subject property to 143rd Street;
2. Ensure unrestricted vehicular and pedestrian access is maintained at all times for emergency services, Village services and neighboring property owners;
3. All lighting for the project must match the decorative lighting used in the Downtown Planning District;
4. Prepare, procure and provide any and all documentation required for the conveyance, dedication and recording of all land transfers associated with this project;
5. Submit a Record Plat of Vacation and Plat of Subdivision to the Village for review, approval and recording;
6. Meet all final engineering and building code related items;
7. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;
8. Masonry must be of anchored veneer type with a minimum thickness of 2.625 inches;
9. Signs are subject to additional review and approval via the sign permitting process;
10. Coordinate with and obtain all necessary permits from the Forest Preserve District of Cook County (FPDCC) to design and construct a landscape restoration plan for all areas of encroachment on Orland Grove Forest Preserve property;
11. Include the landscape restoration plan as agreed to with the Forest Preserve District of Cook County (FPDCC) on the final landscape plan;
12. Submit a final landscape plan, which must reference the final grading and site plans, in coordination with the final engineering submittal;
13. A certified arborist shall be contracted to ensure adherence to the tree preservation plan for this project.

PLAN COMMISSION MOTION

On January 9, 2018, the Plan Commission **moved 6-0** to recommend to the Village Board of Trustees to approve a Special Use Permit with modifications, Site Plan, Preliminary Landscape Plan,

Elevation Drawings, Subdivision and Rezoning for Sertoma Centre project. There were no required adjustments to any of the proposed plans needed prior to the Board meeting. The full Plan Commission motion is listed at the end of this document.

PLAN COMMISSION DISCUSSION

A public hearing for the petition was held on January 9, 2018 where one (1) member of the public and the attorney of a member of public expressed concerns with the project, while one (1) member of the public expressed support for the project. The petitioner, as well as the petitioner's architects and attorney were present and responded to the speakers.

Summary of concerns about the project:

1) Not Compatible With Neighborhood - Both people who spoke in opposition to the project suggested that while the proposed development should be encouraged in the Village, it should not be located at the proposed location due to the prevalence of existing single-family homes in the area, the increase in traffic it would cause and the proposed higher density as compared to adjacent properties.

***Response:** The petitioner's attorney responded that the building architecture blends well with the existing single-family homes, and that several architectural cues were taken from neighboring homes. He also mentioned that the proposed 0.8 FAR is well below the permitted 3.0 FAR for properties located in VCD within 1000' of the 143rd Metra Station. Both the attorney and Plan Commissioners pointed out that they consider the Sertoma proposal as a low-impact development, that the previous funeral home probably generated higher traffic demands than the Sertoma Centre would, and that based on permitted used in VCD an alternative proposal for the property could be much more impactful on the neighboring properties. It was also pointed out that the Sertoma proposal complied with the Village's Comprehensive Plan vision for the area.*

2) Too Many Modifications - The attorney, who represented a neighboring property owner, suggested that the fact that so many modifications (setbacks, parking) had been requested was evidence that the Sertoma project did not work well with the proposed location.

***Response:** The petitioner's attorney responded that the modifications were requested to help situate the building as far away from the neighboring single family homes as possible, and the accommodate a new public street (142nd Street), and that none of the proposed modifications were atypical of redevelopment projects in the Village.*

Summary of support for the project:

1) Welcome Addition - A local resident, whose adult son has disabilities, spoke in favor of the project and thought it would be the perfect context for people with disabilities because of the natural setting of the area. He spoke that he would love for his son to have the opportunity to live in a place like the proposed Sertoma Centre, and that opportunities for people with disabilities to live independently are limited.

***Response:** Staff and Plan Commissioners thanked the resident for his comments and helping to provide context for how the Sertoma project could benefit the community.*

DEVELOPMENT SERVICES AND PLANNING COMMITTEE MOTION

On January 15, 2018, this item was reviewed by the Development Services, Planning and Engineering Committee, recommended for approval and referred to the Village Board of Trustees for consideration.

