

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org



Meeting Minutes

Monday, March 18, 2019

6:00 PM

Village Hall

Development Services, Planning and Engineering Committee

*Chairman Carole Griffin Ruzich
Trustees Kathleen M. Fenton and James V. Dodge
Village Clerk John C. Mehalek*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:43 P.M.

Present: 3 - Chairman Griffin Ruzich; Trustee Fenton and Trustee Dodge

APPROVAL OF MINUTES

2019-0199 Approval of the February 18, 2019 Development Services, Planning and Engineering Committee Minutes

I move to approve the Minutes of the Regular Meeting of the Development Services, Planning and Engineering Committee of February 18, 2019.

A motion was made by Trustee Dodge, seconded by Trustee Fenton, that this matter be APPROVED. The motion carried by the following vote:

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

ITEMS FOR SEPARATE ACTION

2019-0077 Village of Orland Park - Ethical Standards of Conduct - Ordinance

After further discussion with Village Attorneys, a new legislative file and proposed Ethics Ordinance has been created to address question that were discussed at the January 7th Board of Trustees meeting.

Please see the proposed Ordinance attached to the Committee Packet.

On January 21, 2019 the Board Meeting was adjourned after the consent agenda and this item was postponed to the January 28, 2019 Special Meeting.

On January 28, 2019 the Board requested this item be sent back to the Development Services, Planning and Engineering Committee for further discussion.

Chairman Ruzich, Trustee Dodge and Trustee Fenton had comments and questions regarding this matter. (refer to audio file)

Village Manager Joseph LaMargo and Village Attorney Ken Fricker responded to their comments and questions. (refer to audio file)

This item was for discussion only. NO ACTION was required.

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

2018-0742 Ashburn Baptist - Teen Addition - Development Petition for Rezoning, Site Plan, Elevations, Landscape Plan, Special Use Permit

Director of Development Services Mike Coleman reported that the Ashburn Baptist Church is an approximately 655 seat place of worship located on 35 acres at 153rd Street and Wolf Road, and was built over 30 years ago. In 1977 a special use permit for a planned development was approved for Ashburn Baptist Church that included age restricted senior housing, a place of worship, a school, a recreation building, a parking lot, and recreational facilities. It was rezoned to the R-6 Zoning District, presumably to accommodate the originally proposed multi-family housing. However the special use permit was amended in 1987 to include only a church, school, and recreation facilities and a parking lot, and the property remained in the R-6 Residential Zoning District, a zoning district that no longer exists in the current Land Development Code. The RSB Zoning District was created in the late 1980's, but is currently applicable to a very limited number of parcels.

Chairman Ruzich had a comment regarding this matter. (refer to audio file)

Director Coleman responded to Chairman Ruzich's comment. (refer to audio file)

Trustee Dodge had a comment. (refer to audio file)

I move to recommend to the Village Board of Trustees approval of a rezoning, special use permit amendment, site plan, and elevations for Ashburn Baptist Church - Teen Addition, located at 15401 Wolf Road in Orland Park, as recommended at the March 5, 2019, Plan Commission meeting and as fully referenced below.

THIS SECTION IS FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to recommend to the Village Board of Trustees approval of a Rezoning (Map Amendment) for Ashburn Baptist Church - Teen Addition for 15401 Wolf Road to be rezoned from the existing RSB Residential Supporting Business District to the E-1 Estate Residential Zoning District.

And

I move to recommend to the Village Board of Trustees approval to Amend a Special Use Permit for a place of worship to allow construction and operation of a 4,770 square foot teen recreation building addition.

