

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, April 20, 2015

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 6:21 PM.

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

APPROVAL OF MINUTES

PASS THE CONSENT AGENDA

2015-0216 Approval of the March 16, 2015 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 March 16, 2015.

A motion was made by Trustee Calandriello, seconded by Trustee Gira, 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

2015-0259 151st Street - Ravinia Avenue to West Avenue Update - Presentation

Transportation & Engineering Manager Kurt Corrigan introduced Janson Souden and Val Racich from Christopher B. Burke Engineering. They gave an updated on the 151st Street between West Avenue and Ravinia Avenue reconstruction.

Jason Souden reported that this project initiated in 2004 and it was thought at that time that 100 percent of the funds would be Village Funds to pay for this project. This project was placed on hold for various reasons for several years. When Transportation & Engineering Manager Corrigan joined the Village it was decided to seek Federal Transportation Funds for this project. They met with the Southwest Council of Mayors and were successful in securing \$2 Million in construction funding (STP Funds).

IDOT Phase I design approval is pending.

The scope of improvements is as follows:

- Full depth pavement reconstruction with curb and cutter
- Widen to a 3-lane section; 5-lanes at Ravinia
- New modernized traffic and pedestrian signals at Ravinia
- New water main
- New storm sewer

--Sidewalk/multi-use path removal and replacement

There will either be a striped-out turn lane or a two-way left turn lane this will improve the traffic flow. At the intersection of 151st and West Avenue a study is being done if a traffic signal is needed or a possible round-about.

To maintain traffic during construction it is being proposed to allow only westbound traffic during construction and eastbound traffic would be detoured down West Avenue to 153rd Street and then back up Ravinia Avenue. Two-way traffic would be allowed for emergency vehicles only accommodated between the Fire Station and Ravinia Avenue.

The anticipated schedule is as follows:

- 11/14 – The Draft Phase 1 report has been submitted to IDOT
- 12/14 – IDOT reviewed with comments
- 2/15 – Environmental clearances has been received from IDOT
- 4/15 – Tonight is the Public Meeting (which is a requirement for the design approval)
- 4/15 – Submit Final Phase I report and submit the Draft Phase II Agreement
- 5/15 - Receive Phase I Design Approval

- 7/15 – Begin Phase II Engineering and Right-of-Way acquisition
- 12/15 – Pre-Final Plans submitted to Village and IDOT
- 2/16 – Final Plans submitted to Village and IDOT
- 3/16 – Right-of-Way certified
- 4/16 – Letting
- 6/16 – Begin Construction
- 11/16 – Substantial Completion
- 6/17 – Project Complete

Transportation & Engineering Manager Corrigan has been in contract with ComEd to receive overhead utility relocation estimate. ComEd has indicated that to bury the lines from West Avenue to the Fire District is estimated to cost \$600,000 and an additional cost to continue from the Fire District to Ravinia Avenue is estimated to cost \$540,000.

Transportation & Engineering Manager Corrigan stated that the Fire District Chief has requested that the overhead lines be buried under their driveway for safety reasons.

Chairman Fenton asked if the Fire District will be paying for that section to bury the lines under their driveway.

Transportation & Engineering Manager Corrigan stated that he will be in contact

with ComEd regarding that when the time comes closer.

Chairman Fenton asked if there are any Grants available to cover the costs for burying utility lines.

Transportation & Engineering Manager Corrigan stated that is something that will be part of the Phase II design and Christopher Burke Engineering will help him to research if there are any Grants available.

Trustee Calandriello asked what are the positives and negatives to burying the utilities lines, or is it just for looks verses safety.

Transportation & Engineering Manager Corrigan stated he could not speak for ComEd but he has heard in the past that ComEd would rather have the lines overhead because they are easier to maintain. Weather (wind and ice) can cause damage to the lines.

It was asked if the poles would need to be moved and what would be the cost for that if the lines are not buried.

Transportation & Engineering Manager Corrigan stated there would be no cost. The utility poles would be moved by ComEd and that would be their expense because the poles are on Village right-a-way and this is a transportation project.

Mr. Souden continued with his presentation speaking of the total estimated construction cost for this project is a \$5,625,800. Federal Participated is estimated at \$2 Million and the added in are the ComEd underground of utilities at \$1,140,000 bring the Village Share at \$4,765,000 for this project.

Chairman Fenton asked if anyone in the audience would like to make any comments regarding the 151st Street – Ravinia Avenue to West Avenue project. No one requested to speak.

Trustee Calandriello asked how accurate the project completion dates are, do they believe that this project will be completed in June of 2017 as predicted.

Trustee Gira stated that she was concerned that this area is not torn up during the winter months.

Mr. Souden stated that they are hoping to keep this time frame, however, it depends on different events for example LaGrange Road construction, 159th Street construction, plan approvals, etc. They will keep the Board updated on the schedule. If they see the project stretching into the winter months they will hold off until the following spring.

