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Staff Report to the Board of Trustees

Crossroads of Orland Park Mixed-Use Planned Development

Prepared: 6/10/2024

Project: 2021-0268 – Crossroads of Orland Park - Planned Development

Petitioner: Anthony DeAngelis, Inter Continental Real Estate & Development Corporation

Location: 9551 W 159th Street and 16031 S LaGrange Road

P.I.N.s: 27-22-100-028-0000 and 27-22-100-029-0000

Parcel Size: 15.74 acres

Purpose: The purpose of this petition is to construct a mixed-use planned development near the southeast corner of 159th Street and LaGrange Road to be called "Crossroads of Orland Park" that includes 132 attached dwelling units in three 5-story buildings (44 units per building), a 4-story 107-room hotel, public amenity spaces, site plans for 3 restaurant parcels (2 of which contain drive-through service windows), and a stormwater management area. Please see attached Staff Report to the Plan Commission for detailed information.

Requested Actions: Approval of a Site Plan, Landscape Plan, Building Elevations, Plat of Subdivision, and Special Use permits with modifications.

COMMITTEE OF THE WHOLE DISCUSSION

Following a presentation by Assistant Development Services Director Carrie Haberstich, the Committee of the Whole members discussed their desire for timely development of the commercial parcels alongside the development of the residential. The Committee members discussed the apartments and the rental housing moratorium along with the physical challenges of developing this site. The full discussion can be found [here](#).

The Committee also discussed the existing zoning regulations in the COR Mixed Use District, which allows for more residential development than currently proposed. If the site were entirely residential, the density would not be limited to 40% of the planned development; it could be fully residential. However, because the proposed development is mixed-use, no more than 40% of the floor area can be residential without a Special Use permit. The requested Special Use permit would enable more than 40% of the site to be dedicated to residential use, supported by significant investments in a hotel, three restaurants, and public amenity spaces. The project was recommended for approval by the Committee of the Whole to the Board of Trustees. The motion carried with 5 yes and 2 absent.

COMMITTEE OF THE WHOLE RECOMMENDED ACTION/MOTION

I move to approve the Committee of the Whole recommended action for case number 2021-0268, also known as Crossroads of Orland Park Mixed-Use Planned Development.

AND

I move to adopt an Ordinance entitled:

THIS PART IS FOR REFERENCE ONLY (NOT NECESSARY TO BE READ OUT LOUD)

I move to approve a Special Use Permit for a Planned Development subject to the following conditions:

1. All building code requirements and final engineering requirements must be met, including required permits from outside agencies.
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in 6-308.J.
3. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. A special service area (SSA) shall be established to assure the privately-owned detention pond will be maintained to Village standards.
5. The petitioner shall develop the Subject Property in substantial conformance with the final Village-approved site plans, landscape plans, and building elevations for this planned development and corresponding special use permits.
6. Prior to the issuance of building permits, the petitioner shall submit for approval fully developed civil engineering plans that comply with the county WMO requirements and Village's stormwater control provisions, engineering plans to address all aspects of private and public utility services, and a lighting photometrics plan. Any reconfigurations within state ROW will require an IDOT highway/utility permit.

I move approve of the following modifications:

1. Reduce minimum 25' setback from high water line and slope requirements for stormwater management area (Section 6-305.D.8.b.4).
2. Allow for drive aisles and parking lots in between buildings and the street for lots 1, 3, and 4 (Section 6-210.F.4);

And

I move to approve the site plan, landscape plan, and building elevations for Crossroads of Orland Park, subject to the condition that the development will be in substantial conformance with the Site Plan prepared by DesignTek Engineering, revised April 24, 2024; the Landscape Plan, prepared by Westwood Environmental, revised December 17, 2023; and Building Elevations for Lot 4 and Lot 5 prepared by Tech Metra, dated December 20, 2023.

