

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org



Meeting Minutes

Monday, May 21, 2018

6:00 PM

Village Hall

Development Services, Planning and Engineering Committee

*Chairman Carole Griffin Ruzich
Trustees Kathleen M. Fenton and James V. Dodge
Village Clerk John C. Mehalek*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:56 P.M.

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

APPROVAL OF MINUTES

2018-0352 Approval of the April 16, 2018 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 April 16, 2018.

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

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

Nay: 0

ITEMS FOR SEPARATE ACTION

2018-0345 Palos Community Hospital Reimbursement for Underground Detention

Assistant Village Manager and Director of Development Services Karie Friling reported that per the approved development agreement for the Palos Community Hospital (PCH) South Campus Redevelopment (2016-0525) "The Village will reimburse the developer an amount equal to fifty percent of the incremental cost above "normal" surface water detention costs, as the Village and Developer agree and with such detention costs approved in advance by the Village." The final total cost for the underground detention minus surface water detention costs is \$2,031,622. The Village will pay half of these costs, \$1,015,811.

I move to recommend to the Village Board approval of payment in the amount of \$1,015,811 to Palos Community Hospital pursuant to the development agreement;

And

I move to recommend the Village Board approval of a budget adjustment in the amount of \$65,811 from the water fund.

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

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

Nay: 0

2018-0229 Land Development Code (LDC) Amendment - Section 6-307: Signs

Development Services Senior Planner & Project Manager Stephanie Malmberg reported that the purpose of these amendments is to revise and update the Land Development Code with improved definitions and clarified sign regulations.

CONTENT OF PROPOSED AMENDMENTS:
Section 6-307 (Signs) of the Land Development Code

HOW TO READ THIS REPORT:

This staff report is divided into three parts - a summary of the proposed amendments, summary from the Plan Commission discussion, and attachments. The summary of the proposed amendments provides an overview of the amendments to the Sign Code and includes goals and notable changes from the current Sign Code to the amended Sign Code. The summary of the Plan Commission discussion includes notes from the Plan Commission Public Hearing, which began on April 24, 2018 and was continued to the May 8, 2018 Plan Commission meeting. The third part consists of the attachments which include a draft of the proposed amendments and proposed insertions/deletions within the Land Development Code.

PART ONE: Summary of Proposed Amendments

Development Services Staff determined that a comprehensive update to the Village's Sign Code (Section 6-307 of the Land Development Code) is necessary to support the latest trends in signage, case law, and the Village's vision. In light of those changing conditions, Staff evaluated the current code and found that certain aspects of the code were outdated, difficult to administrate, and inefficient. The current code also lacks graphics and tables, which can improve clarity and comprehension. After evaluating the current code, Staff began the process of researching, discussing ideas with various team members and elected officials, and drafting improvements to the Sign Code. Staff was directed by the Village Board of Trustees to improve the Sign Code by considering aesthetics, restricting temporary signs, and making the Code clearer for businesses, sign companies, and Staff.

Goals

The new Sign Code will be easier to understand because the text is organized in clear, consistent format with supplementary graphics to provide clarification to the written regulations and tables to consolidate similar regulations. Improvements to the Sign Code will be beneficial to business owners and sign companies because it will provide clear guidance for sign design. Some aspects of the Code are revised to assist with Staff's efficiency with reviewing sign permits. The new Sign Code also takes into account the Village's aesthetic vision for the community by

incorporating findings from a Visual Preference Survey. The survey was distributed to the Village Board and some Development Services Staff and provides insight on positive and negative reactions to certain signs. Staff noted signs in the survey that were most liked and disliked and developed new regulations to reflect the results. The new Sign Code will also account for recent changes to legal aspects of sign regulation, such as content neutrality.

Notable Changes

While the Draft Sign Code does retain some of the current Sign Code verbiage, it is a substantial overhaul of the entire Section 6-307. Key differences between the current code and the proposed amendments include the following minor and major changes:

Minor Changes

1. A section for Measurement and Calculation is added for clarification purposes.
2. A restoration requirement is added under the Maintenance section to require that all evidence of a previous sign is removed when the sign is no longer in existence.

Major Changes

1. Sections are reorganized.
2. Graphics and tables are added.
3. A-Frame or Sandwich Board signs are currently prohibited. Such signs will become allowed with certain stipulations for materials, size, and location.
4. Box or Cabinet signs are currently allowed. Such signs will become prohibited.
5. A section for Nonconforming Signs is added.
6. The formula for calculating Sign Face Area for wall signs is simplified.
7. Certain temporary signs are only permitted for grand openings.

