

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, October 19, 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 6:12 PM

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

APPROVAL OF MINUTES

2015-0651 Approval of the September 21, 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 September 21, 2015.

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

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

Nay: 0

ITEMS FOR SEPARATE ACTION

2015-0526 7420 W. 159th Street - Special Use Permit

Director of Development Services Karie Friling reported that the petitioner is proposing to establish a five lot mixed-use commercial planned unit development (PUD) on a vacant parcel west of the Home Depot Center near 159th Street and Harlem Avenue. The proposed PUD will enable retail/ restaurant and other smaller service use out-lots along its 159th Street frontage. Larger potentially more intense users (e.g. big box, senior living) are contemplated for the rear of the PUD.

A non-jurisdictional wetland is currently located at the center of the subject site. The petitioner proposes to remove the wetland entirely and mitigate according to the requirements of the new MWRD Water Management Ordinance. The removal of the wetland will allow the site to establish cross-access drives internally for this development and between neighboring developments. Cross-access within major commercial corridors is critical to improve traffic movement and circulation between developments and within the corridor.

While a PUD is sought by the petitioner in order to establish the framework, infrastructure and subdivision to accommodate future development, the petitioner is only proposing to construct a building on the east building pad of Lot 1 at this time. That building is intended for AVIS Auto Rental. The petitioner will also build the parking lot of Lot 1, the interior access drives that bound Lot 1, and a single temporary structure, which will be removed upon completion of the first building.

This temporary structure is intended for the tenant of the first building, AVIS Auto Rental, to begin operations onsite while the first building is constructed. Once the first building is complete, AVIS will move into it and the temporary structure/construction trailer will be removed from the site.

This petitioner requests the following modifications for the Planned Unit Development:

- 1) Reduce detention pond setback from 25 feet to ten (10) feet.
- 2) Reduce north Bufferyard Type C from fifteen (15) feet to five (5) feet.
- 3) Reduce east Bufferyard Type B from ten (10) feet to five (5) feet.
- 4) Enable construction of a temporary facility on site until the permanent structure is complete.
- 5) Reduce wetland buffer and setback from 50 feet to zero (0) feet.

The recommendation motion includes the following conditions:

- 1) Remove the proposed Lot 1 drive-aisle connection to the east access drive to restrict ingress/egress.
- 2) Work with staff to convert the proposed temporary gravel lot, serving the temporary structure, into a temporary asphalt parking lot as soon as the weather permits.
- 3) Employ pergolas along the main interior access drives to frame pedestrian pathways between parking lots.
- 4) Address and enhance the central intersection of the interior access drives to serve as a focal point for the PUD.
- 5) Remove the temporary structure from the site entirely within one (1) week of an occupancy permit being issued by the Village.
- 6) Submit an updated tree survey and catalog indicating total removal, tree species, size and health to assess tree mitigation requirements.
- 7) Submit a final landscape plan for separate review and approval within 60 days of final engineering approval. It must include all pertinent site amenities such as pergolas, street enhancements and furniture, sidewalk walkway enhancements and other landscaping and site amenities.
- 8) Submit a final plat of subdivision for recording.

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

Additional details about the project are discussed in the Plan Commission report, which is attached for reference.

DETAILED PLANNING DISCUSSION

The Plan Commission viewed the proposal favorably, and no one from the public spoke regarding the project.

The Plan Commissioners recommended that the future development of the

remaining out lots be configured to accommodate a connected pedestrian network that links with neighboring private sidewalks where appropriate.

The group also discussed the temporary gravel parking lot anticipated to serve the temporary Avis facility. As proposed, the petitioner intends to build a gravel parking lot during the winter months, pending approvals. The Commission requested that this gravel lot be converted to an asphalt lot as soon as the weather permits, and staff will track this and work with the petitioner to achieve this condition.

