

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)



## Meeting Minutes

Monday, July 20, 2015

6:00 PM

Village Hall

## Development Services, Planning and Engineering Committee

*Chairman Kathleen M. Fenton  
Trustees Patricia A. Gira and Daniel T. Calandriello  
Village Clerk John C. Mehalek*

## CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:10 PM

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

## APPROVAL OF MINUTES

### **2015-0432 Approval of the June 15, 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 June 15, 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

### **2015-0426 Weed Elimination and Nuisance Cleanup at 13601 85th Avenue**

Director of Development Services Karie Friling reported that on May 21, 2015 and May 22, 2015, Mid America Tree & Landscape, Inc. performed weed elimination, landscape cleanup, debris removal and nuisance mowing at 13601 85th Avenue. The property will be liened for these expenses.

Mid America Tree & Landscape, Inc. has been retained under contract to perform maintenance on an as needed basis.

I move to recommend to the Village Board the payment of \$7,200 for nuisance cleanup performed at 13601 85th Avenue by Mid America Tree & Landscape, Inc.

**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

### **2015-0437 Village Code Amendment Title 9 Chapter 7 Parking - Resident Only Parking Tow Zone and Valet-Only Parking**

Director of Development Services Karie Friling reported that on June 16, 2015, a community meeting was held in Old Orland between Village officials, Old Orland residents and Old Orland businesses to discuss local matters concerning area

parking. While recent Village Code amendments were discussed that allowed additional public parking opportunities on Brook Avenue (north of the alley on the east side), the meeting concentrated on business patron behavior in the neighborhood. It was noted that loud noise and litter from pedestrians walking to and from parked vehicles was a persistent evening nuisance, continuous parking in resident-only parking areas was a problem (over 100 parking tickets were issued, indicating citations were not changing parking behavior) and limited parking capacity on Union Avenue/ 143rd Place was a constraint for local commerce.

At the meeting, various solutions were discussed by residents and businesses to help alleviate these problems. The solutions included two main ideas: the implementation of a tow zone in the resident-only parking areas and the implementation of a valet service for local businesses. Each of these items is discussed below in further detail and are proposed as solutions carried forward from the community meeting.

#### PROJECT DESCRIPTION & CONTEXT

##### Resident-Only Parking Tow Zone

The proposed Village Code amendment outlined below describes the implementation of a new towing arrangement for the Old Orland neighborhood that has Resident Permit Parking (144th Street, 143rd Place, Brook Avenue) per Village Code Title 9 Chapter 7 Parking (9-7-8-5). A tow zone is proposed for this same area as a deterrent measure to more effectively enforce parking restrictions. It is anticipated that upon seeing signs informing area visitors that violators will be towed, business patrons will park vehicles outside the neighborhood in general public parking areas or in the Metra commuter lots north of 143rd Street. The deterrent measure should precipitate a decrease in issued citations as business patrons park elsewhere.

The following provision is a new provision to the Village Code and reads as such:

##### 9-7-8-6: Resident-Only Parking Tow Zone:

Any vehicle parked on the street at the following locations in violation of the posted parking regulations are subject to towing and fees, along with related parking fines, except for those vehicles displaying a valid permanent or temporary Orland Park Parking Permit on the front dashboard or front windshield of the vehicle:

Brook Avenue from 143rd Street to 144th Street, both sides except for the east side, north of the alley;

143rd Place from Brook Avenue to West Avenue; and

144th Street from West Avenue east to the viaduct on the north side of the street.

#### Valet-Only Parking for Area Businesses

The proposed Village Code amendment outlined below describes the implementation of a new valet-only parking arrangement for Old Orland businesses. To better accommodate the needs of area businesses with resident concerns, the Village and area businesses have been promoting the use of the Metra commuter parking lots north of 143rd Street. However, the proximity of the commuter parking to the Union Avenue businesses is a concern, especially considering the high traffic volume and 5-legged intersection pedestrians must cross at the 143rd Street, Union Avenue and Southwest Highway intersection.

