VILLAGE OF ORLAND PARK

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

Meeting Minutes

Tuesday, August 9, 2011

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman
Commissioners: Judith Jacobs, Paul Aubin, Steve Dzierwa,
Nick Parisi, John J. Paul and Laura Murphy

CALLED TO ORDER/ROLL CALL

Present: 6 - Jacobs; Dzierwa; Aubin; Parisi; Paul, Murphy

Absent: 1 - Stephens

APPROVAL OF MINUTES

2011-0490 Approval of the July 12, 2011, Plan Commission Minutes

A motion was made by Commissioner Paul, seconded by Commissioner Dzierwa to approve the minutes of the July 12, 2011 Plan Commission meeting minutes.

I move to approve the Minutes of the Regular Meeting of the Plan Commission of July 12, 2011.

APPROVED

Aye: 6 - Jacobs, Dzierwa, Aubin, Parisi, Paul and Murphy

Nay: 0

Absent: 1 - Stephens

PUBLIC HEARINGS

2011-0482 Ninety 7 Fifty on the Park - Site Plan, Special Use Permit, Subdivision

2011 – 0482 NINETY 7 FIFTY ON THE PARK
Site Plan, Special Use Permit, Subdivision

FLOM: Staff presentation made in accordance with the written Staff Report dated August 5, 2011 as presented.

AUBIN: Thanking Senior Planner, Kimberly Flom for her presentation, Acting Chairman Aubin then asked the petitioners for any comments.

DZIERWA: Swore in:
Chris Kirles, 310 W Michigan St. Unit 153, Indianapolis, Indiana 46202

KIRLES: I would like to thank the Commission and Staff for hearing our proposed development petition. I would like to talk a bit about the developer, Flaherty & Collins Properties; I am the Vice President of Development and I am joined by Jesse Fisher, Senior A & E Associate. We are also joined by Demetrius Starvrianos from RTKL and associates, the architect, as well as Peter Stutz with RTKL. I would first like to tell you about Flaherty & Collins Properties. We are headquartered in Indianapolis, Indiana; we have about 400 employees, in the past few years we have been a top 50 builder in the country for luxury multi-family and for lease residences. We operate about 12,000 units in 10 different states. We are a full service fully integrated Real Estate Company, meaning we develop, we

build, and we manage apartment communities. One of the big hopes today and in the past few years has been mixed use transit oriented developments very similar to what we have here at the Ninety 7 Fifty on the Park. We are currently working on projects through out the Midwest and as far west as Denver on similar attributes, but this site in Orland Park we like particularly because its one that is centrally located, there is public transit here, a public park, forest preserves, and a strong retail corridor obviously up and down LaGrange and around the property. It creates a really unique opportunity, and with pent up demand for this sort of product, we are very excited about this opportunity. As Kim mentioned all of the amenities and various components of the project and she did a very good job covering all of the aspects there. So what we are trying to do, in summary is, to offer something that would cater to all sorts of ages in a community from young professionals to empty nesters and everything in-between. From an aqua lounge that was sort of described as kind of being a pool and aqua area both outdoors and going indoors to a true fitness club, with a yoga studio, Pilates studio, tanning beds, court yards and lots of public and private green spaces in the area with all sorts of things including courtyards, patios, pool decks and grills throughout the space. We are very excited about this project; the units would be on the average of about 940 square feet. We have tried to design this will all sorts of age ranges in mind and an average rent of $1,500 per month and that would include all of the amenities that Kim has already described. Thank You, we are excited to be here and working with the Village on this project.

AUBIN: Chris, thank you very much for your time and comments. This being a public hearing if there is anyone from the public who would like to speak to or ask questions regarding the project before us please step forward and we will swear you in and give you the opportunity to speak.

DZIERWA: Swore in:
Jim Bailey, 13900 Selvo Lane, Orland Park

BAILEY: My question is, seeing the plan is this the ground area of approximately 25% of the entire project?

FLOM: I do not know the exact area, but yes, this is just one part of the entire Main Street Triangle. (Showing the map of the entire area Ms. Flom points out the area that is specifically being proposed) There is nothing proposed for the other areas at this time.

DZIERWA: Swore in:
Bob Seigal, 14842 West Avenue, Orland Park, IL

SEIGAL: I was just wondering what the total height of the building is.

KIRLES: I will have to refer that to RTKL and let them describe that.

DZIERWA: Swore in:
Jesse Fisher, 125 Lexington Dr., Zionsville, Indiana, 46077

FISHER: The height of the building at the highest point is 62 feet.

SEIGAL: Is that within the… What is the total height of the building?

