

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, June 20, 2011

6:00 PM

Village Hall

Development Services & Planning Committee

*Chairman Kathleen M. Fenton
Trustees Edward G. Schussler and Carole Griffin Ruzich
Village Clerk David P. Maher*

CALL TO ORDER/ROLL CALL

In the absence of Village Clerk David P. Maher, Deputy Village Clerk Joseph S. La Margo was present.

The meeting was called to order at 6:12 PM.

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

APPROVAL OF MINUTES

ITEMS FOR SEPARATE ACTION

2011-0405 Kosnar Payout Approval

Director of Development Services Karie Friling reported that as part of the acquisition of the Orland Plaza, the Village of Orland Park is required to pay for relocation cost for affected businesses. The Village follows regulations in accordance with the Uniform Relocation and Real Property Acquisition Policies Act of 1970. The Village has finalized the relocation costs for Kosnar's Drugs, Inc. dba Kosnar Liquor Inc, which was located at 9624 W. 143rd Street. Kosnar closed for business on February 28, 2011 and did not reestablish at a replacement site.

The Federal Uniform Relocation Act defines how payment must be made when a business chooses to close in lieu of relocation. This is defined as a direct loss of tangible personal property (DLP) claim that will not be moved. The eligible payment amount for a claim for a DLP is computed as follows:

The value in place for continued use as determined by a personal property appraiser, less proceeds from sales if any,

Or

The estimated cost to move and reinstall the personal property not to be moved, whichever is less.

Kosnar Payment

Based upon the current law, Kosnar is entitled to a payment of \$44,517.30. This is the lesser amount of the Appraised Value in Place (\$65,315) versus the Estimated Relocation Cost (\$44,517.30). In determining this amount, the Village worked with Annette Favia Relocation Consulting Services and obtained written appraisals and two separate cost estimates for relocation. Mr. Kosnar has requested that payment be made in two checks, one payable to his attorney, Mr.

Steven Viz in the amount of \$14,839.10 and the remaining amount payable to Kosnar Drugs, Inc. in the amount of \$29,678.20.

Budget Impact

Funds for this expenditure are budgeted in the Main Street Triangle TIF Fund.

I move to recommend to the Village Board of Trustees approval of a relocation payment in the amount of \$44,517.30 to Kosnar Drugs, Inc, to be split between two payments, one payable to his attorney Mr. Steven Viz in the amount of \$14,839.10 and one payable to Kosnar Drugs, Inc. in the amount of \$29,678.20.

A motion was made by Trustee Edward Schussler, seconded by Trustee Carole Griffin Ruzich, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion PASSED unanimously.

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

Nay: 0

2011-0328 Madison Construction Geothermal - SP

Director Friling reported that the purpose of this petition is to establish a twenty (20) well geothermal energy system on the property at 15657 S. 70th Court, the headquarters of Madison Construction.

The petitioner is proposing to install twenty (20) boreholes, or wells, for its Ground Loop Heat Exchanger system (geothermal energy system) at a depth of 225 feet under the east parking field to accommodate and bolster the building's new heating ventilation and air conditioning system (HVAC). The system will have a 25-30 nominal tones of capacity. The geothermal system is not within any easements and is located at the rear of the building. Geothermal energy systems are located underground and are not visible from the street or neighboring properties. Section 6-314 Environmental Technology Standards of the Land Development Code regulates the location and depth of the GES.

The proposed Ground Loop Heat Exchanger system is considered a Geothermal Heat Pump System (GHPS) by Code and is therefore a renewable energy system and environmental clean technology. This is the first geothermal energy system proposed in Orland Park.

On June 14, 2011, the Plan Commission moved 6-0 to recommend to the Village Board to approve the site plan titled "Ground Loop Heat Exchanger Borehole Plan", prepared by Architectural Consulting Engineers, dated 2/13/11, last revised 4/19/11, sheet GL-1, for an environmental clean technology at 15657 S. 70th Court, 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 geothermal energy system not be visible from the street and from neighboring properties;
4. That any landscaping impacted by the project is replaced with like material;
5. That an administrative review of the building elevations is complete prior to construction of exterior building improvements.