PART TWO: Summary of Plan Commission Discussion

A Public Hearing was held at the Plan Commission Meeting on April 24, 2018 and continued to May 8, 2018. Staff presented a detailed report of the proposed amendments to the Sign Code at the April 24th meeting and requested the Plan Commission's feedback on the Draft Sign Code as a whole, a change in the formula for calculating sign face area, and design standards for multi-tenant panels on monument signs. The Commissioners inquired about electronic changeable message signs and whether the Chamber received a copy of the Draft Sign Code. Staff indicated that electronic changeable message signs were not scored favorably within the Visual Preference Survey and noted that such signage was therefore remaining prohibited. Staff stated the Chamber would be notified of the May 8th Plan Commission meeting where the Public Hearing would be continued and the Chamber would receive a copy of the Draft. During the May 8th meeting, the Commissioners reviewed changes to the Draft Sign Code that were made per the discussion at the previous meeting. A couple citizens were in the audience to hear more about the Draft Sign Code, but no one opted to speak

during the Public Hearing. Please reference the meeting minutes and recording for a full account of the Plan Commission discussion.

The Plan Commission voted 5-1-1 to recommend that the 2018 Land Development Code Amendment to Section 6-307 (Signs) proceed to the Board of Trustees.

PART THREE: Attachments

Please find the following documents attached to the Committee Packet:

1. Draft of the Proposed Amendments to Section 6-307 (Signs) dated 05/16/2018
2. Proposed Insertions/Deletions within Section 6-307 (Signs) dated 05/16/2018

Development Services Senior Planner & Project Manager Malmborg gave a brief presentation regarding this matter. (refer to audio file)

Trustee Dodge, Development Services Senior Planner & Project Manager Malmborg, Chairman Ruzich, Assistant Village Manager & Director of Development Services Karie Friling, and Trustee Fenton had comments and questions. (refer to audio file)

The following people spoke before the Committee:

-Raymond Auld of St. Michael Church (refer to audio file)

I move to recommend to the Village Board the approval of the 2018 Land Development Code Amendment to Section 6-307 (Signs).

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

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

Nay: 0

2017-0836 ALDI Expansion

Assistant Village Manager and Director of Development Services Karie Friling reported that the petitioner requests approvals for an amendment to the existing Special Use Permit for a Planned Development, Site Plan, Elevations and Landscape Plan in order to construct, operate and maintain a 2,297 SF expansion to the existing ALDI grocery store and to reconfigure the associated parking lot.

Requested Actions: Special Use Permit Amendment, Site Plan, Landscape Plan, Elevations

Attachments: Survey, Aerial, Site Plan, Elevations, Landscape Plan, Special Use Standards, Plan Commission Report

Project Attributes

Address: 13145 South LaGrange Road
Orland Park, IL 60462

P.I.N.: 23-34-302-023-0000

Size: 1.962+/- acres

Existing Zoning: BIZ General Business District
Proposed Zoning: BIZ General Business District

Existing Land Use: Commercial Retail under 50,000 sf
Proposed Land Use: Commercial Retail under 50,000 sf

Comprehensive Plan Planning District: Sandburg Planning District

Comprehensive Plan Land Use Designation: Neighborhood Mixed Use

Surrounding Zoning and Land Use:

North: BIZ General Business District, Restaurant with Drive Through (Buona Beef)

North (Across 131st Street): Unincorporated, Bank (Peoples Republic Bank)

South: BIZ General Business District, Vacant/Undeveloped (Approved as part of Southmoor Commons PUD as Office)

East: R-4 Residential District, Vacant/Undeveloped (Approved as part of Southmoor PUD as Condominiums)

West: BIZ General Business District, Restaurant with Drive Thru/Commercial Retail/Personal Service/Medical Office and Financial Institution (Mix of uses approved as part of Southmoor Commons PUD)

Preliminary Engineering: Preliminary Engineering has been approved with conditions.

BACKGROUND & HISTORY

In 2002, the Village Board approved "Southmoor Country Club", a 175 acre planned unit development that encompassed the entire area bounded by LaGrange Road, 131st Street, 135th Street and Southwest Highway. The PUD has been gradually developed over the years, and includes a large residential segment with a mix of single family and condominiums (never constructed), a lodge next to an existing banquet and conference center, a nine-hole golf course and an 8.12 acre commercial component located at the southeast corner of 131st and LaGrange Road, which is the location of the current petition.

