

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, February 14, 2012

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

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

CALLED TO ORDER/ROLL CALL

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

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

Absent: 2 - Jacobs, Stephens

APPROVAL OF MINUTES**2012-0080 Minutes from the January 24, 2012 Plan Commission Meeting**

A motion was made by Commissioner Murphy, seconded by Commissioner Dzierwa to approve the minutes of the January 24, 2012 Plan Commission minutes with the following corrections:

PAGE 14 Change the number '93' and '96' to '693' and '696'

PAGE 17 Change the testimony made by 'Commissioner Dzierwa' to 'Commissioner Parisi'

PAGE 19 Under Stephens change 'peace' to "piece"

PAGE 22 Under Parisi change the testimony to read "I have heard from two other board members and it has happened to me as well. When we moved in we backed up to a horse farm." Also under Paul change "every" to "ever"

APPROVED

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

Nay: 0

Absent: 2 - Jacobs and Stephens

PUBLIC HEARINGS**2011-0579 Olde Clubhouse Row at Crystal Tree - Termination**

AUBIN: The chair will entertain a motion to terminate this petition.

A motion was made by Commissioner Parisi, seconded by Commissioner Murphy to terminate the Olde Clubhouse Row at Crystal Tree Petition.

PARISI

I move to terminate the public hearing for file number 2011-0579, Olde Clubhouse Row at Crystal Tree, - Site Plan, Subdivision, Special Use Permit with modifications.

TERMINATED

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

Nay: 0

Absent: 2 - Jacobs and Stephens

2011-0779 Factory Motor Parts Buildout

PITTOS: Staff presentation made in accordance with the written Staff Report dated February 14, 2012 as presented.

AUBIN: Thank you, Mr. Pittos.

DZIERWA: Swore in David Sosin, attorney for the petitioner, 9501 144th Place, Orland Park, IL

AUBIN: Mr. Sosin, you have heard staff's report and you know the conditions that come with it, any comments, questions, or otherwise?

SOSIN: No, I will be brief since staff has given a pretty detailed presentation on a fairly small building. I think that there are three things we are happy we are able to do to the building to accommodate our neighbors and the Village. By building this addition, we can continue on with the line of the building which makes sense from our point of view. But by also putting in this addition, we are able to eliminate the outside storage containers, install that trash container rather than having loose storage and then really upgrade the landscaping. It is kind of industrial area from the 1970's and we think we have one of the better looking buildings right now in addition of the red banding and the plan is to continue that all the way around with this new section as well for consistency. So we are happy with the staff report and really here to answer any questions or concerns you may have or if any of our neighbors are here, I did send out quite a few notices.

AUBIN: Thank you Mr. Sosin. It is a public hearing. Is there anybody from the public that would like to speak or make comment in regards to this petition? Nobody from the public. I will turn this onto my commissioners now and Mr. Sosin and staff, they may have some questions for you.

PARISI: I don't have any objections. I agree that from an aesthetic viewpoint, it will look a lot nicer. Your open area will be enclosed now and there will be some landscape buffer yards. Obviously the trash enclosure is a great improvement so I have no objections whatsoever.

AUBIN: Thank you Commissioner Parisi, Commissioner Murphy?

MURPHY: I have no questions; I agree with Commissioner Parisi, it is an improvement. So, good luck.

AUBIN: Commissioner Paul?

PAUL: Thank you Mr. Chairman, no, I think it is consistent with the other buildings and I noticed that they all go as far back as this is going to go. I do not think there were any issues with any of the issues with any of those buildings. It is definitely an improvement, get that metal container out of there. Other than that, I have no issues with that.

AUBIN: Commissioner Paul, thank you. Commissioner Dzierwa?

DZIERWA: Thank you Mr. Chairman. I was out there again today and I walked it. The employees were kind enough to let me in the backyard to check things out and I noticed that the building is not going to be as far east as the building to the north of it. This really is not an infringement on the neighbors. I would be concerned as a neighbor about something like that but because the green space is going in and it is basically going to be with the character of the building and the line is going to continue on the north side of the building, I think that is the right thing to do instead of trying to adhere to code. So this is a good thing and I have no objections.

AUBIN: Thank you Commissioner Dzierwa. From the chair, obviously Mr. Sosin you have heard staff's report, you see the conditions that are attached to it, and you have no problems with it whatsoever.

SOSIN: Mr. Corso is here as the developer, representative of the owner and we can do this building and satisfy the conditions of the report.

AUBIN: More importantly, we have a business in Orland Park that is successful enough that they have to expand. So I do not have any objections to this whatsoever and the Chair will entertain a motion.

PAUL:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated February 14, 2012.

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Factory Motor Parts Addition", prepared by Spaceco Inc. and dated 10/18/11, last revised 1/16/12, subject to the following conditions. All changes should be made prior to the Committee Meeting wherever possible unless otherwise noted.

