

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)



## Meeting Minutes

Monday, August 15, 2016

6:00 PM

Village Hall

## Development Services, Planning and Engineering Committee

*Chairman Kathleen M. Fenton  
Trustees Patricia A. Gira and Daniel T. Calandriello  
Village Clerk John C. Mehalek*

## CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:04 P.M.

**Present:** 3 - Chairman Fenton; Trustee Gira and Trustee Calandriello

## APPROVAL OF MINUTES

### **2016-0570 Approval of the July 18, 2016 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 July 18, 2016.

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

**Aye:** 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

**Nay:** 0

## ITEMS FOR SEPARATE ACTION

### **2016-0584 Village Code Building Code Amendments - Business and Licenses Code Title 7, Chapters 1, 2, 3 and 6.**

Director of Development Services Karie Friling reported that there are several changes proposed to the Business and Licenses Code Title 7:

--1. Chapter 1 has wording changes of 'Building Department' to 'Development Services Department' and the removal of prorated business license fees.

--2. Chapter 2 has corrected subcontractor titles and changes in license categories for any establishment preparing food or stocking prepackaged food. The changes in license categories for food establishments requires an update because the current code does not allow for the use of new technological innovations. The proposed changes would allow the health inspector to be able to utilize Enterprise Software rather than having excel spreadsheets; allow all of the business licenses to be more consistent; and allow for the ability to easily see the number of health inspections a business needs annually.

--3. Chapter 3 changes the term mentally retarded to intellectual disability per "Rosa's Law".

--4. Chapter 6 clarifies the terminology and procedures of amusement device operator licenses and the annual emblems required.

I move to recommend to the Village Board approval of the local revisions of Title 7, Chapters 1, 2, 3 and 6 of the Orland Park Business and Licenses Code with the Village of Orland Park's amendments and deletions as part of Orland Park's Village Code.

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

**Aye:** 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

**Nay:** 0

**2016-0581 Professional Wetland Consulting and Engineering Design Services - Palos Community Hospital South Campus and Centennial Park Recreation Area**

Director of Development Services Karie Friling reported that the Village has engaged Christopher B. Burke Engineering LTD. (CBBEL) of Rosemont, Illinois to provide professional wetland consulting and engineering design services associated with the potential redevelopment of the Centennial Park recreation area and the Palos Community Hospital South Campus (PCH). The area of study is generally the southwest corner of 153rd Street and West Avenue.

The aim is to identify and delineate any wetlands within the study area and develop a mitigation strategy that will (1) enhance the development potential of that land made part of the previously approved Land Exchange Agreement with PCH and (2) direct future master planning efforts associated with any expansion or renovation of Centennial Park.

CBBEL's Scope of Services includes: (1) Wetland Delineation & Report, (2) Request for Jurisdictional Determination, (3) Conceptual Master Plan Wetland Impact Exhibit, and (4) United States Army Corps of Engineers Pre-application Meeting.

The total cost of this work is \$16,700.00.

I move to recommend to the Village Board approval of the proposal from Christopher B. Burke Engineering, Ltd. of Rosemont, Illinois for Professional Wetland Consulting and Engineering Design Services - Palos Community Hospital South Campus and Centennial Park Recreation Area in an amount not to exceed \$16,700.00.

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

**Aye:** 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

**Nay:** 0

**2016-0382 Harvest Glen Estates - Subdivision, Rezoning and Landscape Plan**

Director of Development Services Karie Friling reported that in July, 2015, approval was granted for the subdivision of a 7.36 acre parcel located at 11112

139th Street into three (3) lots (see Brija Estates Subdivision - 2014-0083). A development agreement between the Village and the owners of Brija Estates was subsequently established on August 3rd, 2015 (Doc# 1522922078). The parcel referred to as "Lot 2" within both of the aforementioned documents is also the Subject Property of this current petition.

A general summary of the Brija Estates approval is as follows: Lot 1 (27-05-102-007-0000), which is currently being developed as a single family residential estate, is located on the northwest corner of 110th Avenue and 139th Street; Lot 2 (27-05-102-006-0000), which is the Subject Property for the current petition, represents the middle portion of the Brija Estates approval; and Lot 3 (27-05-102-007-0000), which is located at the northeast corner of Wolf Road and 139th Street, will be the location of the stormwater detention basin for Lots 1 and 2.