This was a presentation, NO ACTION was required.

2015-0263 151st Street - Ravinia Avenue to West Avenue Widening and Reconstruction Phase II Engineering Services

Transportation and Engineering Manager Corrigan reported that in 2004 Christopher B. Burke Engineering, Ltd. (CBBEL) was awarded a contract to design and provide construction documents for the widening and reconstruction of 151st Street from Ravinia Avenue to West Avenue. Included is the design of a new water main and storm sewer improvements.

On April 29, 2013 the Southwest Conference of Mayors (SCM) approved Surface Transportation Program (STP) funds for this project. SCM approved a maximum amount of 2 million dollars for construction. The total estimated amount for construction is \$5.9 million. To receive Federal construction funding design engineering must be approved by IDOT. CBBEL has completed the Phase I Engineering report and IDOT is currently in the final stages of Phase I approval. Once approved, Phase II Engineering can move forward. Phase II Engineering includes plan and specification preparation as well as right of way acquisition. As part of the construction funds approval, SCM approved funding for Phase I and II Engineering.

CBBEL has provided a scope of services and cost not to exceed to provide Phase II Engineering services. The amount not to exceed is \$148,179.11 of which 70% will be reimbursed. Staff has included this amount in the 2015 budget.

I move to recommend to the Village Board approval of a proposal from Christopher B. Burke Engineering, Ltd. of Rosemont, Illinois for the 151st Street - Ravinia Avenue to West Avenue Widening and Reconstruction Phase II Engineering Services in the amount not to exceed \$148,179.11

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

2015-0218 Village Code Amendment Title 9 Chapter 7 Parking

Planner Nectarios Pittos reported that commercial parking capacity is limited in the Union Avenue commercial subarea of the Old Orland Historic District. The Historic District currently has a number of resident only parking restrictions outlined in the Village Code. These restrictions control commuter parking and non-residential commercial parking in the adjacent neighborhood. The latter parking restrictions were implemented in 2014 and addressed resident concerns regarding the increase of intense land uses in the Union Avenue commercial subarea.

Commuter parking is no longer a major problem with the new commuter lots in the downtown; however non-residential commercial parking is an occasional issue with the adjacent neighborhood. The resident-only parking restriction instituted in 2014 largely accomplished the goal of limiting non-residential parking capabilities in the adjacent Old Orland neighborhood (see case number 2014-0090). The new parking program is considered successful from a parking control standpoint.

After a year of observation, area businesses have indicated that some of the restricted parking on the east side of Brook Avenue, north of the alley, remains unused when resident-only parking takes effect at 9 P.M. per ordinance and signage. This portion of Brook Avenue is also adjacent to a non-residential property along 143rd Street.

The subarea businesses rely on small parking lots and on-street parking to accommodate their patrons. Though the patrons do have access to free parking on nights and weekends at the new Metra commuter lots north of 143rd Street, area businesses have indicated that closer parking is desired both by the businesses and customers, who seek shorter and safer distances to traverse at night.

To balance the needs of area businesses with resident concerns, the proposed Village Code amendment seeks to adjust the existing resident-only parking restrictions for the north half of the east side of Brook Avenue (from the alley to 143rd Street), which is adjacent to a non-residential property along 143rd Street. The proposed amendment will make this segment of Brook Avenue available for general public parking as indicated in the attached exhibit, "Residential Permit Parking Plan for Old Orland Version D". This segment will be available for business patrons of the Union Avenue commercial subarea to use.

Chairman Fenton asked if anyone in the audience would like to make any comments. No one requested to speak.

Trustee Gira questioned what is being done with the old gravel parking lot on the east side of the tracks. Is that used for shoppers to park when they visit the Historical District or are train commuters able to park there?

Assistant Village Manager Baer stated that there are no regulations on that particular parking lot at this time. However, the Village is still leasing it from the Norfolk Southern for parking purposes. If patrons visit the Historical District and wish to park there as well as train commuters, they may.

Village Manager Grimes stated that the Village has tried to purchase this parcel of property and the owner is unwilling to sell or give a long term lease to the Village. The Village does not want to spend a lot of money on improvements if a long term

lease is not available. This is not a very good area to park and then cross the railroad track along a major road without a designated crossing on the south side of the tracks. The Metra line parking lot is on the north side of 143rd, which is public parking.

Trustee Calandriello suggested that signage be placed that this parking area is open to the public. Especially, for patrons of some of the businesses in that area, to have extra parking and not park on the residential streets is helpful.

Village Manager Grimes stated this is something he will research regarding signage and parking. The Village normally does not encourage gravel lot parking. He stated he will report back the Board on this issue.