No changes have occurred since Plan Commission.

I move to recommend to the Village Board of Trustees to approve the environmental clean technology of a geothermal energy system for 15657 S. 70th Court, Madison Construction, as indicated in the attached 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 site plan titled "Ground Loop Heat Exchanger Borehole Plan", prepared by Architectural Consulting Engineers, dated 2/13/11, last revised 4/19/11, sheet GL-1, for an environmental clean technology at 15657 S. 70th Court, 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 geothermal energy system not be visible from the street and from neighboring properties;
4. That any landscaping impacted by the project is replaced with like material;
5. That an administrative review of the building elevations is complete prior to construction of exterior building improvements.

A motion was made by Trustee Carole Griffin Ruzich, seconded by Trustee Edward Schussler, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion PASSED unanimously.

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

Nay: 0

2011-0266 Rhino Linings of Orland Park - Special Use

Director Friling reported that the Rhino Linings, Inc. project. The petitioner David Ehlers is petitioning for a special use permit to operate a 2,600 square foot truck and SUV accessory business (motor vehicle services) in an approximately 36,400 square foot existing single story building at 15638 S 70th Court.

PLANNING OVERVIEW & DISCUSSION:

The petitioner is proposing to operate a 2,600 square foot truck and SUV

accessory business in an existing 36,400 square foot multi-tenant building. The petitioner sells and installs truck accessories, including spray-on truck bed liners and is relocating his business from Southwest Highway.

Because the petitioner is occupying an existing building, many of the issues that come with new development, including lot coverage, setbacks and height, do not apply in this case. The primary purpose of this petition is to consider the allowance of the Special Use Permit for a motor vehicle service use. Section 6-207.C.11 of the Land Development Code requires a special use permit for motor vehicle services in a BIZ Business District. Potential issues include adjacency to residential (Ordinance 4574), compatibility with surrounding uses, and the noise/fumes that the use might create.

The petitioner would be moving into previously vacant space. The petitioner is not proposing any changes to the exterior building or property. Because the proposed use will not have any negative impact on surroundings land uses, no incremental improvements are requested.

Plan Commission

On May 24, 2011, the Plan Commission voted 4-0 to recommend to the Village Board approval of a Special Use Permit for a motor vehicle services for Rhino Linings located at 15638 70th Court in a 2,600 square foot space, subject to the following conditions:

1. That all Building Code and property maintenance related items are met, and
2. That any new signage is approved through a separate permitting process.

This is now before Development Services/Planning Committee for consideration.

I move to recommend to the Village Board approval of a Special Use Permit for a motor vehicle services for Rhino Linings, to be located at 15638 70th Court in a 2,600 square foot space, as recommended at the May 24, 2011 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 a motor vehicle services for Rhino Linings, to be located at 15638 70th Court in a 2,600 square foot space, subject to the following conditions:

1. That all Building Code and property maintenance related items are met.

And

2. That any new signage is approved through a separate permitting process.

A motion was made by Trustee Edward Schussler, seconded by Trustee Carole Griffin Ruzich, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion PASSED unanimously.

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

Nay: 0

2011-0268 Sheffield Square - Residential Planned Development

Director Friling reported that the purpose of this petition is to establish and construct a new transit oriented 186 unit multi-family residential planned development/ subdivision on the piece of land of the former Andrew property south of 153rd Street (10700 W. 153rd Street).

In 2006, the Village Board approved a 105 acre residential subdivision for a site that was at the time occupied by the Andrew Corporation, an industrial use. The area was rezoned from MFG to R-3, R-4 and RSB to create a mixed-use transit oriented subdivision development that was known as Cherry Ridge. The development included a mix of single family and multi-family homes that totaled 449 units. The project was divided into two parcels, the north parcel north of 153rd Street, and the south parcel on the south side of 153rd Street. The south parcel of the Cherry Ridge project included a commercial component at the northeast corner of the site as well as condominium buildings, which increased the south parcel's density well beyond the prescribed density by R-4 standards. This was considered acceptable at the time due to the north parcel's less dense development pattern and the proximity to the 153rd Street Metra station.