PLAN COMMISSION MOTION

On October 13, 2015, the Plan Commission moved 5-0 to recommend to the Village Board of Trustees to approve the preliminary site plan for the Planned Unit Development titled "GW Property Subdivision Village of Orland Park, Illinois, Data Box Exhibit - Overall", prepared by Manhard Consulting Ltd., dated 8/26/15, sheet 6 of 6, subject to the following conditions:

- 1) Remove the proposed Lot 1 drive-aisle connection to the east access drive to restrict ingress/egress.
- 2) Work with staff to convert the proposed temporary gravel lot, serving the temporary structure, into a temporary asphalt parking lot as soon as the weather permits.
- 3) Employ pergolas along the main interior access drives to frame pedestrian pathways between parking lots.
- 4) Address and enhance the central intersection of the interior access drives to serve as a focal point for the PUD.
- 5) Remove the temporary structure from the site entirely within one (1) week of an occupancy permit being issued by the Village.
- 6) Submit an updated tree survey and catalog indicating total removal, tree species, size and health to assess tree mitigation requirements.
- 7) Submit a final landscape plan for separate review and approval within 60 days of final engineering approval. It must include all pertinent site amenities such as pergolas, street enhancements and furniture, sidewalk walkway enhancements and other landscaping and site amenities.
- 8) Submit a final plat of subdivision for recording.

And

Moved 5-0 to recommend to the Village Board of Trustees to approve the preliminary site plan for Lot 1 of the PUD titled "Commercial Development Village of Orland Park, Illinois Site Dimensional and Paving Plan", prepared by Manhard Consulting Ltd., dated 7/22/15, sheet 5 of 11, subject to the same conditions outlined above;

And

Moved 5-0 to recommend to the Village Board of Trustees to approve the elevation drawings titled "Site Development 159th and Harlem Orland Park, Illinois", prepared by Site Design Studio 24, LLC., dated received 9/28/15, sheet ST1, subject to the same conditions outlined above, and the following:

- 1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 2) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
- 3) Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

And

Moved 5-0 to recommend to the Village Board of Trustees to approve the subdivision of 7420 W. 159th Street as shown in the plan set titled "GW Property Subdivision Orland Park, Illinois, Preliminary Plat of Subdivision", prepared by Manhard Consulting, Ltd., dated 9/24/15, sheets 1 through 3, subject to the same conditions outlined above;

And

Moved 5-0 to recommend to the Village Board of Trustees to approve the special use permit for 7420 W. 159th Street to establish a Planned Unit Development and allow for a motor vehicle service use on Lot 1, subject to the same conditions as outlined in the Preliminary Site Plan motion above. Modifications to the special use permit include:

- 1) Reduce detention pond setback from 25 feet to ten (10) feet.
- 2) Reduce north Bufferyard Type C from fifteen (15) feet to five (5) feet.
- 3) Reduce east Bufferyard Type B from ten (10) feet to five (5) feet.
- 4) Enable construction of a temporary facility on site until the permanent structure is complete.
- 5) Reduce wetland buffer and setback from 50 feet to zero (0) feet.

All changes must be made prior to the Board meeting.

PLAN COMMISSION DISCUSSION

This case is now before the Development Services, Planning and Engineering Committee for review prior to being sent to the Board of Trustees for final review/approval.

Trustee Calandriello asked if it was Lot 1 plus detention.

Director Friling responded yes.

Trustee Calandriello added that he would like to make sure that the future development is not too close to residents.

Chairman Fenton asked when the anticipation date of opening the permanent facility would be.

Director Friling stated sometime of spring 2016.

I move to recommend to the Village Board of Trustees to approve the site plan for the Planned Unit Development, the site plan for Lot 1, the elevation drawings for the building on Lot 1, the subdivision of 7420 W. 159th Street into five (5) lots and the special use permit with modifications for the Planned Unit Development and a motor vehicle service use at 7420 W. 159th Street as recommended at the October 13, 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 for the Planned Unit Development titled "GW Property Subdivision Village of Orland Park, Illinois, Data Box Exhibit - Overall", prepared by Manhard Consulting Ltd., dated 8/26/15, sheet 6 of 6, subject to the following conditions:

- 1) Remove the proposed Lot 1 drive-aisle connection to the east access drive to restrict ingress/egress.
- 2) Work with staff to convert the proposed temporary gravel lot, serving the temporary structure, into a temporary asphalt parking lot as soon as the weather permits.
- 3) Employ pergolas along the main interior access drives to frame pedestrian pathways between parking lots.
- 4) Address and enhance the central intersection of the interior access drives to serve as a focal point for the PUD.
- 5) Remove the temporary structure from the site entirely within one (1) week of an occupancy permit being issued by the Village.
- 6) Submit an updated tree survey and catalog indicating total removal, tree species, size and health to assess tree mitigation requirements.
- 7) Submit a final landscape plan for separate review and approval within 60 days of final engineering approval. It must include all pertinent site amenities such as pergolas, street enhancements and furniture, sidewalk walkway enhancements and other landscaping and site amenities.
- 8) Submit a final plat of subdivision for recording.