FLOM: As I mentioned before the building staggers in height from three stories to the appearance of a six story at Crescent Park Circle. It is not a 6-story building, it is five but the first floor is higher. Our code allows you to go up to six stories, 70 feet tall, within 600 feet of the Train Station, this building does that. Anywhere else the building has to be 3 or 4 stories, and what that means is that you have to be 3 or 4 stories but if you are at an intersection of two public streets, you can pop up another story, up to 55 feet in height. Does that answer your question?

SEIGAL: Yes. And we cannot go into the building materials at this time?

FLOM: No, we can discuss the materials. They are proposing metal, cast stone, brick, stucco board, glass and if you have any questions…

SEIGAL: Do you know if that is a reinforced or a structural steel floor?

FLOM: I will defer that to the petitioner.

FISHER: The structure type will be a precast structure, because of horizontal floors with a precast exterior scheme.

SEIGAL: And that includes in the garage also?

FISHER: Correct, the parking garage will also be a precast structure.

SEIGAL: I was wondering, is that a quiet material for a residential area? Meaning it will not spread noise from one unit to another.

FISHER: We take into account and the building code and it takes into account the sound transmission both vertically and horizontally. We both meet and exceed the building code requirements.

DZIERWA: Swore in:
Arnold Gacki, 18222 Hidden Valley Cove, Orland Park, IL 60467

GACKI: What is in-between the floors, concrete? Slab or poured?

FISHER: The concrete floors will be 8-inch thick solid precast concrete with rebar for support.

GACKI: And what is that insulation in-between?

DZIERWA: Swore in:
Peter Stutz, 1017 W Dacon Apt 3E, Chicago, IL

GACKI: Is there insulation between the floors?

STUTZ: There is not insulation in-between the floors; the 8 inch thick, solid concrete plank will provide enough to sound transmission to meet the current building codes.

GACKI: So it is solid and not at all hollow inside.

STUTZ: There will be some hollow core planking involved too yes. With a 1 inch thick pretopping on top.

GACKI: Will there be any chases between floors?

STUTZ: There will be chases for mechanical, electrical and plumbing.

GACKI: And how are you going to protect the chases to prevent spread of fire?

STUTZ: The chases will be built to meet all the fire codes, local building codes, or IBC building codes.

GACKI: Are there any other variances that you are asking for this building? Anything other than what was stated?

FLOM: Other than the two modifications, no changes to the Code or variances to our Village Code or our Building Code are being requested. Those would have to be published for Public Hearings and to clarify, Mr. Gacki, I know you read the papers and this project was published for more modifications than what we are hearing tonight. However, those other modifications were resolved to meet codes so other than the two that I mentioned which are the 143rd Street setback and the parking spaces they are the only two being considered.

GACKI: Are there any variances on the sidewalks?

FLOM: No, the sidewalks are in the public right-of-way.

GACKI: On your website you mentioned something about a 75% lot coverage but there was an 80% question.

FLOM: Eighty percent is allowed if you are using BMP.

GACKI: So which practices are you going to use?

FLOM: Well, this is at 74.3%.

GACKI: So there won't be any variances required?

FLOM: Correct. Just to follow up on that the issue with lot coverage is detention ponds and the pond for this project, which was located on the north, was designed to accommodate 90% lot coverage on the entire triangle. It was somewhat over designed so we are good.

AUBIN: For everyone's information this entire project has been reviewed for engineering and approved.

GACKI: Is that Village engineering or Burke Engineering Staff?

FLOM: On this project or the entire Project? The entire project was looked at by SpaceCo Engineering, which is a subsidiary of Christopher Burke Engineering.

GACKI: On the salt-water pool, is it eco-smart?

FISHER: It is eco-smart. We are finding that the chlorine and chemicals used in pools in the years past are not as healthy for the environment and individuals so we have started to go with salt-water pools. They require less chemicals, less maintenance and subsequently less discharge into the storm water detention system.

GACKI: You say it will go into the storm water system in Orland Park. Will that pollute the system?

FISHER: No it will not it is no different than what is seen in normal rainfall, but it has less chemical toxicity and chlorine.

GACKI: But it will go in the sewer system?

FISHER: That is correct, it will when the pool is emptied at the end of the season.

GACKI: This is a 4-acre site.

FLOM: It is a little over 3.5 acres.

GACKI: There will be 300 apartments in just under 4 acres, so what will the density be then?

FLOM: The density in the Village Center District is measured by floor area ratio, which is different from the rest of the districts in the Village, which are measured by units per acre, and the floor area ratio for this district is 3.0 with in 1000 feet of

the train station and this project is at 2.29.