I move to recommend to the Village Board of Trustees to approve the Proposed Brook Avenue On-Street General Parking Amendment cited in this staff report for Title 9, Traffic, Chapter 7, Stopping, Standing and Parking Regulations, Section 8, Residents Parking Only, Subsection 5, Street Designations, prepared by the Development Services Department and dated March 25, 2015.

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

2015-0137 2015 Land Development Code Amendments I

Planner Nectarios Pittos reported that the first round of Land Development Code Amendments for 2015 was 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. The proposed Code changes are also divided according to theme and a table of contents is provided for quick reference.

The following is a short summary of the amendments considered by this round.

Conduct of Public Meetings

The Code is revised to more accurately reflect Open Meetings Act requirements for when and how testimony is heard at meetings and hearings.

Certificates of Appropriateness in the Review Process

Revisions are proposed to Section 5-101 in accordance with 2014 Land Development Code Amendments consolidating the role and duties of the Historic

Preservation Review Commission with the Plan Commission.

Restaurants and Administrative Reviews

Revisions are proposed to make it easier for restaurants with existing special use permits to expand without obtaining a special use amendment (up to 100% of the existing size).

Ornamental Fences

A definition/ clarification on what constitutes an ornamental fence was added to Section 6-310.

Environmental Technology Standards

Revisions are proposed in accordance with 2014 Land Development Code Amendments consolidating the role and duties of the Historic Preservation Review Commission with the Plan Commission.

Performance Bonds

Section 9-101 was aligned with Section 5-112 regarding guarantees for improvement completion.

Certificate of Appropriateness Training Process

Revisions are proposed to streamline the process for petitioners in the Historic District to obtain a training credit.

La Grange Road Setbacks

The COR and BIZ setback regulations along La Grange Road are adjusted to reflect the new reality following the widening effort.

Parking Lots as Accessory Uses and Structures

Parking lots are described as accessory uses and structures in Section 6-302 to reinforce the Village's prohibition on stand-alone parking fields. Also, clarification was added to describe what constitutes a parking lot in terms of surface materials.

Additional Garage Height

Revisions are proposed to allow accessory garage roofs to increase their height and match the roof pitch of the principle structure (single family homes). This is done to visually balance the house roof form and the garage roof form.

Subdivision Identification Signs for Residential Gated Communities

A provision is added to the Land Development Code to allow residential gated communities (subdivisions) electronic signs so long as they are not visible from any public property (right-of-way, parks etc.).

I move to recommend to the Village Board of Trustees to approve the Land Development Code amendments for Sections 5-101, 5-106, 6-207, 6-209, 6-210,

6-302, 6-307, 6-310, 6-314 and 9-101 as presented in the attached Amendment Report titled "2015 Land Development Code Amendments I Amendment Report to the Plan Commission", prepared by the Development Services Department and dated April 13, 2015.

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

2015-0260 Village Code Amendment Title 5, Chapter 1, Section 13

Building Division Manager Nick Klimenko reported that the Village Code has adopted the 2012 edition of the International Building Code (IBC). This is a national model code used for building construction standards within our corporate limits of Orland Park, Illinois. Our existing Village Code ordinance 5-1-13 has enacted revisions and additions to this code for minimum requirements in our building construction.

The Villages current adopted building code is Ordinance 4786, approved by the Board of Trustees on 2/4/13. This ordinance contains an error not recognized until recent architectural plans were submitted to the Village for a residential subdivision.

The existing amendment shown is in a fire resistance rating (in hours), as noted in Table 601 for "Fire-Resistance Rating Requirements For Building Elements (hours)". This Table is used to regulate the maximum allowable height and areas for buildings through types of materials and fire ratings.

This Table is part of the Village Code 5-1-13 under Item # 42. As published, this current amendment revised one of the Table's hourly fire rating numbers from a "1" to a "0" incorrectly. The correct number should be "1". Our Village amendments to this table should only be in part of the footnotes.

The request for change is located in the highlighted column heading for "Type V" and its sub-heading "A". The change is shown in the row under The "Building Element" showing "Floor construction Including supporting beams and joists".

This Construction Type of "V-A" allows the use of wood framing typically used for residential structural components. A Construction Type is one of the most important aspects of the building code because many other building requirements depend on the establishment of this minimum Construction Type.

A Type V building classification allows any materials including wood framing. The Type V-A adds the 1-hour fire ratings for all structural elements of the building.

This error has not been previously recognized due to it being the 1st case of Type V-A since the last code's adoption. Title 5, Chapter 1, Section 13, of this Code has amended the national code standards for at least the last 30 years of Village laws.

I move to recommend to the Village Board for the approval of this local revision in Title 5, Chapter 1, Section 13, Table 601, Item #42 attached, and to insert this proposed latest amendment to our existing 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

2015-0151 Mo's Chinese Kitchen Expansion - Approval

Senior Planner Jane Turley reported that the petitioner is requesting a special use permit amendment to expand an existing restaurant into a 2,449 square foot adjacent vacant tenant space located within Marley Creek Square Shopping Plaza. The expansion would increase Mo's Chinese Kitchen's total area from an existing 1,504 square feet to 3,953 square feet (163% increase), and total seating from 32 seats to 120 seats (275% increase). The petitioner expects to hire nineteen (19) employees as a result of the expansion.