And

I move to recommend to the Village Board of Trustees approval of the overall Site Plan titled "Preliminary Site Plan", by Carlson Architecture, project 18007, sheet number SD101, dated 10.19.2018; and on the site plan titled 'Preliminary Engineering Plan" by Carlson Architecture, project 18007, sheet number SD101,

revised 1.14.19; and 'Landscape Plan' by Clarence Davis and Company, project # 19.1296.FV-sb, revised 1.23.19; and as shown on rooftop screening isometric titled "12-0049-4159" by CDI Crystal Distribution, page 1, dated 06.05.2018; and titled "Elevations", by Carlson Architecture, project 18007, sheet number A201, dated 10.19.2018, updated 01.14.19; and as shown on colored Elevations titled "Ashburn Baptist Church" by Carlson Architecture, dated Oct 19, 2018 with the following conditions:

1. Rooftop screening must match the proposed brick and trim color as closely as possible.
2. A Final Landscape Plan must be submitted for review and approval subject to the following condition:
 - a. Add at least 11 additional shrubs plus perennials along the northwest addition façade in the tiered foundation beds to meet Code.
3. Any new Signage will require separate Sign Permit approvals.
4. No new retaining wall shall exceed 3' in height.
5. Screen all new rooftop mechanicals from view.
6. Meet all final engineering and Building Division requirements.

A motion was made by Trustee Fenton, seconded by Trustee Dodge, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

2018-0499 Orland Ridge - Planned Development

Director of Programs and Engineering Services Khurshid Hoda reported that the purpose of this petition is to construct a mixed use planned development known as "Orland Ridge", that includes one hundred and four (104) attached dwelling units, one hundred and ninety (190) attached townhome units, a clubhouse, a conceptual site plan for up to a six (6) story and up to one hundred and twenty-two (122) room hotel, a conceptual site plan for a commercial area that includes up to 19,000 square feet of commercial retail space and up to 26,625 square feet of restaurant space on 57.72 acres.

Trustee Fenton, Trustee Dodge and Chairman Ruzich had comments and questions regarding this matter. (refer to audio file)

S.R. Jacobson Representative Manny Kianicky responded to Trustee Dodge's, Trustee Fenton's and Chairman Ruzich's comments. (refer to audio file)

Trustee Dodge had additional comments and questions regarding this matter. (refer to audio file)

Director Hoda responded to Trustee Dodge's comments and questions. (refer to audio file)

Director Hoda had additional comments regarding this matter. (refer to audio file)

I move to recommend to the Village Board of Trustees approval of a Preliminary Site Plan, Park Area Exhibit, Elevations, Preliminary Landscape Plan, Subdivision with Preliminary Plat, a Special Use Permit for a Planned Development for Orland Ridge, and additional Special Use Permits, as recommended at the February 19, 2019 Plan Commission meeting and as noted in the below fully referenced motion:

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Site Dimension Plan", prepared by Kimley Horn & Associates & Associates, dated July 13, 2019, last revised March 8, 2019, sheets C2.0 and C2.1 and the park exhibit titled "Park Area Exhibit", prepared by Kimley Horn & Associates, dated November 6, 2018 and revised November 16, 2018, subject to the following conditions:

1. The commercial component of the preliminary site plan is considered conceptual, with the exception of the proposed community gathering space, located between Building B and Building C, and will need to go back through the entire Development Review process and approval; once tenants are selected and the project is designed. The community gathering space is not conceptual and is required, as a condition of the site plan approval; and
2. An additional community gathering space that measures, .29 Acres, in the commercial area will be required, as a condition of the site plan approval; and
3. The hotel component of the preliminary site plan is considered conceptual and will need to go back through the entire Development Review process and approval; once tenants are selected and the project is designed. Future plans for the hotel parcel must provide two (2) vehicular ingress/egress points; and
4. 169th Place be fully constructed including sidewalks and multi-use paths, and connected to La Grange Road prior to final occupancy being granted for more than 50% of the residential units; and

5. The developer will be responsible for the maintenance of the landscaping areas and the roundabout along 169th Place and shall work with the Village to prepare a maintenance agreement for the landscaping areas along 169th Place; and
6. With the exception of the accessory structure modifications that have been requested, all accessory structure and uses must meet standard Land Development Code requirements, Section 6-302; and
7. All private park space, with the exception of the clubhouse and pool area, must be publicly accessible to the general public; signage must be installed that indicates the public accessibility. The development may not be gated nor outside public access otherwise restricted. The clubhouse must be equally available to all residents of the development; and
8. Work with staff to determine the required developer contribution for both the park land acreage or cash in lieu and the amount of park recreation cash for capital improvements prior to the Board meeting; and
9. Meet building code requirements; and
10. Meet all final engineering requirements including required permits from outside agencies; and
11. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively; and
12. Submit a sign permit for all proposed signage; and