1. Submit a Final Landscape Plan, meeting all Village Codes, particularly bufferyard C requirements of Section 6-305 for the rear landscape area, for

separate approval before the Village Board meeting.

2. Meet all final engineering and building code related items.
3. That all outdoor storage activities onsite meet Land Development Code requirements outlined in the MFG zoning district regarding screening.
4. That a new garage enclosure to contain waste collection receptacles and dumpsters be constructed.
5. That the site plan is updated to accurately demonstrate proposed parking conditions.

and

I move to recommend to the Village Board approval of the Elevations titled "Factory Motor Parts Addition", prepared by Tri-K Development and Bulin Custom Designs, dated 2/6/12, subject to the following conditions. All changes should be made prior to the Committee Meeting wherever possible unless otherwise noted.

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.

and

I move to recommend to the Village Board approval of a Variance to Land Development Code Section 6-208.F to reduce the north side-yard setback from twenty (20) feet to ten (10) feet, subject to the same above referenced conditions.
RECOMMENDED FOR APPROVAL

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

Nay: 0

Absent: 2 - Jacobs and Stephens

NON-PUBLIC HEARINGS

2012-0035 CMAP LTA Water Use Conservation Strategic Plan & Ordinance

PITTOS: Staff presentation made in accordance with the written Staff Report dated February 14, 2012 as presented by Hala Ahmed, Senior Project Manager for Chicago Metropolitan Agency for Planning (CMAP).

AUBIN: Thank you. That was a great report. I have something that hit me over the head while you were giving your report. We will tackle questions from each of our Commissioners. Are you carrying any wait in Washington? Are you carrying any wait in Springfield? You know where I am going to go with this. The energy credit

on the tax form was a big hit. I mean people put new windows in their house, new furnaces and so forth. On a local basis, would Springfield be involved where even on your state income tax it would be worth it to furnish your house and rehab it with water friendly appliances. For the businesses, in fact, the municipalities, grants are one way of doing it. I imagine there are municipalities that meet certain criteria. Does this go this deep to Washington and Springfield?

AHMED: I will say a statement here that may not be politically correct but we are not looking to Springfield for money. The State of Illinois is not in that great of financial shape, itself. So, for example when you talk about the Energy tax credit, that for the most part came from the federal level. Springfield did not have much to do with it except disburse it. But it was from the federal level. Regarding water conservation, there are not any grants that I know of right now that go to communities for that, to answer your question. We are just trying to make sure that we meet what we can have which is this specific amount of water. The other thing is as we use more water, there are so many scenarios for example if a community keeps on using, using, using and they have this specific facility after so many years the facility will need to be expanded. Whether it is the reservoirs, the cans, the pipes that are getting old, there will just need to be some infrastructure improvements. By using this water, we might defer or delay.

AUBIN: Less wear and tear.

AHMED: Yes, so there are these intrinsic things that are advantages that will come back to the community, itself. I could come back and talk to you about some of that. We have a Water Resources Economist on staff who has been studying how much it would take for water conservation to increase the capacity of your water utility just to be able to meet the demand. The answer to your question is money from Washington, Springfield, I don't think so.

AUBIN: The best way to incite people without a doubt is with money.

AHMED: True.

AUBIN: Commissioner Paul?

PAUL: It was an excellent presentation. I guess the one part when you mentioned about appliances, washing machines: are their ordinances now that dictate that you are allowed to have?

AHMED: Yes, there are. The Model Ordinance that we have shows exactly where this would be. Whenever we suggest an ordinance that specifies an appliance or plumbing fixtures, we also show an example of where in practice this ordinance is at. So, for example, if you are looking at an ordinance right now, page 9. There are the plumbing fixtures and fitting ordinances. Then if you look at page 11, the very first part of that page at the top, where it says in practice and shows Austin, Texas

and Los Angeles, California. These are places where the ordinances are currently in practice. If you would like to learn more about this information, you can go to the EPA website. Almost every ordinance that we have listed here in this document will also have an example of where in the country it is being applied. I hope this answers your question.

PAUL: Thank you. That is all I had.

AUBIN: Thank you Commissioner Paul, Commissioner Dzierwa, any comments?

DZIERWA: Thank you Mr. Chairman. Did you have a representative from the MWRD?

AHMED: From our student committee, no we did not.

DZIERWA: Ok, It is kind of important.

AHMED: Well, we had someone from the city and someone from the Department of Water Management, which is the water supplier for the region.

DZIERWA: All of Cook County and parts of Will, we do get that waste water and I work for MWRD and we treat it kindly and then give it back.

AHMED: Sure, waste water is important. However, we are not looking at it as a resource. Maybe I do not understand but the way we are looking at this is more from the water use perspective rather than the waste water.