In 2005, the Village Board approved an Amendment to the Special Use for a six lot Site Plan for the 8.12 acre commercial segment, Southmoor Commons (Chase Plaza), at the southeast corner of 131st & LaGrange Road that included a 17,800sf ACE hardware in the location of the current ALDI building. The overall building square footage proposed for the center was 66,000sf.

In 2006, the Village Board approved an Amendment to the Special Use, a revised Site Plan and Elevations for the six lot 8.12 acre commercial segment at the southeast corner of 131st & LaGrange Road that included a 16,150sf ALDI Grocery Store, on Lot 6, where the ACE Hardware had been proposed. The overall building square footage proposed for the center was 61,130sf.

In 2012, the Village Board approved an Amendment to the Special Use, Site Plan and Elevations for Lot 4 (Buona Beef). This lot was approved in 2006 as an 11,700sf retail/office building; Buona was approved as a 3,940sf restaurant with a drive through.

To date, all lots have been constructed with the exception of Lot 5. Lot 5, approved in 2006 as a 6,500sf medical office building, remains undeveloped. The overall building square footing constructed to date is 47,957sf.

In 2017, the current petition was filed with the Village to construct a 2,297sf expansion to the existing 16,219sf ALDI. The proposal also includes a reconfiguration of the parking lot situated directly north of the ALDI building. The petitioner is requesting the approval for an Amendment to a Special Use for a Planned Development, Site Plan, Elevations and Landscape Plan.

The petitioner is not requesting any modifications to the requested Special Use Permit Amendment.

PROJECT OVERVIEW & PLANNING DISCUSSION

The petitioner is proposing to construct a 2,297sf expansion to the existing 16,219sf ALDI, located on Lot 6 of Southmoor Commons. The expansion is proposed to be constructed south of the existing ALDI building over 14 existing parking spaces. The petitioner has proposed a reconfiguration of the parking lot directly to the north of the ALDI Building that will relocate those 14 spaces, resulting in no loss of parking.

The proposed expansion is located in an established BIZ General Business District commercial area that includes offices, restaurant and a mixed of retail uses. The Village has supported the concept of commercial development at the northeast corner of 131st and LaGrange since the original 2002 PUD approval, although the specifics of the project have evolved over the years. With the exception of Lot 5, the entire commercial segment of the PUD has been developed. The commercial segment, Southmoor Commons, includes an ALDI, a

Chase Bank, a Davita Dialysis, Buona Beef and a multi-tenant Retail Building that has a mix land uses including Personal Service, Office and Restaurant.

The 2013 Comprehensive Plan identifies this parcel as Neighborhood Mixed Use which can be characterized by small scale commercial with a vertical and horizontal mix of uses that serve nearby residents. The intersection where Southmoor Commons is located is highlighted as a Neighborhood Center.

The original motion included the following conditions:

1. Provide a bike rack at the entrance to the ALDI building; and
2. Meet all final engineering and building code requirements; and
3. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively; and
4. Submit a sign permit for all proposed signage; and
5. Submit a final landscape plan and all required supporting documentation in coordination with final engineering submittal.

Overall the project conforms to the Village's Land Development code and policies for this area. The land use is compatible with the Village Codes and the 2013 Comprehensive Plan, via a special use permit amendment for planned development.

DETAILED PLANNING DISCUSSION

This project was presented and reviewed at the May 8, 2018 Plan Commission meeting. After a presentation by Village Staff, a representative from Manhard Construction, on behalf of ALDI, spoke regarding the expansion. The representative from Manhard Construction explained the expansion was a nationwide directive of ALDI to have more produce space. The operation of the expansion will include new coolers to house the additional "fresh" produce.

Staff stated there is a condition being requested to add a bicycle rack to the plan. As part of the original approvals for Southmoor Commons, the bicycle racks were required and never installed.

One (1) resident spoke at the public hearing. This resident thought that the expansion would be developed on the undeveloped Lot 5, directly south of the existing ALDI grocery store. The Plan Commissioners clarified that the expansion would occur on the existing ALDI lot that it owns. The resident had no further comment. Commissioner Schussler explained that the reason Lot 5 has remained vacant was due to a clause in the development agreement for Southmoor Commons that stated it should not be developed until the rest of the Southmoor Commons had been built out and parking could be studied. Commissioner Schussler recommended that parking should be analyzed for the entire development including the expansion to ALDI when Lot 5 does develop.