As a result, some area businesses, like Dwan Hookah Lounge, have proposed the use of valet parking services to help mitigate local parking congestion and move patron parking to general public parking areas and the commuter parking lots. This will help alleviate resident concerns regarding business patron behavior walking to and from parked vehicles in the area (loud noises, litter etc.) and also the traffic and parking congestion experienced by the immediate area, while at the same time offering patrons easy access to the local businesses, reducing proximity of travel, and eliminating concerns for crossing a busy 5-legged intersection.

To effectively implement a valet parking service, however, street frontages along 143rd Place must remain clear of parked vehicles so that patrons can pull up to the establishment and allow the valet service to move the vehicles. As a result, Valet-Only Parking signs are required within the public right-of-way in support of this activity to keep it clear for parking opportunities.

The Dwan Hookah Lounge has indicated that to effectively serve the establishment, valet-only parking will have to extend from its west property line to its east property line across the full frontage of the establishment at 9925 W. 143rd Place. This will enable short term parking for the purposes of staging vehicles in preparation for their removal to either general public parking areas or the commuter Metra parking lot.

The following provision is included as a new provision to the Village Code and reads as such:

#### 9-7-8-7: Valet-Only Parking:

The following described parts of streets which are located in areas zoned for commercial use are designated for "valet parking only" from 5 p.m. to 1 a.m., Monday through Sunday, unless other days or times are specified below:

143rd Place - from the west property line of 9925 W. 143rd Place to the east property line of said real estate.

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

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

Trustee Calandriello commented that he attended the meeting and thought it was productive. He thanked the police department for their increased staff levels.

I move to recommend to the Village Board of Trustees to approve the proposed Village Code amendments cited in this staff report for Title 9, Traffic, Chapter 7, Stopping, Standing and Parking Regulations, Section 8, Residents Parking Only, Subsection 6, Resident-Only Parking Tow Zone, and Subsection 7, Valet-Only Parking, prepared by the Development Services Department and dated July 20, 2015.

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

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

**Nay:** 0

#### **2015-0420 2015 Land Development Code Amendments II**

Director of Development Services Karie Friling reported that the second round of Land Development Code Amendments for 2015 is presented in the attached Amendment Report to the Plan Commission. The Amendment Report contains various amendments to the sections identified above.

The Amendment Report contains the full narrative explanation for each amendment followed by the respective Code changes.

Language with a strike-out (strike out) indicates elimination from the Code. Language that is italicized and in red (red) indicates proposed addition to the Code.

This is now before Plan Commission for consideration.

Mr. Arnold Gackey, a member of the audience asked if the amendments could be explained again.

Director of Development Services Karie Friling re-explained the amendments for Mr. Gackey.

I move to recommend to the Village Board of Trustees to approve the Land Development Code amendments for Sections 6-206, 6-207, 6-208, 6-210, 6-211, 6-212, 6-302, and 6-310, and to approve the amendment to Village Code Section 3-2-4, as presented in the attached Amendment Report titled "2015 Land Development Code Amendments II Amendment Report to the Plan Commission", prepared by the Development Services Department and dated July 14, 2015.

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

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

**Nay:** 0

### **2015-0269 Porsche - Acura of Orland Park Expansion**

Director of Development Services Karie Friling reported that the petitioner proposes to re-subdivide two existing lots and amend a special use permit in order to accommodate new building additions on both the Acura and Porsche buildings, and to expand the existing parking lot by installing underground storm water vaults and capping the existing detention pond with an asphalt parking lot.

The general framework of the Site Plan will remain as is, with changes necessary to accommodate additions and additional parking. The parcels will be subdivided again so the building additions will conform to building setback requirements. Buildings are set back away from the street as the Code required at the time of original construction. Vehicular circulation patterns will remain as established, shifting some driveways to accommodate the building expansions. Pedestrian access is via a sidewalk along 159th Street, however there is a sidewalk gap along the front of the unincorporated storage lot to the west that is leased by the dealership.

