

VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us*



Meeting Minutes

Tuesday, February 10, 2015

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

*Commissioners: Judith Jacobs, Paul Aubin, Steve Dzierwa,
Nick Parisi, John J. Paul and Laura Murphy*

CALLED TO ORDER/ROLL CALL

The meeting was called to order by the Acting Plan Commission Chairman, Mr. Paul Aubin, at 7:00 p.m.

Present: 5 - Member Aubin; Member Dzierwa; Member Parisi; Member Paul, Member Murphy

Absent: 2 - Chairman Stephens, Member Jacobs

APPROVAL OF MINUTES

2014-0463 Minutes of the November 11, 2014 Plan Commission Meeting

A motion was made by Commissioner Dzierwa, seconded by Commissioner Parisi; to continue the minutes of the November 11, 2014 Plan Commission.

I move to continue the minutes of the November 11, 2014 Plan Commission Meeting to the next regularly scheduled meeting.

CONTINUED

Aye: 5 - Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

Absent: 2 - Chairman Stephens and Member Jacobs

2015-0067 Minutes of the January 27, 2015 Plan Commission Meeting

A motion was made by Commissioner Dzierwa, seconded by Commissioner Parisi to continue the minutes of the January 27, 2015 Plan Commission.

I move to continue the minutes of the January 27, 2015 Plan Commission Meeting to the next regularly scheduled meeting.

CONTINUED

Aye: 5 - Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

Absent: 2 - Chairman Stephens and Member Jacobs

PUBLIC HEARINGS

2014-0703 (Heritage Square) Parkside Square

PITTOS: Staff presentation made in accordance with written staff report dated February 10, 2015.

AUBIN: Thank you Mr. Pittos. This is a public hearing but we are going to hear from the petitioner first.

DZIERWA: Swore in George Arnold, Attorney, 9501 144th Place, Suite 205,

Orland Park.

ARNOLD: Staff is very thorough in their report. We don't have anything to add. We would prefer to answer any questions you or anyone in the audience might have.

AUBIN: Thank you.

DZIERWA: Swore in Brad Bray, 15203 Hiawatha Trail, Orland Park.

BRAY: I have a question about the property that borders on the north. What is currently immediately adjacent to the proposed development right now?

PITTOS: That is currently zoned R-4. It is not part of this project. What we could reasonably expect in terms of future development is single family. There is existing single family along 151st Street, to the west, and now with this development to the south. It will likely become single family development.

BRAY: I assume that the proposed area is all trees and one of the nice things about that parcel is the fact that it is available to wild life and plants. Has there been a survey done of the existing trees in that area? I know there are some high quality trees in there and Orland Park prides itself on open spaces. I am wondering if there is going to be any effort to preserving those trees. There was a reference to the storm sewers that are going to be put in there on the perimeter and I am afraid that all of that vegetation will be lost if that is the case. There is a stand of Quaking Aspen along the western perimeter. I have a beautiful Pin Oak on the other side of the fence of my property. There are other trees that I haven't identified. I was just wondering if that had been taken into consideration.

PITTOS: We have required that the petitioner submit a tree survey identifying all of the types of trees in terms of species and sizes. That tree survey will then be compared to code to see what is healthy, what is not healthy, and what is a species that requires mitigation. If there is mitigation, that will be incorporated into the future landscape plan. We have not received that tree survey but that is one of the reasons why this project has not been granted preliminary engineering.

AUBIN: Thank you.

BRAY: You have an ordinance where you want so many trees on property but that would mean they would be planted after the construction, correct?

PITTOS: That is up to the developer in terms of what trees could potentially be incorporated into future lots and what trees have to be removed for houses, utilities, and road infrastructure.

PARISI: As part of most of the plans that we look at, they always do a tree mitigation survey. Sick trees can be removed and if healthy trees can be

preserved, they are if they don't interfere with the project. If trees have to be removed then they are required to mitigate it. In my experience they have done a pretty good job with it and replaced some unsightly trees with healthy ones.

BRAY: I was hoping that two of the houses in the six parcel section in the center could be eliminated so you could have a wider preserve area where those are not disturbed. You see how much green space would be lost. The new proposed green space is a detention pond, that's it? In my opinion, that is just really unfortunate. Nothing is going to be done especially if you have to incorporate the infrastructure with sewer lines. I don't know how it's feasible that you can save much of anything really.

AUBIN: Mr. Bray, I don't mean to interrupt you but I can guarantee you that staff has looked at every possible way that this project is going to go on this piece of property. It doesn't happen if it doesn't meet codes and requirements that are demanded by the Village of Orland Park. If the petitioner meets all of the codes and ordinances that Orland Park requests plus this litany of conditions, there is really no alternative.

