

# Village of Orland Hills

## Developmental Planning and Zoning Committee

December 12, 2017 @ 7:00 P.M.

### Agenda

Meeting was called to order by \_\_\_\_\_ at \_\_\_\_\_ P.M.

Roll Call: Chairman Kissane ( ) Trustee Petrey ( ) Trustee Hastings II ( )

Others Present: Mayor Hastings [ ] Clerk Iannantone [ ] Trustee Roti [ ] Kiebles [ ]  
Trustee Morrison [ ] Trustee Janachowski Bilina [ ] Scully [ ] Blaha [ ] C.Schmidt [ ] O'Neill [ ]

1. Motion to approve the minutes of March 7, 2017 for the Developmental, Planning and Zoning Committee.

**MOTION BY:**\_\_\_\_ **SECONDED BY:**\_\_\_\_\_

**ROLL CALL:** Kissane ( ) Petrey ( ) Hastings II ( ) **Pass/Fail**

2. Below follows from the minutes of the December 6, 2017 Planning, Zoning & Development Commission meeting: A variance request by Verizon wireless to allow for construction of rooftop antennae on the U.S. Bank property at 159<sup>th</sup> Street & 88th Avenue.

Public Hearing Z-17-03, (from October 5, 2017 meeting) the purpose of this hearing is to consider a petition of Dolan Realty Advisors (agent for Verizon to lease from building owner US Bank) for a variance to the Village of Orland Hills Code of Ordinances Chapter 159.058 to allow for construction of **rooftop antennae** at a height of forty-seven (47) feet at the property legally described as:

Lot 1 in McEnery Subdivision, Unit 1, a sub of part of the Northeast ¼ of Section 22, Township 36N, Range 12E, of the Third Principal Meridian, according to plat recorded 3 September, 1987 as document 87487665 in Cook County.

The common address of the aforementioned property is 8811 W. 159<sup>th</sup> Street, Orland Hills, Illinois.

**Discussion:** Dennis Paul of Dolan Realty presented pictures and discussed plans to (pictures attached) install three cell units on the U.S. Bank roof. Discussion followed by PZD Commission members who had questions for Mr. Paul. Members were satisfied with Verizon's plans to lower the cell units by two feet so that they only protrude six feet over the parapet of the roof without a visual screen. If within six months the Village feels that screening is necessary, Verizon has agreed to install screening as pictured.

Recognizing that complaints about the planned rooftop addition were received from residents and the project was also being questioned by Village officials, members voted to approve the variance with reservation. A motion was offered to approve with the option of future screening.

Motion to Approve Variance by: JC Seconded by : PO

Hallas ( A ) Perepechko ( A ) Elliott ( Y ) O'Connor ( Y ) Cozzi ( Y ) **Pass / Fail**

**MOTION BY:**\_\_\_\_ **SECONDED BY:**\_\_\_\_\_

**ROLL CALL:** Kissane ( ) Petrey ( ) Hastings II ( ) **Pass/Fail**

3. Below follows from the minutes of the December 6, 2017 Planning, Zoning & Development Commission meeting: A variance request by Enterprise Leasing to allow for redevelopment of the building/facility at 9210 W.159<sup>th</sup> Street (Sam's OTB & Grill) for used motor vehicle sales and auto rentals. A tunnel car wash would be added on the back of the building.

Public Hearing Z-17-04, the purpose of this hearing is to consider a petition of **Enterprise Leasing** Company of Chicago, LLC for a Special Use to the Zoning Ordinance, Section 159.057 of the Village of Orland Hills Code of Ordinances providing for a used motor vehicle sales and a car rental facility. Property legally described as:

The south 390 feet of the north 453 feet of a part of the northeast ¼ of section 22, Township 35 north, range 12 east of the third principal meridian said party lying east of the west line of said northeast ¼ of Section 22 and said part lying west of a line being 435 feet west of (measured normal thereto) and parallel with the west line of the east 20 acres of the northwest ¼ of said northeast ¼ of section 22, in Cook County, Illinois.

The common address of the aforementioned property is 9201 W. 159<sup>th</sup> Street, Orland Hills, Illinois.

**Discussion:** The Petition and drawings were discussed regarding improvements to be made to the property with all members being satisfied and positive about the proposed project.

Motion by: JC Seconded by : PO  
Hallas ( A ) Perepechko ( A ) Elliott ( Y ) O'Connor ( Y ) Cozzi ( Y ) **Pass / Fail**

**MOTION BY:**\_\_\_\_ **SECONDED BY:**\_\_\_\_  
**ROLL CALL:** Kissane ( ) Petrey ( ) Hastings II ( ) Pass/Fail

4. **DISCUSSION:** Proposed concept site plan for 65 acre parcel @ northeast corner of 171<sup>st</sup> Street & LaGrange Road in Orland Park.

5. **OLD BUSINESS:**

6. **MOTION TO ADJOURN AT \_\_\_\_\_ P.M.**

**MOTION BY:**\_\_\_\_ **SECONDED BY:** \_\_\_\_  
**ROLL CALL:** Kissane ( ) Petrey ( ) Hastings II ( ) Pass/Fail