Please refer to the Brija Estates staff reports for a historical background of the site.

#### PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to rezone the subject property from E-1 to R-3, subdivide the property into six (6) lots for residential development (to be known as Harvest Glen Estates), and submit a landscape plan and a Record Plat of Subdivision for approval. If Board approval for this petition is granted, a development agreement between the Village and the petitioner will also be established.

The subject property is located near the northeast corner of Wolf Road and 139th Street and is currently zoned E-1 Estate Residential District.

The site plan proposed to create six (6) lots for single-family detached houses would be developed in the future (As a point of clarification, elevations and site plans for single family detached homes are not reviewed by Plan Commission). The proposed lots exceed R-3 minimum lot size requirements and will be greater in area than neighboring parcels. Even so, proposed lot widths and lot line locations are to be similar to those of adjacent properties.

Parkway and perimeter bufferyard landscaping will be required for the proposed development per Section 6-305 Landscape and Tree Preservation. An approved landscape plan for the adjacent detention pond already exists, which the proposed landscape plan should complement. Additional landscaping may be required upon further project review. A tree mitigation plan for trees that will be removed as a part of this development will also be required.

Finally, several of the conditions of the Board approval and Development Agreement for Brija Estates have not yet been completed, the most significant of which is the Lot 3 detention pond. A new development agreement for the current

Harvest Glen Estates will transfer some of these obligations from the Brija Estates Development Agreement to the Harvest Glen Estates petitioner. A list of public improvements required for both the Brija Estates and Harvest Glen Estates developments, as well as the party responsible for their completion, will be included in the Harvest Glen development agreement and/or an amended Brija Estates development agreement. Per the stipulations of the Brija Estates Development Agreement, no occupancy permit shall be issued for any residence prior to the completion and acceptance by the Village of all required public improvements.

This petitioner did not petition for any variances.

The recommendation motion includes the following specific conditions:

- 1) The Lot 3 detention basin, including all associated stormwater swales, structures and landscaping, shall be completed in full per the approved plans prior to the initiation any site work for Harvest Glen Estates.
- 2) Landscaping of the Lot 3 detention basin, including all associated stormwater swales and structures, shall be installed within 10 days of the final grading of the basin and swales.
- 3) After 50% of the lots have been developed, no further permits shall be issued for Harvest Glen Estates until to the completion and acceptance by the Village of all required public improvements.
- 4) A development agreement with the Village shall be established.
- 5) A final landscape plan shall be submitted within 30 days of final engineering approval.
- 6) A tree mitigation plan shall be submitted to the Village prior to the removal of any trees on site.
- 7) All final engineering and building code related items shall be met.
- 8) A subdivision sign is not part of this petition and should be submitted to the Building Division for separate review.
- 9) A Record Plat of Subdivision shall be submitted to the Village for recording.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

#### PLAN COMMISSION MOTION

On July 26, 2016, the Plan Commission, by a vote of 7-0, moved to recommend to the Village Board to approve the petition for Harvest Glen Estates, as fully referenced below.

#### PLAN COMMISSION DISCUSSION

On June 26, 2016, a public hearing was held before the Plan Commission. Five (5) residents from the Countryside subdivision spoke about stormwater issues that the area has dealt with in recent years and also expressed their concerns that

the proposed project might exacerbate these problems. The engineer for the project, Mike Rogina, responded to several questions about the swale/berm system along the north property line, the poor condition of the swales along Wolf Road and the proposed detention basin adjacent to Harvest Glen. Mr. Rogina also confirmed that the swales along Wolf Road, which is under Cook County's jurisdiction, would be improved as a part of this project. David Sosin, representing the petitioner, also added information about the proposed stormwater system.

Residents seemed uncertain about the responses from Mr. Rogina, and one resident in particular asked to meet with Village Engineers to discuss the matter further, which he did the following day. This resident seemed satisfied with the project engineering after meeting with Village Staff and reviewing engineering plans in person. Ultimately, the Plan Commissioners were convinced that the preliminary engineering for this project, which was based on previously approved engineering plans during the Brijia Estates petition and was recently approved by the Village after 2 rounds of review by Christopher B. Burke Engineering, Ltd. (CBBEL), had been thoroughly vetted and would result in an improved situation for the current and future residents of the Countryside and Harvest Glen subdivisions.