All commissioners concurred they were in favor of the expansion.

PLAN COMMISSION MOTION

On May 8, 2018 the Plan Commission voted unanimously (6-0) to recommend to the Village Board of Trustees to approve the preliminary site plan as shown on "Site Dimensional and Paving Plan", Sheet 4, prepared by Manhard Construction, dated May 8, 2018, subject to the following conditions:

1. Provide a bike rack at the entrance to the ALDI building; and
2. Meet all final engineering and building code requirements; and
3. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;

And

Voted unanimously (6-0) to recommend to the Village Board of Trustees to approve the elevation drawings titled "Exterior Elevations", Sheet A.201, prepared by Manhard Construction, last revised April 19, 2018, subject to the following conditions:

1. Submit a sign permit for all proposed signage; and
2. Meet all final engineering and building code requirements; and
3. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;

And

Voted unanimously (6-0) to recommend to the Village Board of Trustees to approve the preliminary landscape plan titled "Landscape Plan", Sheet 9 and 10, prepared by Jon Bradley Dethloff and submitted by Manhard Construction, dated May 8, 2018, subject to the following conditions:

1. Submit a final landscape plan and all required supporting documentation in coordination with final engineering submittal; and
2. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;

And

Voted unanimously (6-0) to recommend to the Village Board of Trustees to approve a Special Use Amendment for Southmoor, subject to the same conditions as outlined in the preliminary site plan motion.

Since the May 8th Plan Commission meeting, the petitioner has added the required bicycle rack to the plan.

This case is now before the Development Services, Planning and Engineering Committee for recommendation prior to final consideration by the Board of Trustees.

Trustee Fenton made comments regarding her vote on this item (refer to audio file)

I move to recommend to the Village Board of Trustees approval of the preliminary site plan, elevations, preliminary landscape plan and special use permit amendment for the ALDI Expansion located at 13145 LaGrange Road, as recommended at the May 8, 2018 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 approval of the preliminary site plan titled "Site Dimensional and Paving Plan", Sheet 4, prepared by Manhard Construction, last revised May 15, 2018, subject to the following conditions:

1. Meet all final engineering and building code requirements; and
2. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;

And

I move to recommend to the Village Board of Trustees approval of the elevation drawings titled "Exterior Elevations", Sheet A.201, prepared by Manhard Construction, last revised April 19, 2018, subject to the following conditions:

1. Submit a sign permit for all proposed signage; and
2. Meet all final engineering and building code requirements; and
3. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;

And

I move to recommend to the Village Board of Trustees approval of the preliminary

landscape plan titled "Landscape Plan", Sheet 9 and 10, prepared by Jon Bradley Dethloff and submitted by Manhard Construction, last revised May 8, 2018, subject to the following condition:

1. Submit a final landscape plan and all required supporting documentation in coordination with final engineering submittal; and
2. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;

And

I move to recommend to the Village Board of Trustees approval of a Special Use Amendment for Southmoor Planned Development, subject to the same conditions as outlined in the preliminary site plan motion.

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

Aye: 2 - Chairman Griffin Ruzich, and Trustee Dodge

Nay: 1 - Trustee Fenton

2018-0021 The Villas of Tallgrass - Rezoning, Site plan, Subdivision, Elevations, Landscape plan, Special use permit with modifications

Assistant Village Manager and Director of Development Services Karie Friling reported that the petitioner describes this project as "a continuation of Marth Home's very successful attached single family product at the Villas of Grasslands", which is nearing completion and is located near the corner of 167th Street and Wolf Road. The proposed Villas of Tallgrass subdivision is located on an approximately eleven-acre site on the south side of 167th Street, just east of the Metra railroad crossing. The site is surrounded by existing subdivisions. Most of the abutting neighbors are also R-4 zoned multi-family units, and some are R-3 zoned single family homes. Approvals are requested for a rezoning, site plan, subdivision and plat, elevations, landscape plan, and special use for a planned development and for a special use permit to disturb a wetland with modifications to the Land Development Code. The development site is currently located in unincorporated Cook County, and all approvals are subject to annexation into the Village of Orland Park. The annexation of the land will be considered at the Board level.

