



Legislation Text

File #: 2018-0499, **Version:** 5

Title/Name/Summary

Orland Ridge - Development Petition for an Amendment to the Special Use for a Planned Development with Modifications, Site Plan, Landscape Plan

History

QUICKFACTS

Project

Orland Ridge
2018-0499

Petitioner

Manny Kianicky
S.R. Jacobson

Purpose

The purpose of this petition is to consider an amendment to the previously approved Site Plan, Landscape Plan, and Special Use Permits for a Planned Development with Modifications to the Land Development Code for Orland Ridge. The proposed changes include alterations to the detention pond and to the adjacent cul-de-sac located at the northeast corner of the property as a result of final engineering, and changes to the previously approved public art component of the project.

Requested Actions: Amendment to the Special Use Permit for a Planned Development with Modifications, Site Plan, Landscape Plan

Address: Commonly known as Northeast Corner of West 171st Street and South La Grange Road (16727 S. La Grange Road to 16801 S. La Grange Road)

PINs: 27-27-100-015-0000 and 27-27-100-019-0000

Size: 57.72 Acres

Comprehensive Plan Planning District: Regional Core Mixed Use District

Comprehensive Land Designation: Regional Mixed Use

Existing Zoning: E-1 Estate Residential District

Proposed Zoning: COR Mixed Use District (Approved by the Board of Trustees on April 15, 2019)

Existing Land Use: The parcels are currently vacant and used for agricultural purposes with the exception of the large jurisdictional wetland.

Proposed Land Use: Mixed Use Planned Development to include ranch and townhome single family attached dwellings, parks, amenities, preserved wetland, naturalized stormwater detention

basins and a mix of commercial.

Surrounding Land Use:

North: Orland Hills - Mix of Commercial Retail and Restaurant

South: Tinley Park - Mix of Commercial Retail and Restaurant

East: Orland Hills - Primarily Existing Residential with a single commercial gas station located at the northeast corner of 94th Avenue and 171st Street

West: The Grasslands Cook County Forest Preserve

BACKGROUND & CONTEXT

On November 8, 1999, the Village Board of Trustees approved the Annexation of this property, Ordinance 3312. At the time the proposed use for this site was expected to be a hospital, known as the “Orland Park Medical Center” - St. Francis Hospital. While the annexation was completed, the hospital was never officially petitioned. The property has been and is currently still being used for agricultural uses.

On April 1, 2019, the Village Board of Trustees approved the Site Plan, Landscape Plan, Elevations, Preliminary Plat of Subdivision and the six (6) Special Use Permits with modifications for Orland Ridge. The mixed use planned development includes one hundred and four (104) attached dwelling units, one hundred and ninety (190) attached townhome units, a clubhouse, a conceptual site plan for up to a six (6) story and up to one hundred and twenty-two (122) room hotel, a conceptual site plan for a commercial area that includes up to 19,000 square feet of commercial retail space and up to 26,625 square feet of restaurant space on 57.72 acres.

On April 15, 2019, the Village Board of Trustees approved the rezoning of the 57.72 acre property from E-1 Estate Residential Zoning District to the COR Mixed Use Zoning District. The motion to approve the rezoning for Orland Ridge was inadvertently not included in the recommended motion at the original Public Hearing at Plan Commission on February 19, 2019 or at the Development Services, Planning and Engineering Committee meeting on March 18, 2019. As a result, the motion for rezoning was taken separately back to the Plan Commission and Board of Trustees for approval.

PROJECT DESCRIPTION

The purpose of this petition is to consider an amendment to the Village Board approved Site Plan, Landscape Plan, and Special Use Permits for a Planned Development with Modifications to the Land Development Code for Orland Ridge. Due to final engineering changes, the petitioner is proposing alterations to the detention pond and to the adjacent cul-de-sac located at the northeast corner of the property. Additionally, changes are proposed to the previously approved public art component of the project.

There are no additional changes proposed to the previously approved Site Plan in regard to the remainder of the development’s street layout, building setbacks, number of proposed lots, parks space and amenities, building elevations, or the number, size, type and location of residential units.

Per Section 5-101.K.4.e of the Land Development Code, if final engineering comments result in substantial alterations to the Village Board approved final plan, the petitioner/applicant shall return to the Plan Commission and restart the development review process, republishing in the event of a petition requiring a public hearing. Alterations to a final plan include items such as the enlargement of

storm water facility sizes, change in street layout, and changes that result in variances to Village Board approved plans or modifications to Village Board approved special use regulations.

