



Village of Orland Hills

Development, Planning and Zoning Committee Minutes

Tuesday, August 8, 2023

ROLL CALL at: 704

Members: Kissane y Petrey y Hastings II

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

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

Motion mk Second cp
Kissane y Petrey y 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:

The Richmond Group presented the committee with their site plan and answered questions from the committee members. The committee recognized that there was a lot of information presented and wanted to table a vote of the proposal.

~~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

3 New Business

none

4 Old Business

none

5 A motion to adjourn at: 728

Motion mk Second cp
Kissane y Petrey y Hastings II