

VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue
Orland Park, IL 60462
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Meeting Minutes

Tuesday, April 8, 2014

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: 6 - Member Jacobs; Member Aubin; Member Dzierwa; Member Parisi; Member Paul, Member Murphy

Absent: 1 - Chairman Stephens

APPROVAL OF MINUTES**2014-0216 Meeting Minutes for the February 25, 2014 Plan Commission**

A motion was made by Commissioner Parisi, seconded by Commissioner Paul to approve the minutes of the December 10, 2013 Plan Commission.

APPROVED

Aye: 5 - Member Jacobs, Member Aubin, Member Parisi, Member Paul and Member Murphy

Nay: 0

Abstain: 1 - Member Dzierwa

Absent: 1 - Chairman Stephens

PUBLIC HEARINGS**2014-0083 Brija Estates - Subdivision Review**

A motion was made by Commissioner Parisi, seconded by Commissioner Paul to continue the Brija Estates Petition to the May 13, 2014 Plan Commission.

PARISI:

I move to continue the Brija Estates subdivision project to the May 13, 2014 Plan Commission.

PAUL: Second.

CONTINUED

Aye: 6 - Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

Absent: 1 - Chairman Stephens

2013-0360 Deer Haven Estates Phase II

TURLEY: Staff presentation made in accordance with written staff report dated April 8, 2014.

AUBIN: Thank you. Excellent report as usual from our professional staff. It looks

like you've been working with the petitioner and there have been concessions on both sides. We do have a copy of the revised motion. Is the petitioner in house? I'm sure he is.

DZIERWA: Swore in Greg Dose attorney, Goldstine, Skrodzki, Russian, Nemec and Hoff, Ltd., 835 McClintock Drive, Burr Ridge, Illinois.

DOSE: I am here on behalf of the petitioner. We have worked very closely with staff. It has been a very cooperative and constructive effort to make this subdivision. We did not get all of the lots that we wanted, but it will be a credit to the Village as well as to the Developer. It will be the site of a lot of really fine homes just as Deerhaven I is becoming. A slow period for several years but there has been a flurry of activity over the last sixteen to eighteen months. They want to expand and the property is adjacent. We don't have anything to add. Jane did an excellent presentation. We are pretty much on board with the requested variances, special uses, site plan and plat approval; but also with the various conditions. Those are acceptable to us. If you have any questions, we are here to answer them.

AUBIN: Is there an update on preliminary engineering, Mrs. Turley?

TURLEY: Yes. I neglected to mention that. Preliminary engineering has been approved.

AUBIN: Thank you very much. This is a public hearing. Is there anyone in the audience that would like to address this petition?

DZIERWA: Swore in Brian Schuster, 14500 108th Avenue, Orland Park.

SCHUSTER: I just want to know is that depression area going to be tied into that pond somehow?

DZIERWA: Swore in Bill Loftus, SPACECO Inc., 9575 W Higgins Road, Suite 700 Rosemont.

LOFTUS: Actually the depression area that is just east of the detention pond currently has an existing underdrain that drains in a northwesterly direction. It ties into Deerhaven I. It will remain unaltered. Hydrology in this depressional area will remain virtually unchanged. Our stormwater from the pervious area will be directed into the detention pond and then tie into our storm sewer system.

SCHUSTER: The question that I have is that water does stay there for a while. It does drain. But when it does stay, it stays. Now it looks like by putting that pond in there you are going to reduce the size of that depression area. Sometimes it can be three or four feet deep.

LOFTUS: We have done an extensive amount of research in that area. I am not denying that you are right. The gentleman here is correct there is significant amount of water that is contributory to that. We have analyzed that but basically the storage requirement for the 100 year event is being maintained.

AUBIN: Ok. Thank you. Please be confident that the preliminary engineering has been approved. It wouldn't get that far if we were not sure. Is there anyone else who would like to address this petition? Now we will hear from our Commissioners. Commissioner Jacobs?

JACOBS: Thank you Mr. Chairman. I think staff's report was more than adequate in explanation. I think it's a beautiful subdivision and I think it will be as beautiful as Deerhaven I. That's all I have to say.

AUBIN: Thank you. Commissioner Parisi?

PARISI: Nothing other than obviously our request that it conforms to our Comprehensive Plan. I like that there is no access to Wolf Road. We have established some precedent when we approved Phase I back in 2007. Obviously our history with these particular developers has done the Village proud and I'm looking forward to it.

AUBIN: Thank you. Commissioner Murphy?

MURPHY: Well I agree with my fellow Commissioners. It is great to see a project like this. Staff is always so thorough so I don't have any questions for staff. It looks like a fantastic project.

AUBIN: Thank you. Commissioner Paul?