GACKI: So it is a heavy density.

FLOM: It is well within the density of the area.

GACKI: Do you know what the code is in this area?

FLOM: It is 3.0.

GACKI: And this is 2.9?

FLOM: No, 2.29.

GACKI: Ok. Is there going to be a spa in this building?

FISHER: There is no spa planned, just the salt-water pool.

GACKI: Thank you.

AUBIN: Being no further questions from the public the Acting Chairman asked for comments and questions from the Commissioners.

PARISI: Just some observations and a few questions. My observations from reading the plan are that there are a lot of great features, the parking is going to be shielded from public view and allow access to individual units and there are small walkable blocks that are pedestrian friendly. Energy efficient amenities, the courtyards, and I like the fact that there are no blank walls on this project, and the future planning for bicycle and pedestrian access, along with the green features we see up on the roof. It is nice to see that they are even planning for zip cars. Just a few questions, in the whole planning process these seem to be built as condominiums and as such will they have different P.I.N. numbers for the individual units?

FLOM: No, although there are features that are akin to condominiums, they will not be sold as such, but rental units.

PARISI: It lends itself to future conversion.

FLOM: Regardless of one or many P.I.N. numbers this could be converted down the road if there were market changes down the road.

PARISI: I know with your experience, you have done your studies that we will be able to absorb that many renters at that price point. However, it always a concern and we want to make sure a beautiful building is occupied.

KIRLES: Absolutely. We have done our studies and have had an independent market study done and an appraisal as well. It confirmed all the different features and specific data points for the project. Just a few things, there has not been a new luxury high end apartment community built in 22 years in the market area, which we define as several of the southwest communities combined and there is a tremendous demand for that product. We did look at and what you see today as for rent or lease apartments are not the same type of product as what we are proposing today. As you alluded to with condominium style features interior as well as exterior. As you look nationwide there are not a lot of transit-oriented stations, and specifically in the Chicago area, so what we are looking at is a very unique opportunity.

PARISI: When could this conceivably be finished?

KIRLES: Ideally in 24 months when you talk in terms of when you first put a shovel in the ground, which we anticipate doing this fall. Which would mean conceivably by the fall of 2014.

PARISI: Kim, how does the density of this project compare with that of the 2006 plans?

FLOM: It is quite a bit denser. The 2006 plan only had, I think, only 270 units over the entire Main Street Area. That was the plan approved by the Board. However, plans that were drawn up before that were 500 – 600 units in the whole Main Street Area. However the market changed that, just like the market is driving the unit count here. As we continue on the master planning for this project, we are going to ensure that we maintain a high quality vibrant area for all of the other future developments.

PARISI: You talked a little bit about the demographics, and we would like to maintain some of the younger demographic as you see a lot of it moving downtown and spending their monies downtown, we would like to see them move here and spend their monies in our local economy. Sixty percent of these units are going to be 1-bedroom units and that is a pretty high number. Generally thinking in the future it might be harder to absorb 1-bedroom units. Is that typical across your other projects?

KIRLES: usually we even go heavier on the one-bedroom units. You typically don't get a lot of younger kids, and being a very high density and minimized project and with more of the two bedrooms you compete with the condominiums that are for rent by owners and even though we provide more amenities, it would still become your competition.

PARISI: Kim, ultimately will there be access to this project from 142nd street?

FLOM: The access to 142nd Street would come around Crescent Park Circle

and down and around Ravinia.

PARISI: So your only option will not be just to dump out on 143rd.

FLOM: Yes. And 142nd street will be signalized just like 143rd street.

PARISI: Even though we are making an exception in the number of parking spaces, it is just a bit tight. Will the train station parking be available for the overflow?

FLOM: This is certainly a larger modification than we usually see, but this is a different spot. You are near the train station so those who live here may not need that second car, they may use a zip car or one of the shared cars and there is the on street project and the commuter lot that is available for nights and weekends.

PARISI: Or for future development.

FLOM: Right. So I think we maybe concerned about it if it were the last project built but as it is the first project from the planning perspective all the planning journals right are really telling us to park to your needs and not to a ratio, and to under park more than to over park. So, we are going with that type of development here. However, if for some reason we are tight it doesn't mean we couldn't accommodate for more parking spaces in the future.

PAUL: I think staff did a great job putting this together. And I would like to thank the public who has come out here and especially those of you who have weighed in on it. I know that there have been some controversial topics in regards to this in the past and I appreciate that we have stuck to the comments the Chairman had asked us to stick to. Just a couple of questions. As far as using the metra lot, is that something that will be available to people at no charge?

FLOM: Yes.