DZIERWA: Well that water can be used again because it does go back to our rivers and streams eventually.

AHMED: Yes, that is a good point. Right now the State of Illinois does not allow for the use of gray water or waste water. We have touched on that in the ordinance. But because the State does not allow it, even though there are efforts for it to be used, we did not explore that too much. In the Plumbing Code for Public Health, the State does not allow for the reuse of waste water.

PITTOS: If I can also add, this is only one half of the total water resource effort. CMAP is working with the Village regarding how to set up a water use protocol for systems and networks. The other half is storm water and sanitary sewer where we are working with Christopher Burke Engineering in house to address storm water and our sanitary codes as well. So on that side of the equation I guess is where CBBEL and our engineers and public works will interact with MWRD and the overall county requirements.

DZIERWA: That brings me to my next question. Thank you for that. But the reason I brought it up is because my water bill and my sewer is on the same bill. OK? And

just speaking as a resident, it's a question I thought would be valid. But ok, moving on. How would CMAP deal with private companies selling water to a community? For instance, if someone lives in Homer Glen and they pay \$125 per month for water and sewer. And that same person could be living in Orland Park and pay \$60 every two months. How does CMAP handle this? Is there a guide for communities to provide water to their community without going through a private company? Take Homer Glen, it is a really good example, I think. Have you looked into that?

AHMED: So, I want to make sure that I understand your question correctly. Are you asking whether CMAP can regulate prices for water?

DZIERWA: Yes, I guess that would be accurate.

AHMED: CMAP does not have that kind of authority. We can't really regulate any pricing. For the most part, I want to make sure that I address one part of your question which is that the study here that we did which is the Water 2050 and Regional Water Supply Plan Study. The recommendations are for the most part at the public water suppliers. That would be where the municipality owns it and runs it. Like for example here in Orland Park it is your public works department that does that and makes sure your system is working and actually supplies your water for you. This is where we provide our assistance at this point. What I know about the private companies, for example Illinois American & Water, they have their own account existence where the people we have talked to from these agencies, and they were coming to meetings even though they were not represented in the group and so they did not have a chair on the table. But they were going to all the meetings and they were following us very closely. They want to make sure that they are not pricing themselves out of the market because they do not want a community to say "you're charging too much" and "Orland Park is doing it on their own so why don't we?" The other thing is they want to make sure that they are pricing the water in order to sustain their system. So when we look at it from a removed perspective, not just looking at how it hits the user we are also looking at it community wide. You want to make sure your water rates are at the point where they can sustain your system and if all of a sudden your facility needs to be improved, you can come up with the funds without having to raise taxes to do that. If it is operating on its own as a corporation, it can do that. I am not sure if this answers your question.

DZIEWRWA: Yes, I understand, it is kind of a double edged sword. Because they are in business to make money yet they do not want to price themselves out of that business and have the municipality take over. Ok thank you for that. I just have one more thing. Obviously we have appliances that are rated for energy efficiency and I understand all that. However, I have found that a lot of 1.6 gallon toilets sometimes take 2 flushes. I am sure you've heard this before. If someone puts out a certified 1.6 gallon toilet and says that it is going to work on one flush, I would like to see it on the box before I bought it and installed it in my house. A lot of people can tell

me “hey, this is a great toilet and its going to work” but they don’t and the old 3 gallon toilets work the best. It sounds like a waste, but if I am going to flush twice, I am using 3 gallons either way.

AHMED: Yes, I am not going to disagree with you on that. I have experienced that for myself. It does happen. The only thing that I can say is that US EPA is constantly looking at these appliances and devices and trying to make sure that they are doing what they are supposed to be doing. Like you said there are experiences with this and it is a work in progress. I can give you another example. One of the retro fit kits is putting a little kit in your 3 gallon tank so that it doesn’t flush all of it or fill it to the full line. Many plumbers say that it does not work. There are some things that are out there on the market that EPA is not putting its name on or sometimes they are and then making mistakes. But I would agree there are some appliances out there that are not doing what they claim. What I would say is that most of water devices labeled have been tested more. Rather than checking the number, I would recommend reading the label.

DZIERWA: As long as they are scrutinized and they do have a certain certificate that states they were. Because you can spend \$1500 on a 1.6 gallon toilet and it is going to work. Or you can go to Menards and spend \$79 and it isn’t going to work. As long as that label is on there and that is something that you are pushing, I would like to see that. That is all I have Mr. Chairman. Thank you.

AUBIN: Thank you Commissioner Dzierwa, Commissioner Parisi?