The restaurant's existing address is 18062 Wolf Road; the expansion will occupy the entirety of the adjacent unit, 18064 Wolf Road. The proposed expansion would be created by removing a portion of the existing partition wall located along the east side of the restaurant's existing footprint. The space created by this expansion will include a new dining area, restrooms, utility room, wait station, dishwashing area and a storage area. The existing unit footprint will also be reconfigured to include a new vestibule, take-out area, sushi bar and cocktail bar.

Chairman Fenton asked if anyone in the audience would like to make any comments. No one requested to speak.

I move to recommend to the Village Board approval of a special use permit amendment for Mo's Chinese Kitchen as recommended at the April 14, 2015 Plan Commission meeting by a vote of 7-0 and as fully referenced below.

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

The motion includes the following conditions:

1. That a Building permit is submitted to the Building Department;
2. That the Petitioner comply with all Building and Health Code requirements;
3. That all mechanical equipment is screened, either at grade level with landscaping or hidden behind the roofline;
4. That the total number of seats does not exceed the occupancy limit for the restaurant;
5. That any new signage is approved through a separate permitting process;
6. That any remnants of the existing Mo's Kitchen sign are removed and the sign face is restored to its original condition.

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

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

Nay: 0

2015-0120 NICOR Regulator Station 276

Planner Nectarios Pittos reported that the subject site is a local natural gas utility substation constructed in the 1960s when the area was unincorporated. Today, the site is well within the Village limits and is located in an R-3 Residential District adjacent to single family homes off Elizabeth Avenue. The utility substation is a legal non-conforming site, operating without a special use permit.

The proposal to add a SCADA (supervisory control and data acquisition) facility is an increase of land use intensity to the subject site, which triggers the requirement for a special use permit under current R-3 Residential District regulations.

I move to recommend to the Village Board of Trustees to approve the site plan, elevations and special use permit with modifications for 13801 82nd Avenue, NICOR Regulator Station 276, as recommended at the April 14, 2015 Plan Commission meeting and as indicated 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 "Orland Park STA 276 Site Layout", prepared by Nicor Gas and dated September 12, 2013, sheet number 276-E-11, subject to the following condition:

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final approval.

and

I move to recommend to the Village Board of Trustees to approve the Elevations titled "Orland Park STA 276 SCADA Enclosure Fiberglass Enclosure and

Concrete Foundation”, prepared by Nicor Gas, and dated September 16, 2013.

and

I move to recommend to the Village Board of Trustees to approve a Special Use Permit for 13801 82nd Avenue, Nicor Gas Regulator Station 276, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Reduce the side setback from 25 feet to 10 feet.
2. Reduce the landscape bufferyard requirements from Bufferyard Type C to match landscape requirements for wireless communication facilities.

All changes must be made prior to the Board meeting.

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

2015-0150 Hulse Solar Panels - 13520 Howe Drive - Appearance Review

Planner Nectarios Pittos reported that the petitioner is proposing to install and maintain twenty-four (24) photovoltaic (PV) solar panels as a single array on a south facing gabled rooftop at the rear of a single-family residence located at 13520 Howe Drive. Each Solarworld SW280 solar panel will provide 280 watts of power and will be positioned on a 34 degree pitched gable rooftop. Energy captured by the proposed solar panels will be used for general household purposes, providing an overall general reduction in electricity costs for the homeowner.

The petitioner does not request any variances for this project.

Chairman Fenton asked if anyone in the audience would like to make any comments. No one requested to speak.

I move to recommend to the Village Board of Trustees to approve the roof-mounted solar energy system for 13520 Howe Drive, a single family residence, as fully indicated in the below referenced motion.

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

I move to recommend to the Village Board to approve the appearance (Environmental Clean Technology) review for a roof-mounted solar energy system at 13520 Howe Drive as depicted on the plan set “Hulse Residence 1.0 and 2.0” prepared by Solar Service Inc., dated 02/16/2015, subject to the following

conditions:

1. That all building code related items are met;
2. That all building permits are obtained prior to construction;
3. That all utility conduits and systems related to the solar energy system not be visible from the street and from neighboring residential properties.

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

2014-0703 (Heritage Square) Parkside Square

Planner Pittos reported upon annexation, the petitioner proposes to establish and construct a 25 lot single family detached subdivision at about Franchesca Court and West Avenue. The 2013 Orland Park Comprehensive Plan proposes that the subject property be a combination of mixed use residential and single family residential land uses. The petitioner's proposed land plan responds to the Comprehensive Plan by combining zoning and land use to achieve both Comprehensive Plan land use categorizations.