The proposed project will be built in phases. Phase I will include all new building additions for both Acura and Porsche. Phase II will include the capping of the detention pond and the parking lot expansion.

The Acura building addition will expand the current show room and will extend along the front of the building. It is proposed to be similar in style and material to the existing EIFS front facade. Clerestory windows will be added along the top portion of the building.

The Porsche addition will be to the side and rear of the existing showroom, which remains the building focal point. The addition is primarily for automobile service. The front facade will be constructed of metal cladding to match and complement the existing metal cladding. The large service area is proposed to be concrete panels.

Overall the project conforms to the Village's Comprehensive Plan, Land Development Code, and policies for the area with the exception of the listed conditions and modifications.

#### PLAN COMMISSION DISCUSSION

A public hearing was held before Plan Commission for this petition. There were no comments made from the members of the public. Plan Commissioner comments were supportive of the project.

The petitioner and representatives were present. The petitioner objects to the Plan Commission condition of approval requiring EIFS below the windows, however there are Land Development Code restrictions on the use of EIFS that must be addressed. The condition states that staff will work with the petitioner to resolve this issue prior to the Board meeting. Additionally, the petitioner stated that Com-Ed, the owner of the storage lot to the west that Acura leases for vehicle storage, will not allow paving of any portions of that site, however it was noted that the proposed sidewalk, would be located in the 159th Street right of way and not on private property.

#### PLAN COMMISSION MOTION

On July 14, 2015, Plan Commission voted 4-0 to recommend to the Village Board approval of the preliminary site plan titled 'Site Geometric Plan', page C-2.0 by W-T Engineering, dated 4-10-15, revised 6-17-15, and plan titled 'Phasing Plan', page C-2.1 by W-T Engineering, dated 4-10-15, revised 6-17-15, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

1. Complete the sidewalk gap along 159th Street in front of the automobile storage lot to the west that is utilized by Rizza for improved pedestrian access.
2. Submit a Final Landscape Plan, for separate review and approval within 60 days of final engineering approval.
  - a) Provide fully developed Type 'D' 30' wide landscape buffer along entire north lot boundary.
  - b) Include foundation plantings along front façade of both building additions.
  - c) Convert the two paved striped islands in front of Porsche building to landscape islands.
  - d) Provide tree survey for any trees exceeding 4" in caliper that will be removed and include tree mitigation as required by Code.
  - e) Add street trees along 159th Street.
3. Meet all final engineering and building code requirements.

and

Voted 4-0 to recommend to the Village Board approval of the Elevations and 3D illustrations titled 'Exterior Rendering Porsche', by Simon Design group, page

A6.00, issued 4-10-15 and updated on 6-29-15; elevations titled 'Exterior Elevation Porsche', by Simon Design Group, page A6.01, issued 4-10-15 and updated on 6-29-15; illustration titled 'Exterior Rendering Acura, by Simon Design group, page A6.10, issued 4-10-15 and updated on 6-29-15; ; elevations titled 'Exterior Elevation Acura', by Simon Design group, page A6.11, issued 4-10-15 and updated on 6-29-15; page titled 'Exterior material Schedule Acura, by Simon Design group, page A6.12, issued 4-10-15 and updated on 6-29-15; subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

1. Work with staff to replace all EIFS on the Acura building that is below the blue metal band with brick or stone.
2. Work with staff to replace the proposed concrete panels on the Porsche building with decorative CMU block that complements the colors and textures of the existing concrete block and metal panels.
3. Provide site plan locations and elevations for any dumpster enclosure improvements associated with the project.
4. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
5. All building materials must meet building code requirements.
6. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
7. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

and

Voted 4-0 to recommend to the Village Board approval of a re-subdivision subject to the following condition:

1. That the petitioner submits a Record Plat of Subdivision to the Village for recording.

and

Voted 4-0 to recommend to the Village Board approval of a Special Use Permit Amendment for a planned development with multiple buildings and an automobile dealership/ service facility, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Parking space numbers that exceed Code minimums by more than 20%.
2. Reduced Tree islands.
3. Reduced west, south and east landscape buffers from a required 10' or 15' to as little as 0'.
4. Parking lots and drives located between the building and the street.
5. Lighting foot candle maximums that exceed Code maximums.