The petitioner is proposing changes to the items listed above and which trigger new modifications to the Land Development Code which were not previously approved by the Village Board. As a result, the project must be brought back through the development review process, with final consideration by the Village Board. The applicant seeks approval of the following modifications to the Special Use Permit for a Planned Development:

1. To allow for an increase to the side slope of the pond located at the northeast corner of the subject property from a 4:1 slope to a 3:1 slope (Section 6-409.E.18)
2. To allow for a private street located at the northeast corner of the subject property to be constructed without a cul-de-sac terminus and turn around, and for a reduction to the cul-de-sac standards stated in Table 6-405 (A) (2)

Changes are also proposed to amend the one of the previous conditions included in the Village Board approved motion for Orland Ridge: "Based on proposed park land acreage and proposed park capital improvements; the developer will pay cash-in-lieu to the Village in the amount of \$76,371, based on the formula required by Village code, for the ½ acre shortage of required park land contribution and the developer will get the maximum credit of \$381,832 from the Village for the required cash donation for capital improvements. The developer will also pay \$100,000 towards a public art element for the project. The developer is required to work with staff on the selection, procurement and installation of the required public art."

With the exception of the requested modifications, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

SITE PLAN

The proposed changes will allow for the enlargement of a storm water facility size, a minor change in street layout due to the removal of the previously approved cul-de-sac, and additional modifications to the Special Use Permit for a Planned Development as a result of final engineering comments discussed below.

Detention Pond

During the final engineering review process for Orland Ridge, Federal Emergency Management Agency (FEMA) updated their floodplain maps for Cook County. The area located at the northeast corner of the Orland Ridge development was re-classified as floodplain during this process. The impacted pond is located between 94th Avenue and the terminus of Keller Lake Drive, in the area to be constructed with the ranch villa style units.

As a result of the floodplain map revision, the development now requires additional required compensatory storage to be added to the existing design volume of the detention pond basin, thus increasing the overall size of the pond at the northeast corner of the site. Additionally, the petitioner is requesting approval of a modification to allow for an increase to the side slope of the pond located at the northeast corner of the subject property from a 4:1 slope to a 3:1 slope, in accordance with Section 6-409.E.18.

The 25 foot required setback from the detention pond high water line will be maintained from all buildings, property lines, and roadways. No additional modifications to the Land Development Code

are requested for pond setback variances.

Cul-De-Sac Design

Due to the changes to the pond size, the petitioner is proposing to convert the cul-de-sac adjacent to the detention pond and located at the east end of Keller Lake Drive into a dead-end private street without a turnaround area for vehicles. The proposed modification to the Land Development Code will allow for the privately owned cul-de-sac to be constructed without a code compliant cul-de-sac terminus and turn around.

Per Section 6-405.A.5 of the Land Development Code, cul-de-sacs for multi-family residential areas shall meet the following design criteria requirements: each cul-de sac shall have a terminus of nearly circular shape with a minimum right-of-way diameter of 120 feet and cul-de-sac streets shall not exceed 400 feet in length. Cul-de-sacs are also required to meet the additional items listed in Table 6-405 (A) (2), including a 90 foot paved section as measured from the back of curb and a minimum centerline radius of 175 feet. As proposed, the private street will measure approximately 205 feet in length, which meets code requirements. However, a modification must be approved to allow for a dead end private street without a turnaround area and cul-de-sac terminus meeting the other code requirements listed above.

When the discussion regarding the modification to the private street began staff worked with the Orland Fire Protection District to make sure the site would maintain proper access for emergency vehicles. Ultimately, OFPD has commented and is in agreement with the street layout proposed by the petitioner.

Landscaping will be adjusted as part of this proposed modification. The final landscape plan is still under review and will be held to applicable Land Development Code requirements.

All the roads, including the impacted cul-de-sac at the east end of Keller Lake Drive, in this development will still remain private with the exception of 169th Place, which will be dedicated to the Village of Orland Park. The planting areas and the roundabout at the central intersection of 169th Place will be maintained by the developer through a maintenance agreement.

Public Art Component

The following condition was added at the Village Board meeting in regards to cash in lieu for proposed park capital improvements: Based on proposed park land acreage and proposed park capital improvements; the developer will pay cash-in-lieu to the Village in the amount of \$76,371, based on the formula required by Village code, for the ½ acre shortage of required park land contribution and the developer will get the maximum credit of \$381,832 from the Village for the required cash donation for capital improvements. The developer will also pay \$100,000 towards a public art element for the project. The developer is required to work with staff on the selection, procurement and installation of the required public art.