And

I move to recommend to the Village Board of Trustees to approve the preliminary site plan for Lot 1 of the PUD titled "Commercial Development Village of Orland Park, Illinois Site Dimensional and Paving Plan", prepared by Manhard Consulting Ltd., dated 7/22/15, sheet 5 of 11, subject to the same conditions outlined above;

And

I move to recommend to the Village Board of Trustees to approve the elevation drawings titled "Site Development 159th and Harlem Orland Park, Illinois", prepared by Site Design Studio 24, LLC., dated received 9/28/15, sheet ST1, subject to the same conditions outlined above, and the following:

- 1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 2) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
- 3) Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

And

I move to recommend to the Village Board of Trustees to approve the subdivision of 7420 W. 159th Street as shown in the plan set titled "GW Property Subdivision Orland Park, Illinois, Preliminary Plat of Subdivision", prepared by Manhard Consulting, Ltd., dated 9/24/15, sheets 1 through 3, subject to the same conditions outlined above;

And

I move to recommend to the Village Board of Trustees to approve the special use permit for 7420 W. 159th Street to establish a Planned Unit Development and allow for a motor vehicle service use on Lot 1, subject to the same conditions as outlined in the Preliminary Site Plan motion above. Modifications to the special use permit include:

- 1) Reduce detention pond setback from 25 feet to ten (10) feet.
- 2) Reduce north Bufferyard Type C from fifteen (15) feet to five (5) feet.
- 3) Reduce east Bufferyard Type B from ten (10) feet to five (5) feet.
- 4) Enable construction of a temporary facility on site until the permanent structure is complete.
- 5) Reduce wetland buffer and setback from 50 feet to zero (0) feet.

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

2015-0642 Chicap Pipe Line Company Agreement - IL Route 43 (Harlem Avenue) at 151st Street Intersection Improvements

Director of Development Services Karie Friling reported that on July 6, 2015, the Village and IDOT entered into an intergovernmental agreement for the intersection improvements at Harlem Avenue and 151st Street. The improvements include the installation of a south-bound right turn lane and an additional east bound left turn lane, drainage improvements, and modernizing the existing traffic signal. IDOT will be starting the work in the upcoming months with a completion date anticipated in the Spring of 2016.

Within the limits of the improvements, Chicap Pipe Line Company (BP) owns and operates a gas pipeline. Currently the pipeline is located within an easement located in the grass parkway. The improvements will include a portion of the road to be built over the existing pipeline. As such, BP requires IDOT and the Village to agree and acknowledge they have an existing easement and will maintain their rights to operate and maintain their facility under the terms of the existing easement language. The Village owns and maintains 151st Street, therefore in the event BP needs to repair their pipeline the easement language states that the Village is responsible for repairing the road or the costs to repair the road.

Both BP and IDOT investigated relocating the pipeline out of the roadway area; however, there is not enough area to do so, and the cost to relocate the pipeline was going to be more than the cost of the intersection improvements. Staff and the Village Attorney have reviewed the agreement and are recommending approval.

Attached is the Agreement between Chicap Pipe Line Company and the Village.

I move to recommend to the Village Board approving the easement agreement between the Village of Orland Park and Chicap Pipe Line Company.

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

2015-0632 15255 S. Harlem Ave Building A - Class 8 Resolution

Director of Development Services Karie Friling reported that the Village has received a request from David Sosin of Sosin and Arnold Ltd., on behalf of Medical Pavilions, LLC for approval of the Class 8 Real Estate Tax Incentive for the property located at 15255 S. Harlem Avenue in Orland Park. The property is located in Bremen Township, and the petitioner will be applying under the occupation of abandoned property with no special circumstance provision of the Class 8 Eligibility Application. The subject property, PINs 28-18-100-056-1001 and 28-18-100-056-1003, is part of the Millennium Office Park (Legistar File # 1999-0296).

The original developer was approved to construct three office buildings. The buildings are labeled from east to west A-C respectively on the site. Building permits were issued in 1999 to complete the work. Since then, only building C has been fully completed and occupied. The shell of buildings A and B were constructed but were never completed. The new construction will only apply to building A. On July 6, 2015 the Village Board of Trustees passed a resolution supporting Class 8 designation for Building B. The petitioner is now seeking the same resolution for Building A. The petitioner is requesting the Class 8 Tax Incentive in order to finish construction of building A so it can be occupied by a medical office.

