



Village of Orland Hills

Development, Planning and Zoning Committee

Tuesday, September 12, 2023

ROLL CALL at: _____

Members: Kissane _____ Petrey _____ Hastings II _____

Others: Roti _____ Morrison _____ Myr Hastings _____ Clerk Jen _____
O'Neill _____ Tuma _____ Blaha _____ Haleem _____
Bednarczyk _____ Hanley _____ Radney _____ Kowalski _____

1 A motion to approve the committee minutes dated Aug 8, 2023, as presented:

Motion _____ Second _____
Kissane _____ Petrey _____ Hastings II _____

2 Consider Petition Z-23-01

Consider a petition filed by Orland Hills Assisted Living, LLC.

Granting a Special Use for a PUD including three variances to:

1. Increase the allowable height of the building to a height not to exceed 38.5 feet.
2. Increase the allowable density to permit construction of 64 apartment units consisting of 48 one bedroom units of 706 square feet and 16 two bedroom units with 900 square feet.
3. Decrease the number of minimum required parking spaces to a total of 82 or 1.28 parking spaces per unit instead of a total of 160 or 2.5 parking spaces per unit.

Planning, Zoning & Development Commission Discussion on 4-29-23 and 7-27-23:

See transcripts from court reporter, recommendation from the PZD commission, Ord 2016-005, proposed site and floor plans along with exterior elevation renderings from Orland Hills Assisted Living, LLC

Committee Discussion:

A motion to accept the recommendation of the Planning, Zoning and Development Commission to award the Special Use for a PUD and the 3 variances, as presented.

Motion _____ Second _____
Kissane _____ Petrey _____ Hastings II _____

4 Miscellaneous

5 A motion to adjourn at: _____

Motion _____ Second _____
Kissane _____ Petrey _____ Hastings II _____