And

I move to recommend to the Village Board of Trustees to approve the elevation drawings titled "Preliminary Architectural Plans", compiled by SR Jacobson and Lormax Stern, dated February 6, 2019, with Ranch Villa Drawings prepared by Coponen Architects, Sheets AR-2, Typical Building Front Elevation only (dated 10/25/2018), A-4, Unit End Elevation, Typical Unit Rear Elevation, and the Typical Unit Front Elevation (dated June 13, 2018), AR-3 (dated December 18, 2018), Villa Front Elevation (dated 07/08/2018) and Villa Rear Elevation (Submitted 02/06/2019), Elevation A (Submitted 02/06/2019), Elevation B (Submitted 02/06/2019), and Elevation C (Submitted 02/06/2019); and also Townhome Drawings, prepared by Coponen Architects, Sheets A2 (dated 10/25/2018, revised 01/05/2019), and the Townhome Rendering (dated 11/03/2018); and also Clubhouse Drawings prepared by Alexander V. Bogaerts + Associates, P.C., Sheets 4 (dated 11/12/2018, s.p.a. 01/02/2019), and 5 (dated 11/12/2018, s.p.a. 01/02/2019), Rendered Elevation Sheet 4 (dated 11/12/2018, s.p.a. 12/21/2018), Rendered Elevation Sheet 5 (dated 11/12/2018, s.p.a. 12/21/2018); and also

three (3) Commercial Plaza Renderings (dated January 2019), subject to the following conditions;

1. In the case of a conflict between exhibit drawings; the stricter application will apply;
And

I move to recommend to the Village Board of Trustees to approve the preliminary landscape plan titled "Preliminary Landscape Plan", prepared by Kimley-Horn and Associates, Inc., dated July 13, 2019, last revised February 6, 2019, sheets L1.0 through L4.6, subject to the same conditions outlined in the above preliminary site plan and elevation motions and the following:

1. The Petitioner shall submit a final landscape plan and all required supporting documentation addressing all outstanding landscape items in coordination with final engineering submittal;
and
2. The Petitioner shall install permanent "no mow" markers (such as bollards, posts, etc), at the back corner of every other property that abuts a stormwater basin or wetland area to clearly indicate the 25' setback line; and
3. The Petitioner shall install environmental educational signage around all wetlands and detention ponds; and
4. The installation and maintenance of landscaping in all stormwater management and wetland areas shall be performed by a qualified landscape contractor, as approved by the Development Services Department; and
5. Any trees or large shrubs in conflict with the petroleum gas line easement along 94th Avenue should be relocated elsewhere on site;
And

I move to recommend to the Village Board of Trustees to approve the preliminary plat of subdivision titled "Orland Ridge", prepared by Landmark, subject to the same conditions outlined in the above preliminary site plan and elevation motions and the following:

1. Prior to the Development Committee meeting, change the title of the plat to "Preliminary Plat of Subdivision - Orland Ridge" and provide a date on the plat; and
2. Submit a Record Plat of Subdivision to the Village for execution and recording;
and

3. All dedications, jurisdictions and document numbers must be referenced on the plat for any necessary right of way dedications;
And

I move to recommend to the Village Board of Trustees to approve the following Special Use Permits for the Orland Ridge Planned Development, subject to the same conditions outlined in the above preliminary site plan, landscape plan and elevation motions. Modifications to the Special Use Permits include:

1. A Special Use Permit for a Planned Development with multiple buildings and multiple uses:
 - a. With modifications to reduce building setbacks for the townhomes:
 - i. Front building setback from collector streets - COR Mixed Use District, Section 6-2100F.1.a.(1)(b). (From 40' to 25')
 - ii. Front building setback from local street - COR Mixed use District, Section 6-210 F.1.a. (1)(c) (From 30' to 20')
 - iii. Building to building side setback (From 30' to allow for a minimum building to building separation of 15') COR Mixed use District, Section 6-210 F.2.
 - iv. Building side to local street setback (From 30' to 20') COR Mixed Use District, Section 6-210 F.1.a. (3) (c)
 - v. Building corner side to collector street setback (From 40' to 25') Mixed Use District, Section 6-210 F.1.a (3) (b).
 - vi. Balcony encroachment into front setback (From 3' limit to 5.5' maximum) Accessory Structures and Uses Section 6-302 C. 4.
 - b. With modifications to reduce building setbacks for the Villas:
 - i. Building side to side setback from (From 30' to allow for a minimum building to building separation of 20') COR Mixed use District Section 6-210 F.2.
 - ii. Building corner side to collector street setback (From 40' to 25') COR Mixed use District Section 6-210 F.1.a. (3) (b).
 - iii. Building side to local street setback (From 30' to 25') COR Mixed use District Section 6-210 F.1.a (3) (c).
 - iv. Building to building rear setback (From 60' to allow for a minimum building to building separation of 27') COR Mixed use District Section 6-210 F. 2.
 - c. With a modification to reduce the setback from the detention pond high water line Storm Sewers and Storm Water Retention Section 6-409 E. 18.0 (From 25' to as little as 0')
 - d. With a modification to exceed retaining wall height at overlook. Accessory Structures and Uses Section 6-302 C.31. (From 3' to 6')
 - e. With a modification to reduce Off-Street parking and loading requirements, Section 6-302 including Section 6-302 E.7.a., which allows driveway parking to count toward parking requirements only if two off-site spaces are provided elsewhere on the site.
 - f. With a modification to allow lot coverage to be calculated as an aggregate of all the parcels within the Planned Development in the COR Mixed use District,

Section 6-210 G.

g. With a modification to allow air conditioning units in the front and side setbacks of the

Townhomes and Villas, Section 6-302 C.1.

h. With a modification to reduce parkways, Section 6-406.2.a. and 3.

i. With a modification to increase detention pond release rates to a rate that will protect the existing regulatory wetland hydrology, in accordance with Federal regulations, Section 6-409.E.18.c.

2. A Special Use Permit to allow attached dwellings in the COR Mixed use District, Section 6-210. C.2.

3. A Special Use Permit for a site plan with total building area greater than 50,000 square feet, Section 6-210.C.23.

4. A Special Use Permit to allow residential uses to exceed more than 40% of the Mixed Use Planned Development in the COR Mixed use District, Section 6-210.C.2.B.

5. A Special Use Permit to construct a private park and community center, Section 6-210.C.6,17:

a. With a modification to increase the maximum private park acreage from 2 acres to 3.75 acres, Section 5-112.H.2.c

6. A Special Use Permit for the disturbance of wetlands, Section 6-413:

a. With a modification to eliminate two small wetlands.

b. With a modification to reduce the 50' wetland setback for the remaining preserved wetland.

A motion was made by Trustee Fenton, seconded by Trustee Dodge, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

2018-0644 Voda Car Wash - Development Petition for Site Plan, Elevations, Landscape Plan, Special Use Permit with Modifications

Director of Development Services Khurshid Hoda reported that the site was formerly used as a garden center and plant nursery. On March 24, 2003, the Village Board approved a Special Use Permit for the Planned Development for Every Bloomin' Thing by Ordinance No. 3739 (Legistar File ID # 2002-0648) to allow for the consolidation of two lots into one lot, for multiple buildings located on the proposed combined lot, and for a modification to permit additional parking spaces above Land Development Code requirements. An Amendment to the

Special Use Permit was approved on April 20, 2009 by Ordinance No. 4478 (Legistar File ID# 2008-0094) to allow for an amended site plan and modification to reduce the front and side setback requirements from 15 feet to 8 feet along 77th Avenue and from 25 feet to 5 feet along 159th Street to accommodate an agricultural canopy for the display of landscaping plant materials.

The site has not been used as a garden center for several years and is vacant. There are three (3) existing buildings currently located on the property.

Due to the proposed changes to the site design and new land use, staff recommends that the previous ordinances are repealed upon approval of the Special Use Permit for Voda Car Wash.

