



# Village of Orland Hills

## Development, Planning and Zoning Committee Minutes

### Tuesday, November 7, 2023

ROLL CALL at: 7:04PM

**Members:** Kissane P Petrey P Hastings II P

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

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

**Motion** K2                      **Second** CP  
Kissane Y                      Petrey Y                      Hastings II Y

**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:**

Administrator O'Neill noted the past few months we've had a few issues with quorums for the meetings. Attorney Crawley updated the committee the Fire District is onboard now with the design and has been sent to the designer. Nothing has changed since the last time with going from 87 units to 64 units and Henry Brothers would be the General on this job. Trustee Petrey asked what were the concerns from the Fire District. Attorney Crawley noted they had some engineering issues. There was a lengthy discussion on the parking for the units and their potential guests. The concern was there is not enough adequate parking for the residents and the potential guests for the units. There was further concern on the low number of handicap spaces. The Richmond group will be sending the Village a parking study and other supporting materials. It was agreed by the Board and the Richmond Group to table this until the next committee meeting when they had more parking data and had a chance to meet with their engineers. Attorney Crawley asked the committee to table the vote to accept the recommendation from the Commission. Chairwoman Kissane motioned to table the recommendation of the Planning, Zoning, and Development Commission to award the Special Use for a PUD and the 3 variances.

**Motion** MK                      **Second** K2  
Kissane Y                      Petrey Y                      Hastings II Y

**4 Miscellaneous**

Nothing

**5 A motion to adjourn at: 8:09PM**

**Motion** K2                      **Second** CP  
Kissane Y                      Petrey Y                      Hastings II Y