The economic recession that began in late 2007 impacted the development potential of Cherry Ridge and delayed the project. In late 2010, M/I Homes, the petitioner, approached the Village for a potential multi-family home subdivision on the south parcel of the former Andrew Corporation. Environmental remediation analysis cleared this site for development. M/I Homes is currently in the process of purchasing this property from Kimball Hill. Sheffield Square is an M/I Homes project that follows the Village Board's original intent for a medium density residential subdivision that is a transit-based neighborhood.

M/I Homes is a Midwest/ Regional subdivision developer with Chicago area projects in Winfield, Aurora, Hanover Park, Carol Stream, St. Charles, Streamwood and Naperville. The residential products proposed for Sheffield Square are modeled after the Mayfair Town townhome models and Mayfair Uptown row-home models currently under development in Naperville.

The Sheffield Square site plan has been revised from the previous Board approved Cherry Ridge plan for the south parcel with a lower density than previously approved, small pocket open spaces, multiple bikeway and trail

connections and detention designed as a feature. The condominiums and commercial areas have been removed and the street layout has been realigned from the original plan. The proposed street network provides connections for future development on the north parcel as intended by the previous Board approved plan. The developer is proposing two types of residential dwellings for this subdivision: townhomes and row-homes. Overall, the proposed plan is improved from the Board approved plan and will result in a pedestrian friendly neighborhood.

Plan Commission Motion

On May 24, 2011 the Plan moved 4-0 to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Sheffield Square Residential Community", prepared by BSB Design for M/I Homes, dated 4/22/11, sheet number L-2, and the preliminary front, rear and side elevation drawings titled "Sheffield Square Townhome Elevations", sheets A1, A2 and A5-A8 and "Sheffield Square Rowhome Elevations", sheets A3-A8, prepared by BSB Design for M/I Homes, dated 5/16/11, subject to the following conditions:

1. That the petitioner submit a landscape plan for separate review and approval, after Final Engineering, that meets mitigation and landscape codes;
2. That the petitioner submit a Plat of subdivision, and corresponding application, to the Village for recording during the Final Engineering review process;
3. That the development use the same lamp post patterns present in Orland Crossing, Main Street Triangle and Old Orland for a unified appearance across the Village's transit oriented neighborhoods;
4. That the petitioner work with staff to introduce BMP's into the site plan at appropriate locations and to alter the detention pond to gain pervious surface area and reduce lot coverage before the project is forwarded to Committee;
5. That erosion control measures are put in place and maintained persistently to avoid environmental contamination and sedimentation in publicly invested water quality improvements for Lake Sedgwick in Centennial Park;
6. That the petitioner work with staff to avoid monotonous design in the development and includes different color palettes and garage door designs for the housing products prior to the project appearing before the Development Services and Planning Committee;
7. That all utilities are screened from view of public right-of-ways and where applicable buried underground;
8. That all building code related items are met and all building permits are obtained prior to construction;
9. That all Final Engineering related items are met;

And

Moved 4-0 to recommend to the Village Board of Trustees to approve a Special Use for a Planned Development of 186 multi-family dwelling units at 10700 W.

