

# VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)*



## **Meeting Minutes**

**Tuesday, February 9, 2016**

**7:00 PM**

**Village Hall**

## **Plan Commission**

*Louis Stephens, Chairman*

*Commissioners: Judith Jacobs, Paul Aubin, Nick Parisi, John J. Paul  
and Laura Murphy*

**CALLED TO ORDER/ROLL CALL**

The meeting was called to order by the Plan Commission Chairman, Mr. Lou Stephens, at 7:00 p.m.

**Present:** 6 - Chairman Stephens; Member Jacobs; Member Aubin; Member Parisi; Member Paul, Member Murphy

**APPROVAL OF MINUTES****2015-0067 Minutes of the December 8, 2015 Plan Commission Meeting**

A motion was made by Commissioner Aubin, seconded by Commissioner Parisi; to approve the minutes of the December 8, 2015 Plan Commission with the following changes:

On Page 2 add the word 'color' to the end of Klein's testimony.

On Page 4 move Stephens' second testimony to after Stec's testimony.

I move to continue the minutes of the December 8, 2015 Plan Commission Meeting to the next regularly scheduled meeting.

APPROVED

**Aye:** 6 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi, Member Paul and Member Murphy

**Nay:** 0

**2016-0104 Minutes of the January 26, 2016 Plan Commission Meeting**

A motion was made by Commissioner Parisi, seconded by Commissioner Aubin; to continue the minutes of the January 26, 2016 Plan Commission.

I move to continue the minutes of the January 26, 2016 Plan Commission Meeting to the next regularly scheduled meeting.

CONTINUED

**Aye:** 6 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi, Member Paul and Member Murphy

**Nay:** 0

**PUBLIC HEARINGS****2016-0007 Heartis Senior Living - Special Use Permit**

PITTOS: Staff presentation made in accordance with written staff report dated February 9, 2016.

STEPHENS: Thank you. Is the petitioner present and would he like to add anything to the presentation?

AUBIN: Swore in Eric Reiter, 2220 High Country Drive, Carrollton, Texas.  
Joe Jenini, 700 Beechwood Drive, Lake Zurich

REITER: I appreciate everyone's time today and all of the work that Terry has done in presenting our project. We are definitely excited about this project going forward in Orland Park. All of the items that Terry identified as being conditions won't be a problem. They have either already been addressed or have been updated in some of the site plans. We don't have any issues with any of the conditions that have been proposed and we are excited about this project.

STEPHENS: Thank you. Is there anyone in the audience who wishes to address this petition with any comments?

AUBIN: Swore in Mitch Goltz, 461 Clinton, Chicago.

GOLTZ: Obviously I have been in front of you guys a couple times for this project. We have been working with these guys for almost 8 months now and we are very excited to have them as part of our project. We think they will be a catalyst to fill up the remainder of our parcels on the overall project. It will be a nice addition to the community and we will try to play off of the things that they will bring to the table. We are very excited and support the project.

STEPHENS: Thank you. Is there anyone else? Seeing no one else, we will go to our Commissioners.

PAUL: I don't have any objections. It is definitely a good use for that parcel. It has been vacant for so long. I like the elevations. It looks like a lot of effort was put into making that look good. That is really it.

JACOBS: I agree. The building is well done, good design. I think it will look very good for that area. Is this assisted living?

REITER: We have 70 units of assisted living and 24 units of memory care.

JACOBS: Thank you.

AUBIN: It is always a good thing when a petition comes into Orland Park and our staff reviews it, irons out all the wrinkles and they attach these conditions to it and the petitioner says I agree to all of the conditions. This is a good thing. Staff, this is exactly what you're looking for and I don't see any problems with it whatsoever.

MURPHY: I concur with my fellow Commissioners. It is a beautiful building. It will be a great addition to the area. It is very aesthetically pleasing and sophisticated. I think it will be a great use.

PARISI: I agree with all of my Commissioners. Nice use of the property and nice

building. I'm glad to see it there.

STEPHENS: I have a question for you. In staff report, it came up to employ pergolas along the main interior access drives to frame pedestrian pathways between parking lots. Are we supposed to have pergolas on this project?

PITTOS: That was the idea. We have to work with the developer to see what makes the most sense for this particular property.

STEPHENS: But we should add pergolas because I think the PUD was approved that way.

PITTOS: 'Site amenities' is how it was described on the plan.

STEPHENS: As I recall, the discussion was something about pergolas.

PITTOS: Correct. It was pergolas because if we go back to the PUD slide, you can see the large parking lot and fields here so pergolas to be used as screening like at Lowe's; depending on how this comes out we can have pergolas at the Heartis Senior Living facility as well. We will incorporate what makes the most sense in terms of compatibility with the architecture.

STEPHENS: I believe we should require that. We can add that to the recommendation. Your architect did a really nice job designing this building. It is beautiful and it fits in very nicely. I have no other comments to make and I think we should move forward with a motion.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated February 9, 2016.

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Heartis Orland Park - Senior Living Site Dimensional and Paving Plan", prepared by Manhard Consulting Ltd., sheet 5 of 13, dated 11-27-15 and data box exhibit titled "GW Property Subdivision Data Box Exhibit - Lot 3", prepared by the same, sheet 3 of 6, dated 8-26-15, subject to the following conditions:

1. Set the sign at the northwest corner of the interior PUD main access drive intersection back enough to enable sidewalk access to the intersection and to establish crossings east and south.
2. Stripe parallel parking spaces within the loading zone on the west side of the building and sign the areas as "No Parking - Loading zone" between the hours of typical deliveries.