The unincorporated subject site contains significant natural features in terms of being densely wooded with rolling topography. These present specific development challenges that must be addressed in order to annex. Grades challenge storm water management by directing it mostly to the southeast and partly to the northeast due to the ridgeline bisecting the property.

This petitioner requests the following variances:

- 1) Reduce the detention pond perimeter maintenance access area from 15 feet to 5 feet.
- 2) Reduce the detention pond setback from 25 feet to 5 feet.
- 3) Substitute Bufferyard B (10 feet) requirements with a six (6) foot tall wrought iron fence for residential lots along the south perimeter and along the West Avenue perimeter of the subdivision.

Chairman Fenton asked if anyone in the audience would like to make any comments.

Attorney David Sosin was present to answer any questions that the Committee may have. He presented to the Committee renderings of this subdivision.

Trustee Gira expressed concerns regarding the elevations and grade changes on the property to the west, especially at the south end.

Chairman Fenton stated that this recommended approval is subject to final engineering reviews and approval.

I move to recommend to the Village Board of Trustees to approve, upon annexation, the zoning, site plan, subdivision and variances for Parkside Square Subdivision at 15160 West Avenue as recommended at the March 24, 2015 Plan Commission meeting and indicated 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, upon annexation, the zoning of the subject site at 15160 West Avenue to R-4 Residential District.

And

I move to recommend to the Village Board of Trustees to approve, upon annexation, the preliminary site plan titled "Parkside Square of Orland Park", prepared by Landmark Engineering LLC, dated Feb. 3, 2015, subject to the following conditions:

- 1) Change the street name of Franchesca Lane to Franchesca Court.
- 2) Extend the public sidewalk network along West Avenue south from the development to the 153rd Street sidewalk network.
- 3) Comply with the Brick Ordinance of the Village's Building Code for all single family homes.
- 4) Mitigate any tree losses via the landscape plan.
- 5) Include an ornamental powder coated fence as part of the landscape plan as a substitute for Bufferyard B requirements.
- 6) Submit a landscape plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
- 7) Include gateway signage as part of this project at the corners of the development.
- 8) Meet all final engineering and Building Code related items.

And

I move to recommend to the Village Board of Trustees to approve, upon annexation, a 25 lot single family detached residential subdivision, subject to the same conditions as above and the following:

9) Submit a record plat of subdivision to the Village for recording prior to this project attending the Village Board meeting for approvals.

10) Do not include building envelopes or building footprints on the final plat of subdivision.

And

I move to recommend to the Village Board of Trustees to approve, upon annexation, of the following variances subject to the same conditions as outlined in the above motions:

- 1) Reduce the detention pond perimeter maintenance access area from 15 feet to 5 feet.
- 2) Reduce the detention pond setback from 25 feet to 5 feet.
- 3) Substitute Bufferyard B (10 feet) requirements with a six (6) foot tall wrought iron fence for residential lots along the south perimeter and along the West Avenue perimeter of the subdivision.

All changes must be made prior to the Board meeting.

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

2014-0401 Greystone Ridge

Senior Planner Turley reported that the area surrounding the proposed subdivision has mostly been developed into single family subdivisions, with Creekside Subdivision abutting directly to the south across 139th Street. The land to the north of the transmission towers is owned by the Forest Preserve. The undeveloped land that abuts to the east and west is anticipated for single family home development at some time in the future. There is an existing wetland on the site that will be disturbed and redeveloped as a wetland style detention facility.

This subdivision was first proposed in 2008, but stalled during the recession. The petitioner now wishes to move forward with this very similar proposal.

The petitioner proposes to subdivide a 17 acre parcel into a 39 single family lots, a park, a detention pond, and streets, all to be publicly dedicated. All streets are

stubbed at the property line for future subdivisions anticipated to the west and east. A 30' wide access easement along the western edge of the site serves a neighboring home, with future ownership under negotiation and to be resolved prior to the Board meeting.

A .5 acre park is proposed in the center of the subdivision adjacent to the pond, there is currently no neighborhood park easily accessible in this area. The park meets half of the Code requirement for park land dedication. Rather than giving up two more lots to meet the total land requirement, cash in lieu for the unmet acreage plus parks cash will be redirected to the developer design and installation of park equipment, as finalized in the annexation agreement and as approved through the Final Landscape Plan. The detention pond facility per Code does not count as park land dedication; however it contributes a recreational trail and to the feel of additional open space, with a combined open space of slightly over 3 acres.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area, with the exception of the listed variances. The land is currently in unincorporated Cook County, and all approvals are subject to annexation, which will be addressed separately at the Board level.

Chairman Fenton asked if anyone in the audience would like to make any comments. No one requested to speak.

Trustee Gira questioned if the park could be placed on the boundary of the property, so that in the future there would be an opportunity for the park to be expanded when the rest of the unincorporated property is developed.