And

I move to approve the preliminary plat of resubdivision of Crossroads of Orland Park, prepared by DesignTek Engineering, last revised September 13, 2023, once the final plat is printed on mylar and submitted to the Village with all non-Village- related signatures ready for recording at the Cook County Recorder of Deeds office prior to proceeding to the Board of Trustees.

And

I move to approve a Special Use Permit for a site plan with a total building area over 50,000 square feet.

And

I move approve a Special Use Permit for Disturbance of a nontidal wetland.

LOT 1 – RESTAURANT C

I move to to approve a Special Use Permit for a restaurant with outdoor seating for Lot 1, with the modification to allow for parking and drive aisles between the building and street with the following conditions:

1. The development will be in substantial conformance with the site plan prepared by DesignTek Engineering, revised April 24, 2024, and the landscape plan, prepared by Westwood Environmental, revised December 17, 2023.
2. The proposed building footprint is no greater than the 4,000 square foot building footprint as illustrated on the site plan or else a Special Use Amendment must be granted.
3. If the development complies with the approved site plan and landscape plan, the development may proceed through the appearance review process.

And

I move to approve a Special Use Permit for a Drive-Through Service Window for Lot 1 with the condition that any future restaurant tenant must have estimated drive-through stacking space needs equal to or lower than stacking counts outlined in the Traffic Impact Study Addendum prepared by KLOA dated September 22, 2023, or else a Special Use Amendment must be granted.

LOT 2 - RESTAURANT B

I move to approve a Special Use Permit for a restaurant with outdoor seating for Lot 2, subject to the following conditions:

1. The development will be in substantial conformance with the site plan prepared by DesignTek Engineering, revised April 24, 2024, and the landscape plan, prepared by Westwood Environmental, revised December 17, 2023.
2. The proposed building footprint is no greater than the 6,000 square foot building footprint as illustrated on the site plan or else a Special Use Amendment must be granted.
3. If the development complies with the approved site plan and landscape plan, the development may proceed through the appearance review process.

LOT 3 - RESTAURANT A

I move to approve a Special Use Permit for a restaurant with outdoor seating for Lot 3, with the modification to allow for parking and drive aisles between the building and street with the following conditions:

1. The development will be in substantial conformance with the site plan prepared by DesignTek Engineering, revised April 24, 2024, and the landscape Plan, prepared by Westwood Environmental, revised December 17, 2023.
2. The proposed building footprint is no greater than the 4,000 square foot building footprint as illustrated on the site plan or else a Special Use Amendment must be granted.
3. If the development complies with the approved site plan and landscape plan, the development may proceed through the appearance review process.

And

I move to approve a Special Use Permit for a Drive-Through Service Window for Lot 3 with the condition that any future restaurant tenant must have estimated drive-through stacking space needs equal to or lower than stacking counts outlined in the Traffic Impact Study Addendum prepared by KLOA dated September 22, 2023, or else a Special Use Amendment must be granted.

And

I move to approve a modification to allow for reduced drive-through landscape screening on the north side of the principal building (Section 6-305.D.2.c).

LOT 4 – HOME 2 HOTEL

I move to approve the site plan, landscape plan, and building elevations for Lot 4, subject to the condition that the development will be in substantial conformance with the Site Plan prepared by DesignTek Engineering, revised April 24, 2024; the Landscape Plan, prepared by Westwood Environmental, revised December 17, 2023; and Building Elevations for Lot 4 prepared by Tech Metra, dated December 20, 2023.

LOT 5 – LUXURY APARTMENTS

I move to approve a Special Use Permit for attached dwellings (Section 6-210.C.2) with the condition that the development will be in substantial conformance with the Site Plan prepared by DesignTek Engineering, revised April 24, 2024; the Landscape Plan, prepared by Westwood Environmental, revised December 17, 2023; and Building Elevations for Lot 5 prepared by Tech Metra, dated December 20, 2023.

And

I move to approve a Special Use Permit to allow residential uses to exceed more than 40% of the Mixed-Use Planned Development square footage in the COR Mixed Use District (Section 6-210.C.2.b).