3. Indicate the location of the garbage enclosure on the site plan.
4. Indicate the location and appearance of proposed site amenities pursuant to PUD requirements.
5. Prepare and provide an emergency relocation plan for the project using standards similar to the Collaborative Healthcare Urgency Group (CHUG) for a Congregate Elderly Housing facility in the BIZ General Business District.
6. Submit a final landscape plan for separate review and approval within 60 days of final engineering approval.
7. That the petitioner work with staff on the location of the required pergolas on the property.

and

I move to recommend to the Village Board approval of the Elevations titled "Heartis Senior Living Assisted Living and Memory Care", prepared by Katus, dated 2-2-16, project number 15-D-161, sheets A5.1 and A5.2, subject to the following conditions.

8. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
9. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
10. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

and

I move to recommend to the Village Board approval of a Special Use Permit for Heartis Senior Living at the 7420 W. 159th Street Planned Unit Development subject to the same conditions as outlined in the Preliminary Site Plan motion.

All changes must be made prior to the Board meeting.

PARISI: Second.

**RECOMMENDED FOR APPROVAL**

**Aye:** 6 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi, Member Paul and Member Murphy

**Nay:** 0

**2016-0065 Downtown Main Street Parking Deck**

KOWSKI: Staff presentation made in accordance with written staff report dated February 9, 2016.

STEPHENS: Thank you. This affidavit should be added to the file. Is there anyone in the audience who wishes to comment on this public hearing? Seeing no one,

we will go to our Commissioners.

JACOBS: I am really disappointed that the parking garage is not connected to the building. You are going to be dealing with a lot of unwell and older people. Why wasn't that demanded?

KOWSKI: The Village wanted that requirement. When UC came in, we had this deck idea going in the background as well and we asked them many times to connect on the 3rd level. UC flatly said no. They want to control all of the access on the ground floor because the upper levels are for surgeries and other types of uses so they don't have a lobby on the 3rd or 4th floor to accommodate somebody coming across the parking deck. So your instinct is correct and it would have been better to have it connected; but, from a business perspective UC did not want it connected.

JACOBS: It is what it is but I think it is a terrible thing. That's it.

PARISI: If I understand correctly, the Village is contributing a major portion of the construction costs so for that purpose and for ongoing upkeep, this 12,000 sq. ft. of commercial area is supposed to help subsidize that?

KOWSKI: To an extent, you are correct. This is a partnership with UC to deliver this parking deck so UC is contributing over 75% of the total dollar amount to build the total parking deck. For that, they get 175 spaces. They also have to contribute and share in maintenance. As future users come in, they would also have to contribute.

PARISI: It is a handsome structure but I just don't understand the functionality of the caps on the towers.

KOWSKI: Those are for reference purposes only. Those turrets have been modified. The ones you see here are different and they are more in keeping with the aesthetic that we are going for.

PARISI: I look at this picture and can't help but imagine prison guards.

KOWSKI: You are not the first person that has said that.

STEPHENS: What is the purpose of these towers? To house the elevators?

KOWSKI: Correct; these have been modified. These towers announce where the elevators and stairs are at. This side with the elevator is downplayed and does not have a cap on it. This is the elevator lobby that could accommodate a future footbridge across B Street in the future.

MURPHY: I agree that the building is very attractive. I know it is very much a

challenge to make a parking structure look this attractive so I don't have any issues with the look of the building. I do agree with Commissioner Jacobs that I would much prefer to see some sort of connection. Is that negotiation dead?

KOWSKI: As of right now, yes. However, in the future, UC could come back to us on their dollar and retrofit it to work. Now, will the floors line up? Maybe not. But we did have a lengthy discussion on that topic. It is a lost opportunity.

AUBIN: I have nothing to add. It doesn't even look like a parking facility. Full speed ahead. Nice work.

STEPHENS: I like it. I think it looks great. You guys did a great job designing a parking garage and it looks a whole lot better than any parking garage I've ever seen. I am pretty impressed with the design and I am in favor of it 100%.

PARISI:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated February 9, 2016.

And

I move to recommend to the Village Board approval of a Special Use Permit with modifications to allow for a Planned Unit Development, a building over 50,000 square feet, and a Parking Structure - non-accessory. Modifications to the Special Use Permit include:

1. Reduce the required front yard setbacks along both 143rd Street and Ravinia Avenue from 15' to as little as 0';
2. Reduce the required front yard setbacks along both future Jefferson Avenue and future "B" Street from 5' to as little as 0';
3. Increase the allowable lot coverage from 75% to 100%; and
4. Reduce the required percentage of ground floor transparency from 35% to as little as 15%.

And

I move to recommend to the Village Board approval of the preliminary Overall Site Plan Sheet prepared by SpaceCo and dated February 2, 2016.

And

I move to recommend to the Village Board approval of the preliminary Elevations

and Perspective Views contained in the drawing set prepared by Carl Walker and dated January 22, 2016, subject to the following condition:

1. All rooftop mechanical equipment must be screened, and all public utility and at-grade mechanical equipment located in and around the site as part of this development must be screened with landscaping.

RECOMMENDED FOR APPROVAL

**Aye:** 6 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi, Member Paul and Member Murphy

**Nay:** 0

## NON-PUBLIC HEARINGS

## OTHER BUSINESS

**2016-0036 Memo: New Petitions & Appearance Review**

## ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 7:57 p.m.

Respectfully submitted,

Heather Zorena  
Recording Secretary  
ADJOURNED