Senior Planner Turley stated that was looked at but there was no room to place a small park in the area that Trustee Gira was suggesting.

Trustee Gira pointed out some examples of where the park could be moved so there is a possibility for expansion in the future. She stated that she would rather have one big park and not two or three small parks due to financial costs.

Attorney Sosin stated that the concept that was discussed with staff was to try to create one open area and the detention would be placed where it is due to the flow and it is the lowest spot on the property. In addition a walking path will be placed around the pond.

Trustee Gira stated that this is a good plan but believes it could have been better. She is disappointed with the location of where the park would be.

I move to recommend to the Village Board approval of a rezoning, site plan, subdivision, and variances for Greystone Ridge Subdivision, 11434 139th Street, subject to annexation into the Village, as recommended at the April 14, 2015 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 (upon annexation) of the rezoning of the property to R-3 Residential District.

And

I move to recommend to the Village Board approval (upon annexation) of a special use permit to disturb a wetland, subject to the following condition:

- 1) Obtain updated U.S. Army Corp jurisdictional determination for wetland.
- 2) Install upgraded wetland plantings in and around the detention pond.

And

I move to recommend to the Village Board approval (upon annexation) of the preliminary site plan titled "Preliminary Site Plan for Greystone Ridge", by DesignTek Engineering; dated 8/26/08, revised 2/19/15, subject to the following conditions:

- 1) Resolve ownership issue for access easement located north of lots 23-26.
- 2) Dedicate a .52 acre park to the Village as shown on the plan to meet a portion of Code requirements for park land dedication. Meet remaining park land dedication cash in lieu requirements and recreation cash requirements through the developer design and installation of park equipment documented as costing approximately \$156,777, to be finalized at time of Annexation Agreement, and Park Plan approved at the time of Final Landscape Plan. Amount to be included in the Letter of Credit, and installed after 20 of the homes have been constructed.
- 3) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval including the following items:
 - a. Submit a tree survey.
 - b. Preserve high quality existing trees where feasible, particularly along existing fence rows.
 - c. Provide tree mitigation, per Code requirements, preferably on site if a healthy spacing can be achieved, otherwise a contribution must be paid per Code into the tree mitigation bank.
 - d. Install upgraded detention pond wetland plantings to help offset impact of wetland removal.
 - e. Include shown landscape buffer along 139th and 15' landscape buffer along rear of lots abutting transmission towers to the north.
 - f. Include parkway trees along all sidewalks, including 139thth Street, spaced 40' on center.
 - g. Include park plan and construction details as a part of the Final Landscape Plan.

- 8) Connect the stubbed sidewalk at the southwest corner of 139th Street and Creek Crossing Drive to another sidewalk.
- 9) Dimension detention pond high water line setback from right of way and property lines.
- 10) Meet all final engineering and building code related items.
- 11) A subdivision sign is not part of this petition and if desired should be submitted for separate review to the Building Division.
- 12) Add language to the Site Plan to label out lots 40, 41, and 42.

And

I move to recommend to the Village Board approval (upon annexation) of a 39 lot residential subdivision plus a detention out lot and public street dedication, as shown on the Preliminary Site Plan, subject to above conditions and the submission of a Record Plat of Subdivision to the Village for approval and recording.

And

I move to recommend to the Village Board approval (upon annexation) of the following variance:

- 1) Reduce pond setback and maintenance strip from required 25' minimum to as little as 5'.

All changes must be made prior to the Board meeting.

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

2015-0066 Winterset Estates

Senior Planner Turley reported that the petitioner proposes to subdivide a narrow 5 acre infill parcel on 167th Street. The area surrounding the proposed subdivision has already been developed into single family subdivisions, with Muirfield Estates (platted in 1998) to the west, Mallard Landings to the south, and Hunter Point Subdivision (platted in 2003) to the east, where a few undeveloped lots remain. Abutting subdivision streets to the east and west were stubbed into the Winterset property line for eventual extension. This unincorporated site remained a large lot single family estate for many years, which in recent years fell into disrepair and, according to the petitioner, had been issued violation notices from County, which had to be addressed. This resulted in the removal of the existing home, as well as trees and brush. A Tree Survey was then done of the numerous remaining trees,

most of which are in fair to poor condition, many of which will be removed for construction of the subdivision.

The proposed subdivision includes seven residential lots, a detention pond out-lot that includes a small 'park' area, and a street, all to be publicly dedicated. The existing driveway will be utilized for temporary construction access to the site before removal. This seven lot subdivision requires park land dedication of approximately .17 acres, which is met under the proposal in the 'park area' shown east of the detention pond. Although typically cash in lieu of land would be requested for a park this small, nearby residents requested a neighborhood park. Due to the small size and the slope of the park area, informal open space is the most likely use for this area, and no equipment is proposed at this time. The detention pond facility per Code does not count as park land dedication, however it contributes to the feel of additional open space.