ANALYSIS

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area, via the proposed special use permits and except for the listed Code modifications. The project is compatible

with the surrounding residential neighborhood. This residential infill project is typical of many small remaining parcels in Orland Park, in that it has multiple development constraints. There are wetlands on the site and numerous trees. The petitioner proposes to mitigate the wetlands, subject to federal approvals. Most of the trees will be removed for the development; however some will be preserved along the borders. Tree mitigation will be required for trees removed, and the site will be fully re-landscaped per Land Development Code requirements. A park will be dedicated and constructed by the developer for the benefit of new residents and surrounding neighborhoods.

PLAN COMMISSION DISCUSSION

A public hearing was held before the Plan Commission on May 8, 2018. Six nearby residents spoke in opposition to the proposed development. One of those speakers presented a petition requesting a cease to the rezoning and construction of the duplexes. The petition was signed by 63 residents, mostly from Fawn Ridge, Sterling Ridge, and Vintage Crossing Subdivisions. Plan Commissioners acknowledged concerns but supported the project due to market demand for ranch product, Comprehensive Plan support, price point, and positive impact on property values. Resident issues are summarized below, followed by petitioner, staff, and/or Commissioner responses.

1) Traffic concerns include the speed limit on 167th Street, traffic through neighborhood and exit points, and the need for left turn lane on 167th Street. It was noted that most new residents will enter and exit the subdivision from the new curb cut on 167th Street, which is a County Road. One Commissioner advocated that the Village request a speed limit reduction on 167th Street, as well as a new left turn lane from 167th onto the new street. Plan Commission added a condition responding to the left turn lane request. Per regular protocol for roads under County jurisdiction, Cook County will evaluate the need for 167th Street improvements and the petitioner must comply with the County's request, and obtain a County permit for 167th Street improvements.

2) Storm water issues will worsen.

The petitioner responded that engineered storm water detention will improve current storm water conditions, and that Marth will accommodate existing depressional storage.

3) The site is not developable due to wetlands.

The petitioner stated that Marth is following legal channels through the USACE and the Village to mitigate the wetlands. The wetlands are scattered around the site and cannot be avoided under this type of development scenario.

4) The development will result in mass tree removal, loss of ambience, and animal displacement.

Commissioners responded that it was unrealistic to expect the eleven acres to

remain undeveloped. The re-grading of the site to accommodate storm water drainage results in the tree loss. Tree mitigation will be provided on site or paid into mitigation bank, or channeled to park improvements. New tree plantings including street trees and landscape buffer are required, and an evergreen tree emphasis will be added as a condition in response to one speaker's request.

5) Code modifications are too numerous.

This small residential infill project is typical of many small remaining parcels in Orland Park, in that it has multiple development constraints, and will require some flexibility to develop.

6) Property values will be negatively impacted.

The petitioner responded that most of the new units will exceed the value of most of surrounding homes, and that new zoning (R-4) matches much of surrounding area.

7) The density is too high.

The proposed 5.8 DU acre meets Code limits of less than 6 dwelling units per acre.

8) The park doesn't provide for children.

The target resident for the Villas of Tallgrass is age 55+, and the facility was designed to meet their interests. Plan Commission added a condition of approval that the park be child friendly.

9) New development provides no benefit to surrounding neighborhoods.

The park will be publicly accessible to surrounding neighborhoods. Additionally, Marth will construct their portion of the future 167th Street bike path that will extend from The Grasslands Subdivision west of Wolf Road to the Cook County Grasslands Forest Preserve at 104th Avenue.

PLAN COMMISSION MOTION

On May 8, 2018, Plan Commission voted 6 0 to recommend to the Village Board approval (upon annexation) of the rezoning of the property from E 1 Estate Residential to R 4 Residential District.

And

Voted 6-0 to recommend to the Village Board approval (upon annexation) of the preliminary site plan titled "Site Plan, The Villas of Tallgrass", by Designtek Engineering, project 17-0053, dated 12/8/17 and revised 3/5/18, and as shown on the plan titled "Preliminary Engineering, The Villas of Tallgrass", by Designtek Engineering, project 17-0053, dated 12/8/17 and revised 3/5/18; and as shown on "Site Design proposal for Villas of Tallgrass" by NuToys Leisure products as petitioned and as revised 4.19.18, subject to the following conditions. All changes

must be made and conditions met prior to the Board meeting.