BRAY: I understand. I just wanted to voice my concerns. Thank you.

DZIERWA: Swore in Michael Tronnes, 10001 151st Street, Orland Park.

TRONNES: What is the time frame of this project? When do you anticipate this to be started?

ARNOLD: Obviously a lot depends on the Village and how quickly we are able to move through this process. The developer would like to start as soon as spring or summer.

TRONNES: In your presentation, Mr. Pittos, you talked about site improvements and road improvements on 151st and West Avenue. I live on the corner and let me tell you about traffic. My concern is the impact on traffic. We have asked for years to have a controlled intersection and that has fallen on deaf ears. The traffic is getting worse. This is not going to improve the traffic situation and I am curious to what may be in the planning to have a controlled intersection. There is one on 153rd Street but not on 151st Street. The issue is now with the construction on LaGrange Road, people are getting off on Southwest Highway, coming down West Avenue and they're getting off on Ravinia, coming back up to 151st Street and then down West Avenue that way. The project looks like a really nice project but it is going to have a traffic impact. When you have the cut in on Franchesca or El Cameno Re'al you are going to have traffic coming and going and backing up. It is not going to improve the situation. So what can we do about mitigating that?

AUBIN: The one thing you said that was most telling was LaGrange Road. That project will be complete. As that project comes to fruition, the traffic will get lighter.

Mr. Pittos, have we done any traffic study work in regards to what is going to take place there?

BRAY: People still take the path of least resistance and LaGrange Road may be faster but it will be more voluminous and we still get traffic coming up West Avenue and that is my concern.

PITTOS: The Village has done traffic and transportation studies and plans to determine what the traffic volume will be in town over the next few decades depending on the type of development patterns and taking into consideration LaGrange Road widening, 143rd Street widening, 159th Street widening and all of these other road widening projects that are happening in the near future. For 151st Street in particular, my understanding is the Village has initial preliminary engineering or Phase I studies that have studied 151st Street to help mitigate some of the traffic volume and backup that is happening along that street. I'm not certain myself regarding the future status of what the intersection will be but I am more than happy to follow up and relay that information.

AUBIN: Mr. Tronnes, please contact Mr. Pittos after this meeting. He will get that information to you.

TRONNES: We have been to the Village before and I think we need a controlled intersection with lights. People blow through the stop signs but I won't take any more of your time.

AUBIN: Seeing no other comments, we will go to our Plan Commissioners for comments though this project will be continued.

PARISI: Obviously, we need preliminary engineering to be approved but it looks like a nice development and a good use of this piece of property. I think the style of homes and the size of lots would probably enhance the value of the surrounding homes. I do agree that the 151st Street intersection is something that needs to be given some attention to. Let alone the homes, you have high density there with all of the condominiums. This is just a fraction of that and that is a problem that has been exacerbated by the LaGrange Road construction. Eventually, I would hope between LaGrange Road completion and any plans going on for 151st Street would mitigate any problems.

DZIERWA: Thank you, Mr. Tronnes, for bringing that up. Definitely, I agree that 151st Street needs to be addressed. It happened at 183rd Street and Wolf Road, it can happen here too, especially with a development like this. Eventually that property to the north is going to develop and it is going to make it even more so a requirement that the intersection gets addressed. As far as the project goes, the plan looks really good. I like the fact that staff and the petitioner have taken into consideration the fact that the storm sewers were needed at the west end of the property, which is basically going to improve the existing property to the west,

which will be developed at some point. I feel that the green space that is there is adequate. It is for obvious reasons that the detention is there. It is definitely in the right spot. I have driven by that location for many years. It is a busy area but I do believe that the homes that are there seem a little bit dilapidated. I am not sure if anyone here is a homeowner there but this is definitely going to be an improvement. Sometimes things just get old and it is time to move on. We like to see people here that are concerned about what is going on in their back yards. We like your comments. I was the same way when someone decided to build behind me. I really appreciate the fact that the petitioner lined up the streets with the existing streets that are already there. It looks like a good plan. It is set up the right way. The fact that the sidewalks are being done is a good thing and the ornamental fencing on the south end of the property and on the east end in lieu of the buffer.

PITTOS: Yes it will be along the majority of the West Avenue frontage.

DZIERWA: That will be something nice to look at. It's not just something that will be there. Other than that I will let my fellow commissioners chime in on something I might have missed.

PAUL: Thank you. I think it is a good idea. It is a good use of that land with those houses there. As far as the traffic goes, I know with stop signs a lot of that is predicated on traffic flow. Obviously this is going to generate more traffic flow and that may be what gets you over the line to get you a controlled intersection as well. Sometimes that's what happens. We will wait for the engineering to come through. That is all I have.