It is noted that a 15' landscape buffer is required by Code between single family lots and arterial roads, and therefore is required along the rear of the lots backing to 167th Street.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area, with the exception of the listed variances. The land is currently in unincorporated Cook County, so all approvals are subject to annexation, which will be addressed separately at the Board level.

Prior to the Plan Commission meeting, several (mostly Julie Ann Lane) residents contacted staff with questions about the new subdivision. Primary concerns focused on the loss of vegetative buffering (particularly along the property lines), tree preservation and replacement, future construction traffic, Hunter water booster station contribution, and the variances requested. They also had questions about the Hunter Point Pond maintenance. Most items were addressed satisfactorily by staff, but some will require continued monitoring through final Landscape Plan and construction of the subdivision. The petitioner has agreed to work with property owners, to place some of the required mitigation trees along the rear of the abutting lots as a landscape buffer.

At the Plan Commission public hearing, one Muirfield Drive resident spoke of the importance of the park to the surrounding neighborhood, and inquired about how to 'get on the waiting list' for park equipment. Staff explained that the park size is extremely small and would probably not accommodate park equipment other than possibly a gazebo. The speaker was given staff contact information to pursue options but no contact has been made to date. The petitioner agreed to work with staff to reduce lot width of lot 1 to increase park size. Per petitioner's request, Plan Commission deleted the recommendation condition requiring a decorative fence to prevent Lot 1 park encroachment.

After Plan Commission, the petitioner agreed to reduce Lot 1 width by 10' for a lot width of 100' (R-3 Code lot minimum width is 80') to allow for a slightly larger park.

Chairman Fenton asked if anyone in the audience would like to make any comments.

The Petitioner Ray Dignan was present to answer any questions that the Committee may have for him.

I move to recommend to the Village Board approval of a rezoning, site plan, subdivision, and variances for Winterset Subdivision, 10595 167th Street, subject to annexation into the Village, as recommended at the March 24, 2015 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 (upon annexation) of the rezoning of the property to R-3 Residential District.

And

I move to recommend to the Village Board approval (upon annexation) of the preliminary site plan titled "Preliminary Site Plan Winterset Estates", by Spaceco Engineers job 8317, and dated 3/20/15, subject to the following conditions.

1) Developer must contribute a recapture fee to the Village per the Hunter Point recapture agreement for the previously constructed water booster station that will be utilized by this development.

2) Dedicate a 50' right of way to the centerline of 167th Street that aligns with neighboring right of way limits.

3) Complete missing off-site gaps on sidewalks, bike path, and street where they connect with abutting properties.

4) Utilize the existing driveway off of 167th Street for primary construction access, with lots 3 and 4 the last to develop, and identify on Site Plan.

5) Reduce width of Lot 1 to 100'.

6) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval including the following items:

- a. At the time of Final Landscape Plan, developer shall work with residents of new and existing lots to locate mitigated trees to buffer rear lots of homes.
- b. Provide tree mitigation, per Code requirements, preferably on site if a healthy

spacing can be achieved, otherwise a contribution must be paid per Code into the tree mitigation bank. Tree mitigation requirements will be finalized at the time of Final Landscape Plan and after final engineering of lots.

- c. Plant the pond in a natural style with a native edge.
- d. Include parkway trees along all sidewalks, including 167th Street, spaced 40' on center.

7) Make the following labeling changes:

- a. Provide all lot size dimensions on Site Plan;
- b. Dimension high water setback from road and property line;
- c. Label flat area park land dedication acreage.

8) Meet all final engineering and building code related items.

9) Signage is not part of this petition and should be submitted for separate review to the Building Division.

And

I move to recommend to the Village Board approval (upon annexation) of a seven lot residential subdivision plus a detention out lot and public street dedication, on preliminary plat titled 'Plat of Subdivision', by Spaceco Engineers, dated 2/4/15, subject to the engineering approval and the submission of a Record Plat of Subdivision to the Village for approval and recording.

And

I move to recommend to the Village Board approval (upon annexation) of the following variances:

- 1) Reduce the minimum lot depth on the shared boundary between lots 2 and 3 from a required 125' to approximately 110'.
- 2) Reduce the minimum lot depth on the shared boundary between lots 5 and 6 from a required 125' to approximately 113'.
- 3) Reduce cul-de-sac from a required 120' diameter to approximately 110'.
- 4) Reduce street turning radius from a required 175' radius to approximately 65'.
- 5) Reduce pond setback from a required 25' minimum to approximately 10'.
- 6) Increase pond slope from a required 4:1 maximum to approximately 3:1.
- 7) Reduce maintenance strip from a required 15' minimum to approximately 8'.

All changes must be made prior to the Board meeting.