- 1) The Developer shall construct a multi-purpose 8' wide asphalt trail per Village standards along the 167th Street right of way to the park sidewalk entrance, and pay cash in lieu for the remaining trail portion that extends on to the Metra Railroad property line.
- 2) Dedicate 167th Street right of way as needed to meet engineering requirements and match up with abutting right of way to east.
- 3) Developer will donate park land and develop park on as shown on plans, and as finalized at the time of Annexation Agreement and Final Landscape Plan. Petitioner is to work with staff to enhance park to be child friendly.
- 4) Provide a conceptual subdivision sign elevation.
- 5) Secure sign permits for all signage.
- 6) Any retaining walls on the site cannot exceed 3' in height unless they are designed and tiered per Code requirements.
- 7) Site Plan elements including lot dimensions, building envelopes and locations, setbacks, lot coverage, etc. are conceptual only and must meet all Land Development Code, Engineering, and Building Department/Code requirements at the time of permits.
- 8) Meet all final engineering and building division requirements and approvals.
- 9) Work with Cook County for possible left hand turn for unfavorable traffic conditions.

And

Voted 6-0 to recommend to the Village Board of Trustees approval (upon annexation) to authorize the execution of the plat of subdivision as shown on the plan titled "Site Plan, The Villas of Tallgrass", by Designtek Engineering, project 17-0053, dated 12/8/17 and revised 3/5/18 subject to the following condition:

- 1) Submit a Record Plat of Subdivision to the Village for approval and recording.

And

Voted 6-0 to recommend to the Village Board approval (upon annexation) of the building elevations titled "Typical Elevations Marth Construction, Front, Left, Right, and Rear Elevations" by IJM Architects, job # 2017-295, dated 3.8.18; and titled "Lot 11, 167th Street Face, Marth Construction" dated 3.8.18; and titled "Exterior

Colors #1, Exterior Colors #2, Exterior Colors #3, and Rear Elevations”; and titled “Villas of Tallgrass Elevation 1, Elevation 2, Elevation 3, Elevation 4, Elevation 5, and Elevation 6” all submitted 4.25.18; subject to the following conditions:

- 1) Meet all final engineering and building division requirements.

And

Voted 6-0 to recommend to the Village Board of Trustees approval of the landscape plan titled, “Marth Construction Villas of Tallgrass 167th & Scarlett”, prepared by Beary Landscaping, dated 12/17/17, revised 04/18/18, sheets L-1 and L-2, with the following conditions:

- 1) Final tree mitigation requirements are to be determined at the time of the Development Agreement.
- 2) Submit a Final Landscape Plan within 60 days of final engineering for review and approval.

And

Voted 6-0 to recommend to the Village Board approval (upon annexation) of a Special Use Permit for a Planned Development for two or more buildings, and for a Special Use Permit to disturb a wetland.

Modifications to the Special Use permit include:

- 1) Reduce the setback of a wetland.
- 2) Reduce the building to building or property line separation from 25’ to 20’.
- 3) Increase the block length from 1,000’ to 1,200’.
- 4) Reduce the required 25’ detention pond setback.
- 5) Increase the 5% maximum slope of the maintenance strip and landscape strip.
- 6) Modify tree mitigation requirements.
- 7) Reduce the street centerline maximum radii.
- 8) Allow cash in lieu for a portion of the multi-purpose path along 167th Street.

All conditions must be met and changes made prior to the Board meeting.

After Plan Commission, in response to the Commission's condition of approval, the petitioner has reached out to their playground equipment supplier to gauge the availability and cost of some child-friendly exercise equipment. The focus and theme of the park will remain adult level exercise equipment, but the addition of a small child friendly structure is under consideration. This issue will be resolved before the petition goes to the Board of Trustees.

Additionally, the condition requiring the petitioner to work with Cook County concerning a left turn lane has been re-worded to emphasize that the petitioner must obtain Cook County permits for all 167th Street work, and is subject to Cook County's requirements.

A condition was also added requiring evergreen tree emphasis in the bufferyard.

Chairman Ruzich, Assistant Village Manager & Director of Development Services Friling, Trustee Fenton, and Trustee Dodge had comments and questions. (refer to audio file)

The following people spoke before the committee:

-Aurabind Balagani of 10921 Scarlet Drive (refer to audio file)

I move to recommend to the Village Board approval of a rezoning, site plan, subdivision, elevations, landscape plan, and special use permits with modifications for Villas of Tallgrass Subdivision proposed for 10851 W. 167th Street, as recommended at the May 8, 2018 Plan Commission meeting, all subject to annexation into the Village of Orland Park, 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 from E-1 Estate Residential to R-4 Residential District.