6. Western building façade that exceeds 100' without recesses and projections.
7. Lot coverage that exceeds 75% impervious maximum.

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

This case is now before Development Services Committee for consideration.

..Recommended Action/Motion

I move to recommend to the Village Board of Trustees approval of a site plan, elevations, re-subdivision and special use permit amendment with modifications for the Porsche - Acura of Orland Park located generally at 8100-8150 159th Street, as recommended at the July 14, 2015 Plan Commission meeting and as fully referenced below.

I move to recommend to the Village Board approval of the preliminary site plan titled 'Site Geometric Plan' , page C-2.0 by W-T Engineering, dated 4-10-15, revised 6-17-15, and plan titled 'Phasing Plan', page C-2.1 by W-T Engineering, dated 4-10-15, revised 6-17-15, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

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  - b) Include foundation plantings along front façade of both building additions.
  - c) Convert the two paved striped islands in front of Porsche building to landscape islands.
  - d) Provide tree survey for any trees exceeding 4" in caliper that will be removed and include tree mitigation as required by Code.
  - e) Add street trees along 159th Street.
3. Meet all final engineering and building code requirements.

and

I move to recommend to the Village Board approval of the Elevations and 3D illustrations titled 'Exterior Rendering Porsche', by Simon Design group, page A6.00, issued 4-10-15 and updated on 6-29-15; elevations titled 'Exterior Elevation Porsche', by Simon Design Group, page A6.01, issued 4-10-15 and updated on 6-29-15; illustration titled 'Exterior Rendering Acura, by Simon

Design group, page A6.10, issued 4-10-15 and updated on 6-29-15; ; elevations titled 'Exterior Elevation Acura', by Simon Design group, page A6.11, issued 4-10-15 and updated on 6-29-15; page titled 'Exterior material Schedule Acura, by Simon Design group, page A6.12, issued 4-10-15 and updated on 6-29-15; subject to the following conditions.

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

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1. That the petitioner submits a Record Plat of Subdivision to the Village for recording.

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I move to recommend to the Village Board approval of a Special Use Permit Amendment for a planned development with multiple buildings and an automobile dealership/ service facility, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

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3. Reduced west, south and east landscape buffers from a required 10' or 15' to as little as 0'.
4. Parking lots and drives located between the building and the street.
5. Lighting foot candle maximums that exceed Code maximums.
6. Western building façade that exceeds 100' without recesses and projections.
7. Lot coverage that exceeds 75% impervious maximum.

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

Mr. Jim Devlin, of 15701 Deerfield asked if another public hearing could take place in order for residents to get a better understanding of the project. He commented that he was already told no, but wanted to know if it was the final answer.

Chairman Fenton responded that another public hearing would not take place.

Mr. Devlin also commented that many are concerned with the amount of noise coming from the dealership and that the noise will increase with the expansion. He asked if someone could come to the area and show the residents what would exactly be done with the expansion.

Dan McMillan, CFO of Joe Rizza Ford, at 8621 W 141st Street commented that there is a buffer zone and that a walk-thru could be done with the residents.

Chairman Fenton commented that the buffer yard is the landscaping that would be between the dealership and the residents property. She stated that the stakes that have been placed are now showing the true property lines that exist in the area, not where building will take place.

Mr. Devlin asked why the board is not concerned about having another public hearing.

Director Friling commented that in terms of legal requirements, the law was followed. She added that the public hearing is no different than being able to speak at the meeting taking place now.

Mr. Roger Deakin of 15721 Deerfield Court, stated that his biggest concern is the weight over the area. He did not believe that project to be suitable for the area due to sinkholes that happen constantly. He commented that he believed the

project should start again from the beginning to get a better opinion.