The new use of the building will be a medical office. The petitioner anticipates creating 10 temporary construction jobs as a result of this development. The new development will provide 15 full time and 5 part-time jobs. If it were not for the tax incentive the petitioner would not be able to complete construction or reoccupy the building.

Under the Class 8 Real Estate Tax Incentive program, commercial or industrial properties located in Bloom, Bremen, Rich, Thornton, and Calumet Townships are eligible for the incentive. Upon approval by the Village Board and Cook County, the incentive term is for a period of 10 years (10% of market value) and then begins to rise in years 11 & 12 (15% and 20% respectively). In the absence of this incentive, real estate would normally be assessed at 25% of its market value.

I move to recommend to the Village Board of Trustees approval of a resolution supporting Class 8 status for real estate located at 15255 S. Harlem Avenue, in Bremen Township, Orland Park/Cook County, Illinois, PIN Number 28-18-100-056-1001 & 28-18-100-056-1003.

**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

2015-0519 Olde Mill Lot Consolidation - Lots 52 & 53

Director of Development Services Karie Friling reported that the Olde Mill Subdivision and Olde Mill Addition were approved as single family residential subdivisions near 108th Avenue and Deer Point Road. In 1999, the Olde Mill Subdivision was approved for 42 single family lots. In 2002, the Village Board approved the Olde Mill Addition for 17 lots to 22 lots on 9.51 acres, depending on final stormwater detention designs. Overall, the revised site plan was approved for 64 lots in 2006.

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to consolidate lot 52 (10700 Deer Trail Court) and lot 53 (10716 Deer Trail Court) of the Olde Mill Addition Phase III into a single lot to increase the side yard area and accommodate future accessory structures for the existing single-family home on lot 53. Future accessory structures may be located on lot 52, which is currently vacant. The consolidated lot size will be 26,577 square feet.

The petitioner is proposed minor grading changes to create a more level area on lot 52. The utility and drainage easement for both lots, which measures a total of 15 feet wide, will remain as is between the properties to accommodate a possible re-subdivision of the lots in the future

The total number of lots in the Olde Mille Addition, and therefore single family homes, will be reduced from 22 to 21. The proposed lot consolidation does not significantly alter the approved subdivision density.

The recommendation motion includes the following conditions:

- 1) That the petitioner submit a Record Plat of Subdivision to the Village for recording.

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

Additional details about the project are discussed in the Plan Commission report, which is attached for reference.

PLAN COMMISSION MOTION

On October 13, 2015, the Plan Commission, by a vote of 5-0, moved to recommend to the Village to approve the subdivision / lot consolidation of lots 52 and 53 in the Olde Mill Addition subdivision for a 26,577 square foot lot, as depicted in the "Site Grading Plan" dated July 27, 2015, and proposed plat titled "Spyglass Consolidation" prepared by Lincolnway Engineering and Land

Surveying Ltd., subject to the following condition outlined below:

- 1) That the petitioner submit a Record Plat of Subdivision to the Village for recording.

PLAN COMMISSION DISCUSSION

Two residents that live nearby the proposed lot consolidation site spoke at the Plan Commission meeting. The residents expressed concerns about the project, including the possibility of creating a private park, future noise issues, and the type of proposed accessory structures (such as a tennis court or basketball court).

The petitioner of the project also spoke during the meeting and addressed the concerns brought up by residents. He noted that no accessory structures were proposed as part of the lot consolidation petition. The petitioner confirmed that any future accessory structures would meet the requirements stated in the Land Development Code.

The Plan Commission shared their opinions and agreed with the Staff recommendation to approve the motion, noting that that project met all Code requirements. The motion was passed unanimously 5 - 0.

I move to recommend to the Village Board of Trustees to approve the subdivision / lot consolidation for lots 52 and 53 in the Olde Mill Addition subdivision as recommended at the October 13, 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 of Trustees to approve the subdivision / lot consolidation of lots 52 and 53 in the Olde Mill Addition subdivision for a 26,577 square foot lot as depicted in the "Site Grading Plan" dated July 27, 2015, and proposed plat titled "Spyglass Consolidation" prepared by Lincolnway Engineering and Land Surveying Ltd., subject to the following condition:

- 1) That the petitioner submit a Record Plat of Subdivision to the Village for recording.

