VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us

Meeting Minutes

Monday, January 17, 2011

6:00 PM

Village Hall

Development Services & Planning Committee

Chairman James V. Dodge, Jr.
Trustees Brad S. O'Halloran and Patricia A. Gira
Village Clerk David P. Maher

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:09 PM.

Present: 2 - Trustee O'Halloran and Chairman Dodge

Absent: 1 - Trustee Gira

APPROVAL OF MINUTES

2011-0023 Approval of the December 20, 2010 Development Services and Planning Committee Minutes

I move to approve the Minutes of the Regular Meeting of the Development Services and Planning Committee of December 20, 2010.

A motion was made by Trustee Brad O'Halloran, seconded by Chairman James Dodge, Jr., that this matter be APPROVED. The motion CARRIED by the following vote:

Aye: 2 - Trustee O'Halloran and Chairman Dodge

Nay: 0

Absent: 1 - Trustee Gira

ITEMS FOR SEPARATE ACTION

2010-0189 Dave & Busters - Amended Special Use Permit, Site Plan, Elevations

The petitioner is requesting approval to construct and operate a Dave & Busters entertainment/restaurant venue. The old “Orland Theatre” building, which is located on an outlot outside the Orland Square Drive ring road, is to be demolished. A new 23,645 square foot building will be constructed on the site to accomodate a 280 seat full service restaurant with a video game arcade and sports bar. Additional improvements will include a new 295 space parking lot with new curbs and new tree islands. Modifications to the special use permit are requested to allow the parking to be located between the building front and 151st Street, lot coverage that exceeds the Code limit of 75%, landscape buffers that are less than Code minimums, and parking spaces that exceed Code requirements by more than 20%.

In addition to replacing the old deteriorating building with a new one, the proposed redevelopment brings the site closer to Land Development Code conformance in several areas. Lot coverage (and storm water run-off) is reduced from existing levels, stormwater best management practices will be implemented, and parking lot tree island requirements will be met.

A public hearing was held before Plan Commission on January 11, 2011. There were no public comments on the petition. Plan Commission comments were

mostly positive. One commissioner requested better control of right in right out movements to the site, a couple of commissioners commented on the need for improved building articulation and/or landscaping on the eastern elevation. The Plan Commission motion includes a condition that the petitioner work with staff to add interest to the eastern elevation. Revised elevations must be provided before the case goes before the Board of Trustees for final review/approval.

I move to recommend to the Village Board approval to amend a special use permit for a planned development, and approval of a Site Plan and Elevations as recommended at the January 11, 2011 Plan Commission meeting and as fully referenced below.

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

I move to recommend to the Village Board approval to amend a Special Use Permit for a Planned Development (Orland Square Mall, Ordinance 468) subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use Permit include:
1. Parking and drive aisles located between the building and the street.
2. Parking space numbers that exceed Code requirements by more than 20%
3. Lot coverage that exceeds the 75% limit for impervious surface.
4. A reduced eastern landscape buffer from a required 10' to as little as 0'.

And

I move to recommend to the Village Board approval of the Preliminary Site Plan titled “Dave and Buster’s Orland Square Mall Site Plan” by Woolpert Design, project 70399, dated 12/7/10, revised 1/4/11, subject to the following conditions.

1. Submit a Final Landscape Plan meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
2. Submit the Tree Survey prior to building demolition.
3. Meet all final engineering and building code related items.

And

I move to recommend to the Village Board approval of the Elevations titled “Dave & Buster’s Orland Park Exterior Elevations Plan Commission Submittal” by Aria Group Architects, Inc. (north, east, south and west elevations) dated 1/3/11, and “Dave & Buster’s Orland Park Exterior Perspectives Plan Commission Submittal” by Aria Group Architects, Inc., subject to the following conditions. Revised Elevations must be submitted prior to Village Board consideration.

1. Work with staff on changes to the east building elevation to add architectural interest.
2. Screen all mechanical equipment either at grade level with landscaping or

hidden behind the roofline.
3. Meet all engineering and Building Code requirements including masonry.
4. Signage will be approved through a separate permitting process.

A motion was made by Trustee Brad O'Halloran, seconded by Chairman James Dodge, Jr., that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED by the following vote:

Aye: 2 - Trustee O'Halloran and Chairman Dodge

Nay: 0

Absent: 1 - Trustee Gira

2010-0616 McDuffy Beacon Avenue Development - Site Plan Review

The petitioner proposes to demolish the existing single family home at 14332 Beacon Avenue and replace it with a new 14,820 square foot mixed-use building that will have two commercial spaces on the ground floor and four (4) residential units on the second and third floors. The proposed building will have a footprint of 4,940 square feet. No variances or special use permits are required for this project.

The existing single family home at 14332 Beacon Avenue is located within the permitted commercial area as outlined by Section 6-209 of the Land Development Code for Beacon Avenue. The Code permits “residential units above retail or commercial establishments” on Beacon Avenue between 143rd Street and 144th Street. The proposed mixed-use building is a conforming use for the area. (The Old Orland Historic District, as a zoning district, contains two commercial sub-districts wherein non-residential and mixed-use development is permitted. These are located along Beacon Avenue and Union Avenue).

I move to recommend to the Village Board to approve the mixed-use redevelopment of 14332 Beacon Avenue per the site plan titled “Mixed Use Building for McDuffy’s Beacon St. Condominiums Orland Park, Illinois” as indicated in the attached fully referenced motion.

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

I move to recommend to the Village Board of Trustees to approve the site plan titled “Mixed Use Building for McDuffy’s Beacon St. Condominiums Orland Park, Illinois”, prepared by W.K. Olson Architects Inc., dated 10/16/06, project number 260450, sheet number A-1, subject to the following conditions:

1. That the petitioner verifies the species of tree and the diameters of the trees currently present on the subject lot to determine Heritage Tree status and tree mitigation requirements, if any, prior to Village Board approval;
2. That the turret at the northeast corner of the building does not encroach more

than three (3) feet into the side yard setback and the site plan confirms this with a note;
3. That the gabled parapet on the rear elevation of the building is replaced with a flatter parapet style to meet the 37 foot height limitation;
4. That all the height issues identified in this report be resolved before presenting the elevations to the HPRC;
5. That the petitioner provides a no parking loading zone sign along Beacon Avenue for a specific time of day (morning or evening) to accommodate any loading activities on-street;
6. That the site plan be updated to show Beacon Avenue's commercial area sidewalk and brick-paved parkway (including the tree grates/wells) extended and continued through the frontage of the subject site;
7. That a bicycle rack for at least three (3) bicycles is installed on site near the main entrance;
8. That a landscape plan is submitted for separate review and approval;
9. That all Building Code related items are met and all necessary building permits are obtained.

A motion was made by Trustee Brad O'Halloran, seconded by Chairman James Dodge, Jr., that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED by the following vote:

Aye: 2 - Trustee O'Halloran and Chairman Dodge

Nay: 0

Absent: 1 - Trustee Gira

ADJOURNMENT - 6:13 PM

A motion was made by Trustee Brad O'Halloran, seconded by Chairman James Dodge, Jr., that this matter be ADJOURNED. The motion CARRIED by the following vote:

Aye: 2 - Trustee O'Halloran and Chairman Dodge

Nay: 0

Absent: 1 - Trustee Gira

/nm

APPROVED: February 21, 2011

Respectfully Submitted,

/s/ David P. Maher

David P. Maher, Village Clerk