Director Friling commented that before any project can go forward to the Plan Commission or Board of Trustees, a preliminary planning engineering plan is needed for approval to be granted. She added that Christopher Burke Engineers review the site plan and determine if engineering will work for the particular site plan area. If it is determined that engineering will not work, it will not move forward. She went on to say that the village code does allow for underground detention, not just for dealerships, but for any other commercial users as well. Director Friling added that if the village engineers are not trusted, there is another layer of authority called the MWRD. The MWRD also has regulations in regards to detention. Not only do plans have to comply with the village, but also with MWRD's regulations. She went on to say that there is a double layer of protection for the residents of Orland Park and for businesses.

Mr. Deakin asked which property is outlined in red.

Director Friling stated that it is a piece of property that is not in the village of Orland Park. It is unincorporated and owned by ComEd. Rizza leases the property from ComEd. She added that Orland Park businesses do have the right to expand under the rights of Orland Park's village code.

Trustee Gira commented that the village does not have jurisdiction over unincorporated property. She added that she believed residents will benefit from the additional landscaping that is proposed.

Barbara Edgar, of 15721 Deerfield Court, commented that no one in her building received any mail regarding the public hearing. She also added that residents in her building also concerned with the amount of noise and the crime element.

Tina Melsman, of 15721 Deerfield Court, also noted that she did not receive any information.. Her biggest concern is the crime. She is also concerned about the parking lights being brought closer to residents and being left on all night.

Claude Merle, of 15701 Deerfield Court, asked if the area where guests park and the dog park is Rizza's property.

Director Friling reported that Rizza gave the village a boundary survey of their existing piece of property. She added that it does look like there have been some encroachments from the residential property into Rizza's commercial property. She commented that the village does not get involved in property disputes.

Chairman Fenton asked if members of the audience understood the process of the property stakes being placed.

Joe Rizza commented that he would like to do the walk-thru as soon as possible to see what the dealership will need for set-backs.

Connie Gee, of 15703 Deerfield Court, asked if property is turned over to an owner who puts up a fence up that encroaches another piece of property for 7 years or more.

Director Friling stated that it would be an encroachment of property and would not automatically be determined as the other persons land.

Ms. Gee asked why condominium owners were allowed to put parking on Rizza's property to begin with.

Janice Sizelka, of 15721 Deerfield Court, stated that she agreed with everything said and asked if there would be a model of the development.

Director Friling stated that she had a full plan set that she could give to residents in the area.

Ms. Sizelka went on to say that the biggest concern is the noise and also the extra parking being taken away.

Director Friling stated that residents would not lose existing parking.

Trustee Gira suggested that representatives from the residential area sit down with Mr. McMillan and see what can be worked out regarding some of the residents' concerns.

Judy Tetesko, of 15700 Deerfield Court, commented that there are occurrences at least 3 nights a week that involve car alarms going off.

Arnold Gacky, of 18228 Hidden Valley Cove, commented that the residents and Mr. McMillian need to look at the issues and try to work something out regarding the noise.

Trustee Calandriello commented that he believes that there is a process issue and not a development issue. He apologized for the disconnect between the letters being mailed and received by residents. He suggested that the project not go to the consent agenda right away and have a meeting to make sure concerns are addressed.

Chairman Fenton stated that the meeting should not involve the village trustees, but involve staff members, Mr. McMillan, and key residents of the area. The walk thru could happen and plans be discussed.

Mr. McMillan was in agreement to having a meeting.

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5. Lighting foot candle maximums that exceed Code maximums.

6. Western building façade that exceeds 100' without recesses and projections.
7. Lot coverage that exceeds 75% impervious maximum.

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

**A motion was made by Trustee Gira, seconded by Trustee Calandriello, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees.**

**The motion carried by the following vote:**

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

**Nay:** 0

**ADJOURNMENT: 6:57 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,

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**John C. Mehalek, Village Clerk**