PAUL: Ok. If there were a need for parking during the week there would not be accommodations for that parking in the metra lot.

FLOM: No, not at this time. That is something that because there is on street parking on Crescent Park and on all of the streets and I think that would accommodate all of the visitor parking. But again, if that became an issue we could resolve that in future phases.

PAUL: The other question I have is about the parking study; it included the rental units, but how about the retail on the ground floor. Are we comfortable with being able to fill in for those?

FLOM: I can touch on this a little bit and the petitioner can add in if needed. We

really love mixed-use buildings especially in our downtown. The retail here is 4000 square feet and that is very small, maybe one or two small tenants. It's small because we want to make sure we can fill it. The tenants are likely to be ones that will provide services to commuters and to the residents that live there. I really don't think you're going to see a Crate and Barrel on the interior first floor just yet. I really think that its sized in a way that will work because it will provide support for the over 300 people who are within a stones throw of their store.

KIRLES: I was just going to add that the market study did not address the retail, but because of the size of it, and it is only 4000 square feet, as Kim mentioned, it would look for something that would service the residential component. The big need we see right now is the apartments. There are a lot of local retail restaurants and ultimately we want everything to kind of fill in with additional retail restaurants, mixed use. Right now there is enough around the park and oriented around the park to service the residential. And the amenity space would have a retail look and feel, since it is centered around the Crescent Park there it would have store front glass and give it that same appearance, but it isn't true retail so with it only 4000 square feet we feel very confident that we could find the right users that would add to the overall development.

PAUL: Since it is a public / private, who is going to be responsible to maintain the interior or exterior. In other words, pretty much anything that goes wrong will go back to the ownership, who will be responsible for doing that?

FLOM: The developer, Flaherty & Collins will be responsible for all maintenance.

PAUL: And where will the garbage disposal area be?

FISHER: They will be located right here (refers to the rendering on screen), and the retail trash here (again refers to rendering), both on the interior of the building.

DZIERWA: I have a question for Mr. Kirles. Going back to the graphic showing Main Street showing the building elevations. I'll ask you if the sidewalk on that considered ADA ok. I just wondered because I noticed the incline and wondered if that was going to be ok. What is the slope max on that?

KIRLES: That should not, but I can refer that to Mr. Fisher for an answer.

FISHER: I think that the elevation there shows that to be steeper grade than is what is existing. It is going to fall with in the Illinois Accessibility Code & 2010 ADA Fair Housing Guidelines.

DZIERWA: Did anybody ever count the amount of on street parking?

FLOM: In the staff report I noted that there would likely be 20 or more parking spaces that exact number is still a little bit in flux, because we are still finalizing the

engineering for Ravinia Avenue.

DZIERWA: Well I was using those little rectangles along the street I got almost 36 and I don't know if I was counting too many.

FLOM: That is why I said 20 plus, to be safe.

DZIERWA: I was wondering too how do you police something like that, parking in those open spaces instead of going in and paying your dollar to park in the metra lot? How do you keep that open for those people who should be using them, either the people who live there or the people who are going in the retail.

FLOM: That would be Orland Park's responsibility because those are public parking spaces. We would likely police those like we do in other areas of Orland, with signage, and we would keep track of how things were going, maybe even using time limits for those spaces. Our goal for these spaces is for visitors and for the retail in the area, so it is going to be very important to us that those are used for that and not metra commuter spaces.

DZIERWA: Will Main Street at 143rd Street just be a right-in and right-out there?

FLOM: It's currently a full access, but with the improvements to 143rd street, it is likely to revert back to a right-in, right-out because we will have the light at the intersection.

DZIERWA: Other than that I really enjoy looking at the elevations, I think you put together a beautiful building and I think it's going to definitely be a plus for that particular area. I sat on the Commission for the last two proposals for this particular triangle and I thought they were very ambitious for that area; I went along with them because I am an optimistic guy. They had high hopes, and they didn't work out. I think that this is a really calculated basic and slow approach; I think this is the right step.

JACOBS: Most of my questions have already been answered. With the exception that I wondered, is most of the retail is on the Circle?

FLOM: Yes, All of the retail is on the corner of Crescent Circle and Ravinia Avenue. So here is Ravinia and the retail is right here (refers to rendering being shown).

JACOBS: So the rest of the awning fronts are for what?

FLOM: That is for the residential amenity space that I talked about, so that is where their community space will be. However, the nice thing is that it is designed in a way so that it will have direct activity to the street, so that when you walk around there you are not going to feel like you are in a private area.

JACOBS: The other thing I must tell you is that I am very impressed with the term 'full Texas wrap', it sounds like a line dance.