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

2015-0381 St. Coletta's of Illinois Residential Care Home

Director of Development Services reported that St. Coletta's of Illinois (St. Coletta's) is a non-profit organization established in 1949. The organization's main campus is located at 18350 Crossing Drive in Tinley Park. According to the petitioner, St. Coletta's operates a number of Community Integrated Living Arrangement (CILA) Residential Program in the southwest suburban area, with twenty-five (25) adult residential care homes located in fifteen (15) different neighboring municipalities.

St. Coletta's currently operates two (2) residential care homes in Orland Park. One of these residential care homes is located in the R-3 Residential District and has six (6) residents, but was established prior to the Land Development Code (LDC) requirements for residential group homes. As such a special use permit is not required for this property. A second residential care home is located in the R-3 Residential District and houses only five (5) residents, which is considered a permitted use in this zoning district.

The petitioner has also requested a variance to the Village Building Code through the Building Department to accommodate the special needs of this project. Specifically, this variance (2015-0569) was approved by the Board of Trustees on October 5, 2015.

PROJECT DESCRIPTION & CONTEXT

The petitioner is requesting a special use permit to establish a medium residential care home in a single-family detached house located at 14401 Oakley Avenue, in the Oak Meadows subdivision. The proposed residential care home would be occupied by six (6) adult male residents with 24-hour supervision from a St. Coletta's staff member. The six (6) adult occupants would be ambulatory, developmentally disabled males ranging in age from 21 to 47 years old who have a primary diagnosis of mental retardation. All of the residents would attend a vocational day programming Monday through Friday from 8:30 a.m. to 3:30 p.m.

The proposed residential care home is located in the R-3 Residential Zoning District. LDC Section 6-204.C.7 states that medium residential care homes (defined as 6 - 8 residents) are permitted as a special use in the R-3 zoning district provided that 1) the petitioner is licensed by the applicable State agency and 2) the home is located no closer than 660 feet to any other residential group home or congregate elderly housing facility.

St. Coletta's of Illinois is licensed by the State of Illinois as a Community Integrated Living Arrangement (CILA) provider, which is the terminology used to describe residential care homes by the Illinois Department of Human Services. To the best of the Village's knowledge, no other residential group home or congregate elderly housing facility is located within 660 feet of the proposed location.

The motion includes the following conditions:

- 1) Meet all final engineering and building code related items.

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

SITE PLAN

The location for the proposed residential care home is a 2,400 square foot, ranch-style single-family house. The house floor plan includes four (4) bedrooms, a living room, dining room, kitchen, family room, recreation room and a den with a fireplace. The property has a large front yard, and there are patios at both the front and rear of the house. The northwest corner of the patio at the rear (south) of the house abuts the rear property line and neighboring property. A chain-link fence runs along the rear yard and encloses the patio.

MOBILITY

Vehicular/Traffic:

Vehicles can access the site from the north via a driveway which intersects with 144th Street.

Parking and Loading:

An approximately thirty (30) foot wide by sixty (60) foot long driveway connects the garage to 144th Street. As the residents will be shuttled between the house and St. Coletta's main campus on weekdays using a vehicle no larger than a passenger van, the driveway should provide ample space for loading and unloading of passengers.

LANDSCAPING/TREE MITIGATION

No landscaping or trees will be removed during this project.

DETAILED PLANNING DISCUSSION

The proposed location for the residential care home is located in the R-3 residential zoning district, which requires a special use permit for medium residential care homes (defined as 6 - 8 residents). Medium residential care homes are permitted as a special use provided that the petitioner is licensed by the applicable State agency and the home is located no closer than 660 feet to any other residential group home or congregate elderly housing facility, as per Section 6-204.C.7.

The Illinois Department of Human Services lists St. Coletta's of Illinois as a licensed Community Integrated Living Arrangement (CILA) provider. As the Village does not track residential care homes, a study was performed by cross-referencing all properties with 660 feet of the proposed site with property

ownership information provided by the Cook County Assessor's office. To the best of the Village's knowledge, no other residential care home or congregate elderly housing facility is located within 660 feet of the proposed location.

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

Special Use Permit

When considering an application for a special use permit, the decision making body shall consider the eight special use standards listed in the Code. It is the responsibility of the petitioner to prove that all eight standards are met. A written response to each standard is required. The petitioner has provided such responses to the Special Use Standards.