PARISI: I think it was a very interesting presentation and you certainly made me think about the usage in my own home. Aside from tax incentives and assistance in new devices and what not; there is always the other side of the educational process. I think we can take a page from the auto industry even though it took them about 45 years to do it and that’s still good deterrent to wasting a resource is price. All of a sudden now everybody want 30 and 40 mpg vehicles because gas is going to be \$5 a gallon in the spring and also the gas guzzler tax. Don’t punish everyone but obviously a similarity would be high residential user of water would be some tiered system. So there are also the negative deterrents as well that would curb our usage. I know this past summer, I have a sprinkler system and I used it a lot less often, a lot less than I used to when I received the bills. My grass is doing ok. So this is very interesting, very provocative. I think it is well attended at the library. I think it is a great program. That is all I have to say Mr. Chairman.

AUBIN: Thank you Commissioner Parisi. Commissioner Murphy, please.

MURPHY: That was a very interesting report. Your comments about the public library bring me to my first question and I guess this may be a question for staff or maybe for you. But, in terms of what we are putting out there to the public or in terms of what we are going to provide in terms of information. Are we going to, for example, we talked about usage, we don’t pay much attention to our usage. So as

a homeowner am I using a lot? Am I using a little? Am I using the average in the village? I am curious if we are going to put some of that information out there for that particular meeting.

PITTOS: For the actual open house?

AHMED: We will show these slides here. Perhaps one thing that I can address: we have been talking at the student committee level and this is something we have added in the ordinance, the water bills. The water bills are not like the electric bills that show you what you use this month, what you've used last month and how you can compare with last year and also what your neighbor is doing. So this is something that we are looking at. I asked Terry to provide me with some sample water bills from Orland Park. He very kindly did and even though it has good information it does not exactly show you where you are and how you're doing regarding your own usage. That is one way of conveying that information to the residents on a regular basis. Just look at the water bill and see what you're using, give more understanding and relate to it a little more. Rather than to just see the numbers and pay the bill.

MURPHY: I personally don't have a pulse on whether I am using too much water or not. I know that I have four kids who take showers way too long but beyond that I think that would be interesting information to provide to the residents. I think people will be shocked to see how much water they are actually using. My other question has to do with turf fields. In our high school district, we converted to turf fields. I see that you mention other communities like Oak Park and Evanston. Are any of the other communities converting their public fields to turf? (paraphrased due to sound quality of recording)

AHMED: I do not have an answer to that question. Regarding the water planning effort, we are still in the process of working on them with that. There are other project managers who are working with these other communities so I can ask and get that information, I think that is important. Yes, landscape and making sure you are using the right turf or less water using turf on these larger areas that need constant watering, it would really make an impact.

MURPHY: I am just curious. I know we would have to look at the cost to see it would outweigh the benefit. But it is certainly worth looking into.

PARISI: I bet you most people do not realize a small drip or a leaky toilet can impact water usage. I am sure you will have some information on that to get people to understand.

AUBIN: Well if there is one Catch 22 in this whole scenario, if I am selling you the water and your toilet is dripping, the last thing that I want to do is have you find out about it. Still, you may not know that this is a high bill. That is a good thing you

brought up. A guy has a dripping toilet and the bill comes every month and it is the same. But if I am selling water for profit.

AHMED: Yes but if you are the Village and you are making a little profit from this bill in the short term, after a little time if there are enough dripping toilets, you will be wasting a ton of water. You are already pumping and using the energy for it and buying from Chicago.

AUBIN: But if the guy that was selling it was involved in the program where he could offer someone that was using 60,000 gallons per month to 50,000 gallons per month. Where you would actually punish the guy that was using more water.

AHMED: That is a very key part. Pricing and conservation should go together. Orland Park already has the pricing. I am going to study that a little bit to make sure that the pricing of the first level is not covering everybody because that is almost 9,000 gallons of water use for two months of billing. I have not looked at that yet but that could be covering almost everybody so no one goes to the second level and pays the higher amount. But they do go together and that is how the balance can be achieved. The more water being used, the more money is being paid and this in turn pays for the usage.

AUBIN: This community obviously has taken steps to lay the ground work. We certainly appreciate the presentation. Any final comments from the panel? Please go ahead Commissioner Murphy.

MURPHY: Just one final question, are we advertising the public open house library session online?

PITTOS: Yes, It is posted on the Village website. It is also on the various cable channels that are played on AT&T and Comcast networks. As well as all the posters and fliers you might see around town at train stations, public buildings, schools, etcetera.

AHMED: Terry and the people introduced to us have been wonderful in just responding very quickly. This is kind of a shortened version due to an aggressive timeframe to do this project. The steering committee as well as the rest of the Village staff have been very responsive in just taking the information and immediately disseminating it. We are very happy.

AUBIN: Kudos to staff. Thank you again.

None.

OTHER BUSINESS

None.

ADJOURNMENT

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

AUBIN: This meeting is adjourned at 8:20 p.m.

Respectfully submitted,

Heather Rosignolo
Recording Secretary