MURPHY: I have just one question, if in two years you will be developed, when do you start marketing for renters.

KIRLES: Ideally we would like to phase the building, it is one large building as you can see, but what we have done on past projects is using firewalls you can break it up into say 5 phases so you might get 60 to 70 units in basically 12-16 months and then for the balance of construction you can stagger it so you are not getting 300 units all at once to lease. After 16 months or so I would anticipate getting those first units and we would start marketing a few months before so probably about 10 months from the start. In the leasing world there is not typically a lot of preleasing that you do, but we like to market it a few months in advance to create the buzz and to and start taking names and such.

MURPHY: And would there be potential if you saw the that the one bedroom units were going faster than the two bedroom units or visa versa that you could change that number of 1 to 2 bedroom units?

KIRLES: Well not necessarily for the first phase. We have some one bed dens and some two bed dens that can act as three bedrooms, although there is not really a lot of 3 bedroom units in a project like this.

MURPHY: Great, thank you. I think it is an exciting project. I think it's a beautiful building. I love the fact that it can appeal to young professionals and to empty nesters too like you said, it's unique to this area and the surrounding areas. Its cost effective and its luxurious and we are lucky to get something like this.

AUBIN: I will keep my comments brief, after listening to staffs report, Ms Flom; excellent as usual, and from our petitioners; Mr. Kirles, Mr. Fisher, Mr. Stutz Thank you, and from John Q Public; Mr. Bailey, Mr. Seigal and Mr. Gacki. Drawing from that I think this site plan is excellent for what we are trying to accomplish on this piece of property. Developing the entire property our staff has given it preliminary engineering and I am very comfortable with the project and how it meets our codes and zoning requirements, including the request for a special use permit. Every project has a start and finish; Ninety 7 Fifty on the Park is the right start for what will someday be a great finish to one of the better downtown areas in the entire southwest suburban area.

AUBIN: The acting Chairman then asked for a motion.

DZIERWA:

I move to accept as findings of fact of this Plan Commission the findings of fact set

forth in this staff report, dated August 9, 2011.

And

I move to recommend to the Village Board approval of a subdivision, as shown on the preliminary plat titled 'Main Street Triangle - Phase1,' prepared by SpaceCo, Inc., job number 4278, dated 5/27/2011, most recent revision 07/15/2011, sheets 1 through 3, subject to the submission of a Record Plat of Subdivision to the Village for recording.

and

I move to recommend to the Village Board approval of a Special Use Permit for a building over 50,000 square feet in the Village Center District subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:
1. Reduction in the 143rd Street setback from 15' to 5'-9".
2. Reduction in parking from 458 to 365 spaces.

and

I move to recommend to the Village Board approval of the preliminary site plan titled 'Ninety 7 Fifty on the Park-Downtown Orland Park,' prepared by RTKL Associates Inc., project number 30-10003.00, sheet number A-101 and dated 7.29.11, subject to the following conditions. That the petitioner:

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
2. Meet all final engineering and building code related items.
3. Revised the site data box to reflect a required parking number of 458 and a public spaces number of 20 prior to the Village Board meeting.

and

I move to recommend to the Village Board approval of the Elevations and Illustrations titled 'Ninety 7 Fifty on the Park-Downtown Orland Park,' prepared by RTKL Associates Inc., project number 30-10003.00, sheet numbers A-201 through A-203 and G-001 through G-003 and dated 7.29.11, subject to the following conditions. That the petitioner:

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. Revise the North Elevation-Crescent on sheet A-201 to include an architectural element at the west corner similar to the element on the east corner and the addition of awnings along the Crescent Park Circle first floor retail and amenity

space.
3. Submit elevations of the parking garage, that include the proposed landscaping, prior to the Village Board meeting.
4. Submit elevations showing the views of the building from the interior of both courtyards, prior to the Village Board meeting.
5. Provide a color and material sample board for review prior to the Village Board Meeting.

A motion was made by Steve Dzierwa, seconded by Nick Parisi. The motions all PASSED unanimously.

Aye: 6 - Jacobs, Dzierwa, Aubin, Parisi, Paul and Murphy

Nay: 0

Absent: 1 - Stephens

NON-PUBLIC HEARINGS

OTHER BUSINESS

FLOM: I just wanted to note that you previously had a motion of continuance for lot coverage for tonight's meeting. That item has been terminated, but will be republished in a different section and you will be seeing it in the future.

ADJOURNMENT

There being no further business before the Plan Commission, the Acting Chairman adjourned the meeting.

AUBIN: This meeting is adjourned at 8:05 p.m.

ADJOURNED