1. The special use will be consistent with the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations; "An additional resident will be added to the home and will be supervised at all times by aides that are on duty at all times."
2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; "The addition of one resident compares in real life to the growth of a traditional family."
3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties; "There will be no change to the physical property. A landscaping and snow removal service will be used to keep the property clear and clean. Regular maintenance will be performed on the home as well. Additionally, the home will be monitored by a security company for smoke and fire and is linked to the home's fire suppression system."
4. The proposed use will not have an adverse effect on the value of the adjacent property; (If necessary, be prepared to offer expert testimony that the proposed project will have no adverse impact on surrounding properties); "The proposed use will not affect the adjacent properties as this property will be used as a residential home which is consistent with other family homes."
5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service; "The additional resident will not affect any of the public facilities as in real life to the growth of a traditional family."
6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the

proposed development; "There will be no development of any open space or other improvements needed to add another resident to the home."

7. The development will not adversely affect a known archaeological, historical or cultural resource; "The addition of one resident will not adversely affect archaeological, historical, or cultural resource as no physical changes will be made to the property."

8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village; "The proposed special use of adding a resident will not affect compliance in following all standards and regulations."

Land Use/Compatibility

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

Lot Coverage

No change to lot coverage is proposed.

Accessory Structures

No changes to accessory structures have been proposed.

Mechanicals/Utility Conduits

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline.

Signage

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

Chairman Fenton asked if background could be given on the concerns of residents at the Plan Commission meeting.

Director Friling stated they were generally concerned about what impact the home may have on adjacent neighbors and their homes, as well as how the care would be handled for the individuals that would be living in the home.

Maryanne Beechy of 14400 Oakley Avenue, stated that her husband is disabled and she works as a nurse. There are times when her husband is alone and she is concerned of what would happen if a member from the group home wander away. She is also concerned with the training of the individual that would be responsible for those living in the group home. She made references to incidents that had happened in other group homes.

Trustee Fenton stated that the first two incidents that were mentioned did not take place in Orland Park. She stated that the incidents that did happen in Orland Park were service calls typical to any call that may be received.

John Nykaza of 14344 Ridge Avenue, stated that most of the residents in the area concerns were about their families and their neighborhood.

Annette Scafgaard, a representative of St. Colleta's reported that each house is assigned a service team which includes a group home manager, a social worker, a clinical therapist and a residential administrator. If there was a problem, the staff would call a member from the service team and someone would be dispatched to help with the situation.

Chairman Fenton asked how many staff members from St. Colleta's would be in this home.

Ms. Scafgaard stated 1 to 2 people depending on the shift change.

Chairman Fenton asked how many staff would be there for 5 members living in the home.

Ms. Scafgaard stated that in this particular home it would be 1 staff member during the majority of the time because those living there are higher functioning individuals. The staffing depends on the needs of the clients.

Chairman Fenton asked if it would still be 1 staff member if there were 6 people living in the home.

Ms. Scafgaard responded yes.

Chairman Fenton asked how a situation would be addressed if someone living in the home left the site.

Ms. Scafgaard responded that the service team would be notified and the whole team would be involved in whatever situation was taking place.

Chairman Fenton asked if there would ever be a time that there was an unsupervised situation in the home.

Ms. Scafgaard responded no.

Mr. Nykaza asked what would happen if a member of the home needed to be driven somewhere. Who would be supervising? He also asked if it was possible to rezone the property to be a multi-dwelling property.

Director Friling stated that it would not be able to be rezoned.

Ray Bryant, a representative of St. Colletta's stated that the entire group would go with staff in the van if someone needed to go somewhere. They will always be supervised.

Chairman Fenton asked how many occasions there have been where an individual has left the residence on their own.

Mr. Bryant stated that in his experience, there has been some instances where clients have left the group home. He stated for this particular home, none of the clients pose that risk.

Chairman Fenton asked if the members of the home go to work.

Mr. Bryant stated that they go to work Monday-Friday, from 8:30 to 2:30.

Trustee Fenton stated that it is now the committee's decision whether or not to go along with the recommendation from the Plan Commission which would allow 6 members. She stated that the code allows 5.

Trustee Gira stated that one of the items that was provided to the committee addresses an altercation between a St. Colletta's employee and one of the clients and wanted to know the training that staff members go through.

Mr. Bryant stated that staff members go through a three week training. During this time they go over aggression management, CPR, daily living skills, etc. He stated that the incident that happened took place at the Tinley Park campus and that staff member no longer works for St. Colletta's.