153rd Street as shown in the preliminary site plan titled "Sheffield Square Residential Community" cited above with the following modifications, subject to the same conditions cited in the site plan approval motion:

1. The maximum allowed density is increased from 6 DU/acre to 8.75 DU/acre;
2. The minimum lot size requirement for row-home buildings is reduced from 8,500 square feet to 5,250 square feet;
3. The front, side and rear setbacks for the townhomes and row-homes are reduced accordingly:
 - a. Front setbacks from 153rd Street reduced from 45 feet to 30 feet;
 - b. Side setbacks for Row-homes reduced from 39 feet to 11 feet;
 - c. Side setbacks for Townhomes reduced from 39 feet to 12.5 feet;
 - d. Rear setbacks for Row-homes reduced from 60 feet to 30 feet;
 - e. Rear setbacks for Townhomes reduced from 60 feet to 22 feet;
4. The allowable lot coverage for Sheffield Square is increased from 45% to 53% subject to condition 4 in the above site plan and elevations motion;

And

Moved 4-0 to recommend to the Village Board of Trustees to rezone a 30,363 square foot portion of the subject property at 10700 W. 153rd Street that is approximately 525 feet west of the east property line along 153rd Street from RSB Residential Supporting Business District to R-4 Residential District, subject to the same conditions cited in the site plan approval motion;

And

Moved 4-0 to recommend to the Village Board of Trustees to approve the subdivision of the 27.32 acre parcel of land at 10700 W. 153rd Street into 37 lots and a common area as shown in the preliminary site plan titled "Sheffield Square Residential Community" cited above, subject to the same conditions cited in the site plan approval motion.

Post-Plan Commission Activity

The following is a discussion related to updates concerning conditions 3, 4 and 6 of the Plan Commission motion and the work that has occurred since the Plan Commission meeting. Conditions 1, 2, 5, 7, 8 and 9 typically take place at a later time in the development review process (e.g. final engineering, permit review or construction) therefore there are no updates to these conditions.

Condition 3 - Lamp Posts

The petitioner indicated that M/I Homes would comply with the requirement to use lamp post patterns for street lights that match the lamp posts in places like Orland Crossing, Main Street Triangle, and Old Orland. This will provide a uniform appearance across the Village's transit oriented neighborhoods. The petitioner

said that they would provide a response to this condition in writing, but one has not been provided as of this writing. The condition will remain in the motion for good measure.

Condition 4 - Lot Coverage Reduction

Since the Plan Commission meeting, the petitioner worked with staff to reduce lot coverage by changing the shape of the detention pond. The shape that was presented at Plan Commission was a legacy of the old Cherry Ridge plans. The petitioner did not change it thinking it would be easier to move through the engineering review process with an already approved detention pond. What was proposed at Plan Commission, therefore, was essentially the same pond outline as the Cherry Ridge plans except that it was narrowed since the new plan had less lot coverage (and a lower density) than the original Cherry Ridge site plan.

The site plan introduced at Committee shows the detention pond having been consolidated toward the north-end of the site plan. The main difference between this pond design and the previous is the width of the pond closest to the overlook/gazebo area and the northern-most row-homes. The new detention pond design brings the pond closer to those elements. The new plan shows a retaining wall around the gazebo open space area. This retaining wall is not new to the plan. The old pond design required a retaining wall as well. The new pond design therefore does not impact the development any more than the old design did. Even in terms of the row-home's setback from the pond, the new design does not encroach into the setback areas. It maintains more than 25 feet of separation from the building to the high water line, and more to the normal water line-which meets code.

These efforts have reduced lot coverage from 53% to 51.9%. The 1.1% reduction brings the plan closer to the Code required 45% lot coverage. It is important to note that while the R-4 zoning district sets 45% as a maximum lot coverage requirement, it was determined that the Code provision is based on single-family home construction models and does not accurately reflect requirements for multi-family home developments -particularly for lot size requirements, density and setbacks. Previously approved multi-family home developments in Orland Park have routinely exceeded lot coverage requirements due mostly to their higher densities. The R-4 lot coverage provision has been identified for a Land Development Code amendment.

While the difference in lot coverage is minimal, the reduction has enabled the creation of a fifth open space area for the neighborhood that improves the connectivity to the transit facilities further to the south and east. The site plan already indicates new open spaces at Park Station Boulevard, at the Cherry Ridge Parkway mew, at the 154th Street mew and at the overlook/gazebo area. The additional open space is located at the south end of the detention pond. The previous plans had indicated a bigger open space around the overlook/ gazebo area. However, this was misleading in that the spaces north and south of the

gazebo area were greatly sloped toward the pond, rendering them unusable as an open space. With the consolidation of the pond, a flatter ground was developed south of the pond. The petitioner has indicated that the space is usable and potentially intends to program the open space as a type of community space with an amphitheatre or pavilion etc.