DEVELOPMENT SERVICES AND PLANNING COMMITTEE DISCUSSION

The following individuals spoke before the Committee: David Sosin (Petitioner), John Newton (Attorney speaking on behalf of adjacent property owner to the proposed project Cynthia Thompson) and Gus van den Brink (Executive Director of Sertoma Centre).

Mr. Sosin and Mr. van den Brink both spoke in favor of the project. Mr. Newton told the Committee that his client had no objections to Sertoma coming to Orland Park, only that the proposed location "does not make sense", citing the possibility of increased traffic in the area due to the development. Mr. Newton requested a traffic study be completed. Assistant Village Manager Karie Frilling pointed out that the proposed residential use would be a less-intensive development than the existing funeral home use and that the building architecture has a very residential feel.

Assistant Director of Development Services Khurshid Hoda, Chairman Ruzich and Trustee Fenton had additional comments.

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

Recommended Action/Motion

I move to approve a Special Use Permit with modifications, Site Plan, Preliminary Landscape Plan, Elevation Drawings, Subdivision and Rezoning for the Sertoma Centre project as recommended at the January 15, 2018 Development Services, Planning and Engineering Committee meeting and as indicated in the fully referenced motion below.

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

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated January 9, 2018.

And

Approve the preliminary site plan and subdivision as shown on "Preliminary Site Geometry Plan", prepared by Eriksson Engineering Associates, dated 09/01/2017, last revised 12/29/2017, sheet C-102, subject to the following conditions:

1. Design, permit, and construct a minimum 5' wide public sidewalk that connects the subject property to 143rd Street;
2. Ensure unrestricted vehicular and pedestrian access is maintained at all times for emergency services, Village services and neighboring property owners;
3. All lighting for the project must match the decorative lighting used in the Downtown Planning District;
4. Prepare, procure and provide any and all documentation required for the conveyance, dedication

- and recording of all land transfers associated with this project;
5. Submit a Record Plat of Vacation and Plat of Subdivision to the Village for review, approval and recording;
 6. Meet all final engineering and building code related items;

And

Approve the elevation drawings titled "Sertoma Centre Multi-Family Residences", Sheets A1.3, A1.6, A1.7 and A1.9, prepared by Worn Jerabek Wiltse Architects", dated 08/30/2017 and revised 12/08/17, subject to the following conditions:

1. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;
2. Masonry must be of anchored veneer type with a minimum thickness of 2.625 inches;
3. Signs are subject to additional review and approval via the sign permitting process;

And

Approve the preliminary landscape plan titled "Sertoma Center Multi-Family Residences", prepared by Laflin Design Group, Ltd., dated 09/01/2017, last revised 12/08/2017, sheets 1 and 2, subject to the following condition:

1. Submit a final landscape plan, which must reference the final grading and site plans, in coordination with the final engineering submittal;
2. Coordinate with and obtain all necessary permits from the Forest Preserve District of Cook County to design and construct a landscape restoration plan for all areas of encroachment on Orland Grove Forest Preserve property;
3. Include the landscape restoration plan on the final landscape plan for the area along north property line as approved by the Forest Preserve District of Cook County;
4. A certified arborist shall be contracted by the petitioner to ensure adherence to the tree preservation plan for this project;

And

Approve a Special Use Permit for Sertoma Center Multi-Family Residences, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. A reduction of the width of the rear setback from 30' to approximately 6';
2. An increase of the width of the front maximum setback from 15' to approximately 27';
3. A reduction in the landscape bufferyard between the parking lot and property line from 10' to 0';
4. Permit the location of an off-street parking lot and garbage enclosure within the setback between the building and the street.

And

Approve the rezoning of the western most parcel of the subject property (PIN 27-04-416-026) from R-3 Residential Zoning to VCD Village Center District.