The Village Board at the time approved this condition. The development agreement for Orland Ridge was reviewed at the February 17th Committee of the Whole. The Committee discussed the public art and decided not to utilize the funding for the public art component. Instead, the developer will pay cash in lieu in the amount of \$76,371 for the park land contribution and continue to contribute \$100,000. This money however will be used for site enhancements including landscaping as opposed to being solely for public art. This approval will remove that condition from the previous

Village Board motion and replace with the discussion had at the Committee of the Whole meeting.

This is now before the Plan Commission for consideration.

Original Action/Motion:

Regarding Case Number 2018-0499, also known as Orland Ridge, I move to accept and make findings of fact for an Amendment to the Special Use Permits as discussed at this Plan Commission meeting and within this staff report, dated March 3, 2020. The previous approvals for Orland Ridge, approved at the April 1, 2019 and April 15, 2019 Village Board of Trustees meeting shall remain in effect, except those amended in the following motion.

And

I move to recommend to the Village Board of Trustees approval of a Preliminary Site Plan, sheets C3.0 - C.10, titled, "Grading and Drainage Plan," prepared by Kimley Horn and Associates, dated February 14, 2020.

And

I move to recommend to the Village Board of Trustees approval of the Landscape Plan, titled "Overall Landscape Plan", prepared by Kimley Horn and Associates, Sheets L2.0 - L2.9, dated July 17, 2019 and last revised February 14, 2020.

And

I move to recommend to the Village Board of Trustees approval of an Amendment to the Special Use Permits for the Orland Ridge Planned Development. Modifications to the Special Use Permits include:

1. To allow for an increase to the side slope of the pond located at the northeast corner of the subject property from a 4:1 slope to a 3:1 slope (Section 6-409.E.18)
2. To allow for a private street located at the northeast corner of the subject property to be constructed without a cul-de-sac terminus and turn around, and for a reduction to the cul-de-sac standards stated in Table 6-405 (A) (2)

And

I move to recommend to the Village Board of Trustees to amend the original approved motion for Orland Ridge, specifically Condition #8 listed under the Preliminary Site Plan, to read as follows:

Based on proposed park land acreage and proposed park capital improvements; the developer will pay cash-in-lieu to the Village in the amount of \$76,371, based on the formula required by Village code, for the ½ acre shortage of required park land contribution . The developer will also pay \$100,000 towards site enhancements including landscaping.

Recommended Action/Motion

Regarding Case Number 2018-0499, also known as Orland Ridge, I move to accept and make

findings of fact for an Amendment to the Special Use Permits as discussed at this Plan Commission meeting and within this staff report, dated March 3, 2020. The previous approvals for Orland Ridge, approved at the April 1, 2019 and April 15, 2019 Village Board of Trustees meeting shall remain in effect, expect those amended in the following motion.

And

I move to recommend to the Village Board of Trustees approval of a Preliminary Site Plan, sheets C3.0 - C.10, titled, "Grading and Drainage Plan," prepared by Kimley Horn and Associates, dated February 14, 2020.

And

I move to recommend to the Village Board of Trustees approval of the Landscape Plan, titled "Overall Landscape Plan", prepared by Kimley Horn and Associates, Sheets L2.0 - L2.9, dated July 17, 2019 and last revised February 14, 2020.

And

I move to recommend to the Village Board of Trustees approval of an Amendment to the Special Use Permits for the Orland Ridge Planned Development. Modifications to the Special Use Permits include:

1. To allow for an increase to the side slope of the pond located at the northeast corner of the subject property from a 4:1 slope to a 3:1 slope (Section 6-409.E.18)
2. To allow for a private street located at the northeast corner of the subject property to be constructed without a cul-de-sac terminus and turn around, and for a reduction to the cul-de-sac standards stated in Table 6-405 (A) (2)

And

I move to recommend to the Village Board of Trustees to amend the original approved motion for Orland Ridge, specifically Condition #8 listed under the Preliminary Site Plan, to read as follows:

Based on proposed park land acreage and proposed park capital improvements; the developer will pay cash-in-lieu to the Village in the amount of \$76,371, based on the formula required by Village code, for the ½ acre shortage of required park land contribution . The developer will also pay \$100,000 towards site enhancements including landscaping.

And

I move to recommend that the developer's engineer work with the village engineer to minimize the impact of drainage water on the residential property located along the north property line.