MURPHY: I agree with my fellow commissioners. I think this will be a great addition to this area. I am happy to see the connectivity and this will be a huge improvement. I like the plan and concept. It looks like something that will fit with the Comprehensive Plan for Orland Park. I have one comment on the tree mitigation. Will we have the opportunity to see the tree mitigation plan with the engineering plan when it comes in?

PITTOS: We can provide that.

MURPHY: That would be great.

DZIERWA: Along with what Commissioner Murphy just mentioned, does anyone know if there are any heritage trees on that property currently?

ARNOLD: The developer is not sure. He is in the process of completing this so we're not sure yet.

AUBIN: My comments are in line with the Commissioners. I think the project will meet Comprehensive Plan demands. All of these things that we talk about are

great discussion but engineering has to be taken care of before we can move forward.

PARISI:

I move to continue case number 2014-0703, Heritage Square Subdivision for site plan, subdivision and rezoning review, all subject to annexation, to the February 24, 2015 Plan Commission.

DZIERWA: Second.

CONTINUED

Aye: 5 - Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

Absent: 2 - Chairman Stephens and Member Jacobs

2014-0736 Whittingham House

PITTOS: Staff presentation made in accordance with written staff report dated February 10, 2015.

AUBIN: Thank you, Mr. Pittos. Is the petitioner present?

DZIERWA: Swore in Ian McDonnell, 14508 Woodland Drive, Orland Park.

MCDONNELL: I am the architect on the job and I am here if you have any questions. We do have a landscape plan if you want to take a look at it. It was drawn up to sort of hide the house on the right side, to try to eliminate the width of the house.

AUBIN: Thank you. It is a public hearing, if there is anyone who would like to speak, come forward now. Seeing no one, we will go to the Commissioners.

PAUL: It makes absolute sense. There is another house around the corner that is similar to this. I don't see any problems with this project.

DZIERWA: I agree with Commissioner Paul. This fits in with the area. Good for you that you can buy two pieces of property and put one house on it. I have seen the old farm house there and the garage and I couldn't really figure out if the garage was a separate piece of property. Obviously, when I saw the petition, it spelled it out for me. I have no comments. Good luck to the developer.

MURPHY: Personally, I have experienced the joy and pain of renovating a house from the 1800's and sometimes it's better to tear down and start from scratch. I think the design and character of this home is beautiful and it will fit in. It will be a welcome addition to the neighborhood so good luck.

PARISI: I have no comment other than I almost wish we had done this petition first because it is a great example of how we handle the tree mitigation surveys.

AUBIN: My comments are right in line with my fellow Commissioners. For Mr. Staunton and his people to choose Orland Park's historic district to put a house like that, we are pretty proud to see that. The chair will now entertain a motion.

DZIERWA:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated Feb. 10, 2015

And

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled "New Two Story Residence for 9915 W. 144th Place", prepared by IJM Group Inc. and dated Dec. 8, 2014, subject to the following conditions.

- 1) Repair the public sidewalk upon completion of construction.
- 2) Mitigate the appearance of the "extended bulk" of the side gables from the public right-of-way through the Landscape Plan.
- 3) Use oak trees as the replacement trees for mitigating the lost heritage oak tree.
- 4) Submit a Landscape Plan, for separate review and approval, within 60 days of final engineering approval.
- 5) Meet all building code related items.

And

I move to recommend to the Village Board of Trustees to approve the Certificate of Appropriateness for the Elevations titled "New Two Story Residence for 9915 W. 144th Place", prepared by IJM Group Inc. and dated Dec. 8, 2014, subject to the same above conditions.

And

I move to recommend to the Village Board of Trustees to approve the lot consolidation of 9915 and 9911 W. 144th Place subject to the following condition:

1. Submit a Record Plat of Subdivision to the Village for recording.

And

I move to recommend to the Village Board of Trustees to approve the variance to increase maximum lot width for new construction in the Old Orland Historic District

from 50 feet to 92 feet, subject to the same conditions as noted above.

All changes must be made prior to the Board meeting.

MURPHY: Second.

RECOMMENDED FOR APPROVAL

Aye: 5 - Member Aubin, Member Dzierwa, Member Parisi, Member Paul and
Member Murphy

Nay: 0

Absent: 2 - Chairman Stephens and Member Jacobs

NON-PUBLIC HEARINGS

OTHER BUSINESS

2015-0040 Memo: New Petitions & Appearance Review

None.

ADJOURNMENT

There being no further business before the Plan Commission, the Acting Chairman adjourned the meeting.

AUBIN : This meeting is adjourned at 8:03 pm

Respectfully submitted,

Heather Zorena
Recording Secretary