Chairman Ruzich had questions and comments regarding this matter. (refer to audio file)

Planning Division Manager Ed Lelo, Petitioner Drago Glavac and Director Hoda responded to Chairman Ruzich's questions and comments. (refer to audio file)

I move to recommend to the Village Board of Trustees approval of a Site Plan, Elevations, Preliminary Landscape Plan, and Special Use Permit with Modifications for Voda Car Wash, as recommended at the March 5, 2019, Plan Commission meeting and as fully referenced below.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to recommend to the Village Board approval of a Special Use Permit for Voda Car Wash to allow for a car wash (motor vehicle services) in the BIZ General Business District, subject to the same conditions as outlined in the Preliminary Site Plan motion and the following conditions:

1. As a condition of authorizing the proposed Special Use Permit for the Subject Property, the former Special Use Permit ordinances, which apply to the previous site and use, shall be repealed. Ordinance No. 3739 (Ordinance Granting a Special Use Permit for a Planned Development for Every Bloomin' Thing) approved March 24, 2003, and Ordinance No. 4478 (Ordinance Granting an Amendment to the Special Use Permit for a Planned Development for Every Bloomin' Thing) approved April 20, 2009 shall be repealed upon approval of the Special Use Permit for Voda Car Wash.
2. Meet all Noise Control Regulations set forth in the Title 6, Chapter 4 of the Village Code.

Modifications to the Special Use Permit include:

1. Locate a drive-through lane, a parking lot, vacuum station canopies, and a vacuum equipment enclosure in the setback area between the building façade and the street (Section 6-207.F.4; Section 6-306.E)
2. Increase the number of parking spaces from three (3) to thirty-two (32) spaces

(Section 6-306.B)

3. Allow for the lot to have driveway access to 159th Street, an arterial street, and no driveway access at this time to 77th Avenue, a local street (Section 6-406.B.10)
4. Remove the requirement for a sidewalk along 77th Avenue (Section 6-406.A.2)

And

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Geometric Plan", prepared by Terra Consulting Group, Ltd., Sheet C-3, dated September 11, 2018 and last revised January 19, 2019, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively.
3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Provide a cross access easement extending from the cross access drive located on the east property line up to the west property line along 77th Avenue.
5. The photometric plan shall comply with all lighting requirements per Section 6-315.

And

I move to recommend to the Village Board approval of the Elevations titled "New Automated Car Wash Facility - Voda", prepared by Neri Architects, PC, Sheets A-2.1, A-2.3, A-3.1, A-3.2, A-3.3, dated January 18, 2019, subject to the following conditions:

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Meet all final engineering and building code requirements.

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan, titled "New Automated Car Wash Facility - Voda", prepared by

Neri Architects, PC, Sheet L.1.1, dated January 18, 2019, with the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.

A motion was made by Trustee Dodge, seconded by Trustee Fenton, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

2019-0121 Certificate Occupancy Village Code Section 5-1-4 Amendment

Director of Development Services Mike Coleman reported that new businesses are required to obtain a business license and Certificate of Occupancy prior to opening their business. Landlords (building owners) and property managers should be aware of the Village's requirements. Currently, some tenants are allowed by the landlord to move in and open their business without informing the Village and getting the proper permits and approvals. The Village often has issues obtaining occupancy and a business license after the business has entered the tenant space. The Development Services Department is proposing an amendment to Title 5 Chapter 1 Section 4 of the Village Code to regulate these violations. The proposed code amendment will educate the property owners and landlords as to the responsibility they have to provide the minimum safety code requirements. The local changes to the present code are attached to the Committee Packet and are red lined and highlighted in the attachments for clarity.

This item was reviewed at the February 18, 2019 Committee meeting and as a result, some language was changed.

I move to recommend to the Village Board to approve the local revisions of Title 5, Chapter 1 Section 4, and Appendix B: Fine Schedule of the Village Code.

A motion was made by Trustee Fenton, seconded by Trustee Dodge, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

ADJOURNMENT: 7:10 P.M.

A motion was made by Trustee Dodge, seconded by Trustee Fenton, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

2019-0220 Audio Recording for the March 18, 2019 Committee Meetings - Public Works, Technology, Innovation and Performance Improvement, Development Services Planning and Engineering

NO ACTION

/AB

Respectfully Submitted,

John C. Mehalek, Village Clerk