And

I move to recommend to the Village Board approval (upon annexation) of the preliminary site plan titled "Site Plan, The Villas of Tallgrass", by Designtek Engineering, project 17-0053, dated 12/8/17 and revised 3/5/18, and as shown on the plan titled "Preliminary Engineering, The Villas of Tallgrass", by Designtek Engineering, project 17-0053, dated 12/8/17 and revised 3/5/18; and as shown on "Site Design proposal for Villas of Tallgrass" by NuToys Leisure products as petitioned and as revised 4.19.18, subject to the following conditions to be met by the petitioner. All changes must be made and conditions met prior to the Board meeting.

1) Construct a multi-purpose 8' wide asphalt trail per Village standards along the

167th Street right of way to the park sidewalk entrance, and pay cash in lieu for the remaining trail portion that extends on to the Metra Railroad property line.

2) Dedicate 167th Street right of way as needed to meet engineering requirements and match up with abutting right of way to east.

3) Donate park land and develop park on as shown on plans, and as finalized at the time of Annexation Agreement and Final Landscape Plan. Petitioner is to work with staff to enhance park to be child friendly.

4) Provide a conceptual subdivision sign elevation.

5) Secure sign permits for all signage.

6) Any retaining walls on the site cannot exceed 3' in height unless they are designed and tiered per Code requirements.

7) Site Plan elements including lot dimensions, building envelopes and locations, setbacks, lot coverage, etc. are conceptual only and must meet all Land Development Code, Engineering, and Building Department/Code requirements at the time of permits.

8) Meet all final engineering and building division requirements and approvals.

9) Meet all requirements and obtain permits from Cook County for all 167th Street improvements related to the new development.

And

I move to recommend to the Village Board of Trustees approval (upon annexation) to authorize the execution of the plat of subdivision as shown on the plan titled "Site Plan, The Villas of Tallgrass", by Designtek Engineering, project 17-0053, dated 12/8/17 and revised 3/5/18 subject to the following condition to be met by the petitioner:

1) Submit 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 building elevations titled "Typical Elevations Marth Construction, Front, Left, Right, and Rear Elevations" by IJM Architects, job # 2017-295, dated 3.8.18; and titled "Lot 11, 167th Street Face, Marth Construction" dated 3.8.18; and titled "Exterior Colors #1, Exterior Colors #2, Exterior Colors #3, and Rear Elevations"; and titled "Villas of Tallgrass Elevation 1, Elevation 2, Elevation 3, Elevation 4, Elevation 5, and Elevation 6" all submitted 4.25.18; subject to the following condition to be met

by the petitioner:

- 1) Meet all final engineering and building division requirements.

And

I move to recommend to the Village Board of Trustees approval of the landscape plan titled, "Marth Construction Villas of Tallgrass 167th & Scarlett", prepared by Beary Landscaping, dated 12/17/17, revised 04/18/18, sheets L-1 and L-2, subject to the following conditions to be met by the petitioner:

- 1) Maximize the use of evergreen trees in the buffer yard adjacent to the existing homes.
- 2) Final tree mitigation requirements are to be determined at the time of the Development Agreement.
- 3) Submit a Final Landscape Plan within 60 days of final engineering for review and approval.

And

I move to recommend to the Village Board approval (upon annexation) of a Special Use Permit for a Planned Development for two or more buildings; and for a Special Use Permit to disturb a wetland.

Modifications to the Special Use permit include:

- 1) Reduce the setback of a wetland.
- 2) Reduce the building to building or property line separation from 25' to 20'.
- 3) Increase the block length from 1,000' to 1,200'.
- 4) Reduce the required 25' detention pond setback.
- 5) Increase the 5% maximum slope of the maintenance strip and landscape strip.
- 6) Modify tree mitigation requirements.
- 7) Reduce the street centerline maximum radii.
- 8) Allow cash in lieu for a portion of the multi-purpose path along 167th Street.

All conditions must be met and changes made prior to the Board meeting.

Approval of this application is subject to annexation into the Village of Orland Park.

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

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

Nay: 0

ADJOURNMENT: 7:52 P.M.

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

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

Nay: 0

2018-0403 Audio Recording for the May 21, 2018 Committee Meetings - Public Works, Technology, Innovation and Performance Improvement, and Development Services, Planning and Engineering

NO ACTION

/AS

Respectfully Submitted,

John C. Mehalek, Village Clerk