PAUL: I think staff did a great job. They addressed the gentleman's concern about the water. I can only see this as being a plus for that area. Thank you.

AUBIN: Thank you. Commissioner Dzierwa?

DZIERWA: I would like to congratulate the petitioner for thoroughly answering the standards for special use and the variances. Most people don't take time to give good answers. We like to see reasons why you are doing things and when you address the standards we appreciate that. I do have one question for the developer. Swore in Mike Flaherty, 8485 Bormet Drive, Mokena. Was there any thought given to continuing Deer Haven Lane into Royal Oak Lane?

FLAHERTY: Unable to understand.

DZIERWA: I agree with my fellow Commissioners and staff about not connecting to Wolf Road but it looks like Royal Oak Lane connects to Wolf right now. I didn't

look at it very closely but I was thinking if Deer Haven Lane would go through that subdivision you would be going over lot 1 and the west end of the east detention pond. I don't know how that would work but was there any consideration given to that?

FLAHERTY: Actually the stub road there that goes to the south and the extension, eventually that parcel will connect up. So that's how you get the connection from Wolf Road.

DZIERWA: My next question is for staff. Any signage needed in there? On Deerhaven Lane, showing that it is a no outlet?

TURLEY: For now you mean? Yes that would be fine.

DZIERWA: Yes I just think it would be a good idea. My final question would be is the fire department ok with 110' in the cul-de-sac.

TURLEY: The petitioner submitted a fire truck turning template.

DZIERWA: Ok. I have no other questions. Thank you, Mr. Chairman.

AUBIN: I would be redundant if I was to say anything but I concur with my Commissioners completely. Dealing with this company in the past has been favorable and I have no objections at all. The chair will now entertain a motion.

PARISI:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated April 8, 2014.

And

I move to recommend to the Village Board approval (upon annexation) of the rezoning of Deer Haven Phase II subdivision located at 14401 and 14421 Wolf Road to R-2 Residential Zoning District.

And

I move to recommend to the Village Board approval (upon annexation) of the preliminary site plan titled 'Preliminary Site Plan', pages 1 and 2, by Spaceco Consulting Engineers; Job # 7035; dated February 24, 2014 and received April 2, 2014; subject to the following conditions:

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
 - a. Identify all trees to be preserved and removed.

- b. Include Tree Mitigation Chart.
 - c. Provide naturalized pond plantings with native species.
 - d. Provide a viable ground covering in the depressional storage area based on the final Stormwater Management Report.
 - e. Provide street trees.
2. Provide cash in lieu for future sidewalk along Wolf Road.
 3. Finalize the details of all impact fees including the park land dedication in the development agreement.
 4. Work with the Village to determine appropriate incremental site improvements to offset the impact of the requested variations. This issue must be resolved prior to the Board meeting.
 5. Remove note on illustrative plan that states Village will make park improvements.
 6. Meet all final engineering and building code related items.

And

I move to recommend to the Village Board approval (upon annexation) of the Preliminary Plat of Subdivision by Spaceco Consulting Engineers; Job # 7035; dated March 29, 2012, revised February 24, 2014, and received February 28, 2014; subject to the same conditions as outlined in the Preliminary Site Plan motion plus the following conditions:

1. Submit a Record Plat of Subdivision to the Village for recording.

And

I move to recommend to the Village Board approval (upon annexation) of a Special Use Permit to disturb a wetland.

And

I move to recommend to the Village Board approval (upon annexation) of the following variances:

1. Lot width reductions on four lots:
 - a. Lot 5 from a required 110' corner lot width to a supplied 107.8'.
 - b. Lot 6 from a required 110' corner lot width to a supplied 109.2'.
 - c. Lot 8 from a required 100' at the 30' front setback line to a supplied 87.8'.
 - d. Lot 9 from a required 100' at the 30' front setback line to a supplied 88.61'.
2. Street width reduction from a required 60' right of way width to a supplied 50' right of way width; and cul-de-sac right of way width from a required 120' to a supplied 110'.
3. Detention pond variances:
 - a. Setback reduction from a required 25' pond setback to as little as no setback.
 - b. Detention pond maintenance strip width reduction from a required 15' to a supplied 8'.

c. Detention pond slope increase from a maximum limit of 4:1 to a supplied 3:1 slope.

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

MURPHY: Second.

RECOMMENDED FOR APPROVAL

Aye: 6 - Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi,
Member Paul and Member Murphy

Nay: 0

Absent: 1 - Chairman Stephens

NON-PUBLIC HEARINGS

OTHER BUSINESS

2014-0024 Memo: New Petitions & Appearance Review

None.

ADJOURNMENT

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

AUBIN: This meeting is adjourned at 7:40 p.m.

Respectfully submitted,

Heather Zorena
Recording Secretary