Trustee Gira asked what type of background is required for those wanting to work in the group homes.

Mr. Bryant stated that they are required to have a high school diploma, be 21 years of age, a criminal background check, and a drug test.

Trustee Calandriello asked what the setup of the house was.

Mr. Bryant stated that the house is currently a four bedroom house. There would be two rooms that would house two clients in each room. The other two bedrooms would be single rooms.

Trustee Gira asked if it was three eight hour shifts that are worked by staff members.

Mr. Bryant responded yes and that they are always supervised.

Trustee Calandriello asked if there would be additional staff support if a sixth member was added.

Mr. Bryant responded no, but there may be times when there is overlapping of shifts where two staff members may be there.

I move to recommend to the Village Board approval of a special use permit for St. Coletta's of Illinois as recommended at the October 13, 2015 Plan Commission meeting by a vote of 5 - 0 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 St. Coletta's of Illinois to establish a medium residential care home for six (6) residents in a single-family detached house located at 14401 Oakley Avenue, subject to the following conditions:

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

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 failed by the following vote:

Aye: 1 - Trustee Gira

Nay: 2 - Chairman Fenton, and Trustee Calandriello

2015-0623 Village Code Changes - Open Parking Structure Uses

Director of Development Services Karie Friling reported that at present, the Village of Orland Park's Village Code requires fire sprinkler protection for Open Parking Structure Uses that (1) exceed 8,000 square feet in area or (2) are located beneath other Use groups. These two conditions are amendments to the national model language of the 2012/IBC/International Building Code, and without the Village amendments to the IBC, fire sprinkler protection is typically not required for an Open Parking Structure Use.

This proposed modification to the Village Code will remove the additional local amendments and instead rely fully on the regulations set forth in the IBC, to determine the need for fire sprinkler protection for Open Parking Structure Uses. The Village will continue to require that such structures have an automatic fire alarm system.

Background

The Village of Orland Park's Village Code currently regulates the requirement for

fire sprinkler protection for new building construction in Title 5, Chapter 1, Section 13 of the Village Code. Moreover, the current Village Code adopts and amends the 2012 International Building Code as a standard for use in the determination when buildings require the installation of fire sprinkler protection systems for safeguarding new construction and building occupants.

Fire Sprinkler protection rules have different reasons for their required applications. The foremost reasons for Fire Sprinkler Protection is based on a building's type of specific public use* hazard and the materials used for building construction (wood, plastics, metal and concrete). Use* Groups are: Assembly, Business, Educational, Factory, High Hazard, Institutional, Mercantile, Residential, Storage and Special Uses.

The IBC, as used by the Village, classifies an Open Parking Structure Use as a Low Hazard Storage Use Group (S-2) for regulation purposes. Because of the permanently open exterior walls of Open Parking Structure Use, the dissipation of heated gases out of the building allows more exceptions for heights and areas of such structures in the IBC. In addition to a building's Use or risk of hazard, fire sprinkler protection typically is used to increase a building's maximum area/sizes in relation to its Use and Construction materials.

The Village Code as currently amended adopts a more restrictive Fire Sprinkler standard, even for some buildings of a lower hazard/risk level. An Open Parking Structure Use typically has a lower overall fuel load (per square foot of building area) due to the limits placed on construction using non-combustibles, such as concrete and metals, so that the combustible loading of the cars is not exceeded by that of the structure.

The IBC includes "Open Parking Structures" as a Special Use category and our Village amendment has added the limiting total building floor area to 8,000 square feet and location requirements. Most typically, elevated open parking structures are of a solid concrete material and naturally fire resistive to an extent.

Without our Village amendments to the IBC, fire sprinkler protection is not required for Open Parking Structure Uses (S-2), unless a size increase is needed for a specific construction classification. The Village will continue to require that such structures have an automatic fire alarm system.

I move to recommend to the Village Board of Trustees, to revise a Village Code amendment, in Title 5, Chapter 1, Section 13, Item #25 and only remove the referenced Section 406.5 and 406.5.12 from Item #25 relating to OPEN PARKING GARAGES only. All other Code Amendments to item #25 of this Section will remain as printed.

See Open Parking Revision Attachment A, - Page #3.

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

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

Nay: 0

ADJOURNMENT: 6:48 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

/AS

Respectfully Submitted,

John C. Mehalek, Village Clerk