At the request of the Village, an engineer familiar with this project from CBBEL will be present at the Committee meeting to assist in answering any questions related to the proposed stormwater management system.

Trustee Gira asked if the Lot 3 detention basin was going to be wet or dry.

Director Friling responded dry.

Trustee Gira asked if anything would be done to prevent the running off of water.

Director Friling stated that there have been issues in the past with flooding along Wolf Rd., however, this project will help to assist the flooding situations.

Trustee Calandriello asked if construction times of 7 a.m. included traffic coming in and out.

Director Friling stated that typically the 7a.m. focuses on the running and sounds of equipment.

I move to recommend to the Village Board approval of the preliminary engineering / site plan titled "Development Plans for Harvest Glen Estates", prepared by Rogina Engineers and Surveyors, LLC., sheets 1 - 11, and dated 07/14/16, subject to the following conditions:

- 1) The Lot 3 detention basin, including all associated stormwater swales, structures and landscaping, shall be completed in full per the approved plans prior to the initiation any site work for Harvest Glen Estates.

- 2) Landscaping of the Lot 3 detention basin, including all associated stormwater swales and structures, shall be installed within 10 days of the final grading of the basin and swales.
- 3) After 50% of the lots have been developed, no further permits shall be issued for Harvest Glen Estates until to the completion and acceptance by the Village of all required public improvements.
- 4) A development agreement with the Village shall be established.
- 5) A final landscape plan shall be submitted within 30 days of final engineering approval.
- 6) A tree mitigation plan shall be submitted to the Village prior to the removal of any trees on site.
- 7) All final engineering and building code related items shall be met.
- 8) A subdivision sign is not part of this petition and should be submitted to the Building Division for separate review.

And

I move to recommend to the Village Board approval of a subdivision from one (1) lot to six (6) lots as depicted on the preliminary plat titled "Final Plan of Subdivision for Harvest Glen Estates", prepared by Rogina Engineers and Surveyors, LLC., sheets 1 - 2, and dated 07/12/16, subject to the same conditions outlined above and the following condition:

- 9) A Record Plat of Subdivision shall be submitted to the Village for recording.

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

**Aye:** 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

**Nay:** 0

## **2016-0310 2016 Land Development Code Amendments I**

The first round of Land Development Code Amendments for 2016 is presented in the attached Amendment Report to the Plan Commission. The Amendment Report contains various amendments to the sections identified above.

The Amendment Report contains the full narrative explanation for each amendment followed by the respective Code changes. Language with a strike-out (strike out) indicates elimination from the Code. In all cases, language that is bolded and in red (red) indicates proposed addition to the Code.

### **PLAN COMMISSION MOTION**

On August 9, 2016, the Plan Commission moved 5-0 to recommend to the Village Board of Trustees to approve the Land Development Code amendments as

presented in the attached Amendment Report titled "2016 Land Development Code Amendments I Amendment Report to the Plan Commission", prepared by the Development Services Department and dated August 9, 2016.

The Commissioners were in agreement with the amendments as presented, with Commissioner Shalabi requesting that Section 6-304 be removed from the motion as it was not a section to be updated. Staff agreed that this was an oversight and the motion was corrected. Also, the date of the Amendment Report that was read during the motion was June 28th, wherein it should have read August 9th. These two changes are reflected in the updated motion below.

I move to recommend to the Village Board of Trustees to approve the Land Development Code amendments as recommended at the August 9, 2016 Plan Commission meeting and as fully referenced below.

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

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated August 9, 2016.

And

I move to recommend to the Village Board of Trustees to approve the Land Development Code amendments for Section 5-105, 6-201, 6-202, 6-203, 6-203.5, 6-204, 6-204.5, 6-205, 6-205.1, 6-206, 6-207, 6-208, 6-210, 6-211, 6-212, 6-302, 6-305, 6-305.1, 6-306, 6-308, 6-310, 6-406, 6-407.1 and 9-102, as presented in the attached Amendment Report titled "2016 Land Development Code Amendments I Amendment Report to the Plan Commission", prepared by the Development Services Department and dated August 9, 2016.

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

**Aye:** 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

**Nay:** 0



**ADJOURNMENT: 6:18 P.M.**

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

**Aye:** 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

**Nay:** 0

**/AS**

Respectfully Submitted,

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**John C. Mehalek, Village Clerk**