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

2014-0270 Hampton Court

Planner Nectarios Pittos reported that the petitioner is proposing to establish and maintain a six (6) lot single family attached subdivision. Five (5) lots will each contain one (1) duplex (ranch style) building for a total of ten (10) single family attached units. The sixth lot is reserved for detention, which is proposed to be combined with the Somerglen South detention pond for efficiency.

There are two wetlands located on the subject property. At the far west end, the larger wetland is jurisdictional to the US Army Corps of Engineers and will not be impacted. Toward the midsection of the site and east of the large wetland (approximately where the P-shaped street stub is located on the proposed site plan) is a second non-jurisdictional wetland that will be eliminated and mitigated.

The proposed project is generally compatible with the Comprehensive Plan and the Village's goals and policies for buffering single family detached residential from non-residential properties/ development (through an incremental transition to higher density).

To do this, however, the petition requests the following variances:

- 1) Reduce the wetland setback from 50 feet to zero (0) feet;
- 2) Reduce the width of the future public right-of-way for partial construction from 60 feet to 45 feet;
- 3) Reduce the diameter of the cul-de-sac bulb from 120 feet to 112 feet;
- 4) Reduce the pond maintenance area from 25 feet to not less than fifteen (15) feet;
- 5) Reduce the detention pond setback from 25 feet to not less than eighteen (18) feet.
- 6) Reduce the side setback of Lot 1 from 25 feet to twenty (20) feet.

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

Chairman Fenton asked if anyone in the audience would like to make any comments. No one requested to speak.

Trustee Gira stated that her concerns are there are a lot of variances being requested for this site.

I move to recommend to the Village Board of Trustees to approve the site plan, elevations, variances, subdivision and rezoning for 15760 108th Avenue, Hampton Court subdivision, as recommended at the April 14, 2015 Plan Commission meeting and as indicated in the below fully referenced motion.

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

I move to recommend to the Village Board to approve the rezoning of 15760 108th Avenue from E-1 Estate Residential District to R-4 Residential District subject to the conditions outlined below;

And

I move to recommend to the Village Board to approve the preliminary site plan titled "Preliminary Site Plan Hampton Court Orland Park, Illinois", prepared by VantagePoint Engineering, dated April 8, 2015, job number 14-12, subject to the following conditions:

- 1) Add a guard rail at the south property line where Southview Drive turns west to Hampton Court;
- 2) Install off-site landscaping on the south side of Hampton Court and generally plant the new trees as the future parkway trees;
- 3) Appropriately grade the area adjacent to the southwest corner of Lot 1 (in the public right-of-way) to manage storm water and direct it west to the detention pond;
- 4) Add crosswalks at both corners of Hampton Lane and Southview Drive to connect the east and west sides of the Southview Drive sidewalk network;
- 5) Submit a final landscape plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval;
- 6) Work with the Village to determine appropriate offsite wetland mitigation via the Development Agreement; and
- 8) Meet all final engineering and building code related items.

And

I move to recommend to the Village Board to approve the Elevations titled "Hampton Court Concept", dated received April 9, 2015, subject to the same above conditions and the following:

- 9) Avoid color monotony on the proposed single family attached duplex buildings while keeping within the same color palette.

And

I move to recommend to the Village Board to approve the Hampton Court subdivision for six (6) lots subject to the same above conditions and the following:

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

And

I move to recommend to the Village Board to approve the following Variances for Hampton Court:

- 1) Reduce the wetland setback from 50 feet to zero (0) feet;
- 2) Reduce the width of the future public right-of-way for partial construction from 60 feet to 45 feet;
- 3) Reduce the diameter of the cul-de-sac bulb from 120 feet to 112 feet;
- 4) Reduce the pond maintenance area from 25 feet to not less than fifteen (15) feet;
- 5) Reduce the detention pond setback from 25 feet to not less than eighteen (18) feet.
- 6) Reduce the side setback of Lot 1 from 25 feet to twenty (20) feet.
- 7) Reduce the front yard setbacks from twenty (20) feet to eighteen (18) feet.
- 8) Reduce the minimum driveway length from twenty (20) feet to eighteen (18) feet.

All changes must be made prior to the Board meeting.

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

2015-0039 Centennial Park West Policy

Chairman Fenton informed the Committee that this item is going to be continued to the next Development Services, Planning and Engineering Committee meeting.

Chairman Fenton asked if anyone in the audience would like to make any comments. No one requested to speak.

I move to recommend that this item be continued to the May 18, 2015 Development Services, Planning and Engineering Committee meeting.

A motion was made by Trustee Calandriello, seconded by Trustee Gira, that this matter be CONTINUED to the Development Services, Planning and Engineering Committee. The motion carried by the following vote:

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

Nay: 0

ADJOURNMENT - 7:20 PM

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

/nm

APPROVED:

Respectfully Submitted,

John C. Mehalek, Village Clerk