Condition 4 has therefore been met and the reduction in the special use modification motion has been updated.

Condition 6 - Avoiding Monotony

The petitioner met with staff to avoid monotonous design in the development. Since Plan Commission, the petitioner fixed the design of the townhome garage doors (which face the streets) with new designs that include patterns and windows. The colors of the doors were changed from white to subtle earth tones (browns and beiges). The color change on the garage doors is important because it de-emphasizes the appearance of the garage door on the main façades of the buildings.

The petitioner's architects indicated that the building groups in the development (essentially by block) would have different color palettes to avoid monotonous design. Attached to this staff report is a memo that indicates the groups of buildings with each color palette.

The architects also noted that M/I Homes intends to build four types of dwelling units within the row-home and townhome models at Sheffield Square and that market demand may dictate the combination of units and the ultimate architectural articulation of the buildings. The elevation drawings submitted for review indicate the general elevations of the buildings they are proposing to build (along with the color palettes of each building). Depending on the unit type a customer prefers/purchases, the buildings may appear slightly different than the approved elevation drawings, since various combinations of units are possible for each building. The architects indicated that the articulation would vary as a result, which may mean different window configurations on the buildings (e.g. bay windows versus flat) and different roof pitches than what are shown on the elevation drawings. These elemental changes will assist in avoiding monotonous design in the development but will still keep the site looking as one neighborhood.

The petitioner was requested to bring additional information to the Committee meeting to further explain their sales concept and how it will impact overall architectural design. As a result of these efforts, the condition was removed from the below motion. The elevation drawings submitted to the Committee indicate the color renderings of the buildings updated with the building features requested from Plan Commission.

Additional Information

Since Plan Commission, the petitioner has indicated that 20-30% of the development will be 3-bedroom units with the remaining being 2-bedroom units. On rare occasions, M/I Homes has constructed 4-bedroom units as well.

The average unit size for their Mayfair project (which is similar to that proposed for Orland Park) using the Uptown townhome models was 1,790 square feet and the Grant Park models was 1,940 square feet.

The petitioner plans to build Sheffield Square in two phases. According to the attached phasing sketch, the petitioner proposes to construct the majority of the row-homes first on the east side of the development. In addition to this Phase 1 development, they will build the pond completely (as required per Code) and Park Station Boulevard's final leg connecting to 153rd Street. Phase 2 will include the remaining row-homes and all of the townhomes. The petitioner indicated that M/I Homes hopes to complete the development (total build-out) in 3-5 years depending on market conditions.

Density

A spreadsheet comparing the Sheffield Square density to the densities of similar developments is attached to this report. The density for Sheffield Square is 8.75 dwelling units (DU) per acre.

I move to recommend to the Village Board of Trustees to approve the subdivision of a 27.32 acre parcel of land at 10700 W. 153rd Street into 37 lots and a common area, the rezoning of a 30,363 square foot parcel of land from RSB Residential Supporting Business District to R-4 Residential District, the site plan for 186 new residential multi-family dwelling units including roads, open space and detention and elevation drawings for row-homes and townhomes and the special use permit and associated special use modifications for a Residential Planned Development for Sheffield Square as indicated in the attached 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 "Sheffield Square Residential Community Preliminary Site Plan", prepared by BSB Design for M/I Homes, dated 4/22/11, last revised 6/14/11, sheet number L-2, and the preliminary front, rear and side color elevation drawings titled "Sheffield Square Townhome Elevations" and "Sheffield Square Rowhome Elevations", prepared by BSB Design for M/I Homes, dated 6/10/11, subject to the following conditions:

1. That the petitioner submits a landscape plan for separate review and approval, after Final Engineering, that meets mitigation and landscape codes;
2. That the petitioner submits a Plat of subdivision, and corresponding application, to the Village for recording during the Final Engineering review process;

3. That the development uses the same lamp post patterns present in Orland Crossing, Main Street Triangle and Old Orland for a unified appearance across the Village's transit oriented neighborhoods;
4. That erosion control measures are put in place and maintained persistently to avoid environmental contamination and sedimentation in publicly invested water quality improvements for Lake Sedgwick in Centennial Park;
5. That all utilities are screened from view of public right-of-ways and where applicable buried underground;
6. That all building code related items are met and all building permits are obtained prior to construction;
7. That all Final Engineering related items are met;

And

I move to recommend to the Village Board of Trustees to approve a Special Use for a Planned Development of 186 multi-family dwelling units at 10700 W. 153rd Street as shown in the preliminary site plan titled "Sheffield Square Residential Community" cited above with the following modifications, subject to the same conditions cited in the site plan approval motion:

1. The maximum allowed density is increased from 6 DU/acre to 8.75 DU/acre;
2. The minimum lot size requirement for row-home buildings is reduced from 8,500 square feet to 5,250 square feet;
3. The front, side and rear setbacks for the townhomes and row-homes are reduced accordingly:
 - a. Front setbacks from 153rd Street reduced from 45 feet to 30 feet;
 - b. Side setbacks for Row-homes reduced from 39 feet to 11 feet;
 - c. Side setbacks for Townhomes reduced from 39 feet to 12.5 feet;
 - d. Rear setbacks for Row-homes reduced from 60 feet to 30 feet;
 - e. Rear setbacks for Townhomes reduced from 60 feet to 22 feet;
4. The allowable lot coverage for Sheffield Square is increased from 45% to 51.9%;

And

I move to recommend to the Village Board of Trustees to rezone a 30,363 square foot portion of the subject property at 10700 W. 153rd Street that is approximately 525 feet west of the east property line along 153rd Street from RSB Residential Supporting Business District to R-4 Residential District, subject to the same conditions cited in the site plan approval motion;

And

I move to recommend to the Village Board of Trustees to approve the subdivision of the 27.32 acre parcel of land at 10700 W. 153rd Street into 37 lots and a

common area as shown in the preliminary site plan titled "Sheffield Square Residential Community" cited above, subject to the same conditions cited in the site plan approval motion.

A motion was made by Trustee Carole Griffin Ruzich, seconded by Trustee Edward Schussler, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion PASSED unanimously.

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

Nay: 0

2011-0321 Comprehensive Plan - Open Space Chapter - Information Only!

The Village has been working to update the Orland Park Comprehensive Plan. As chapter drafts are completed, they will be presented to the Plan Commission and the Development Services and Planning Committee for review. The chapters will also be made available to the public via the Village's website and Comprehensive Plan Facebook page. Staff will incorporate comments into the final draft of each chapter.

Revisions to the open space section of the comprehensive plan were initiated 2007. This chapter combines those revisions with input from various stakeholder groups and current information into an updated format. This chapter is still in draft form. Final formatting will include updated images, refined text and revised maps.

The attached draft has already been through several rounds of review, has been circulated interdepartmentally for comment and has been presented to the Open Lands Commission and the Recreation Advisory Board.

On June 14, 2011, Plan Commission was presented the Open Space Chapter Draft for informational purposes. Commissioner comments included the importance of Village control of the three private Lake Sedgewick properties, the importance of Conservation Easements for open space, the need to show existing and proposed multipurpose trails on the Framework Plan, and some minor editing comments. Plan Commissioners will continue to review the draft plan with comments due mid July .

This case is now before Development Services Committee for informational purposes.

No motion. This is an informational item only.

This matter was informational only, NO ACTION was required.

ADJOURNMENT - 6:40 PM

/mp

APPROVED:

Respectfully Submitted,

David P. Maher, Village Clerk