

# 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, December 21, 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 6:19 PM.

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

## APPROVAL OF MINUTES

### **2015-0823 Approval of the November 16, 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 November 16, 2015.

## ITEMS FOR SEPARATE ACTION

### **2015-0516 Townhomes at Colette Highlands - Planned Unit Development**

Director of Development Services Karie Friling reported that he proposed townhome development will utilize the remainder of the former condo property in its entirety. The petition for the planned unit development (PUD) proposes to construct and maintain 60 townhome units, which is less than the number of dwelling units previously proposed by either the 2005 condo project (72) or the 2014 townhouse project (72) for the remainder of the site. The proposed PUD develops new interior open spaces, preserves view corridors, accommodates guest parking onsite, continues limited site connectivity to the surrounding area and turns townhome buildings to face away from the single family detached houses to the west.

To do this, the petitioner requests the following modifications to the Land Development Code:

- 1) Reduce the front setback from 20 feet to 18 feet;
- 2) Reduce the drive-aisle width from 20 feet to 14 feet;
- 3) Increase the building height from 30 feet to 41 feet;
- 4) Reduce the south bufferyard Type A from 10 feet to 4 feet; and
- 5) Increase the lot coverage from 45% to a maximum 70%.

In addition to the standard conditions, the recommendation motion includes the following conditions:

- 1) Add a sidewalk connection leading from the walkways between Buildings F and G to the northeast corner of the subject site.
- 2) Extend sidewalk connections east to Centennial Park West across Park Station Boulevard where the raised median is opened to provide full access.
- 3) Make necessary site adjustments to mitigate lot coverage to accommodate necessary driveway widths.
- 4) Submit a final landscape plan for separate review and approval within 60 days

of final engineering approval.

- 5) Meet all final engineering and building code related items.
- 6) Relocate sidewalk, irrigation and lighting infrastructure as well as existing trees along the south property line belonging to the Condo building to an appropriate location on the Condo property.
- 7) Install a black iron ornamental metal fence along the south property line to separate the Condo property from the townhouse development.
- 8) Remove the wooden fence on the west property line (shown on the previous site plan) between the single family homes and the subject property from the site plan.
- 9) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 10) Submit elevation drawings for the other facades of the buildings prior to attending Committee. These should be reflective of the design patterns shown on the sample elevation plans at the November 24, 2015 Plan Commission meeting.

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

#### UPDATE SITE PLAN

Since the November 10, 2015 Plan Commission, the petitioner has worked with the Development Services Department to update the proposed site plan with specific changes that respond to both the public comments from the public hearing and the concerns of the Plan Commission while maintaining the development team's objectives.

The main idea of the revised site plan is to establish a 20 foot driveway with a 20 foot drive-aisle in the interior/ secondary driveways of the PUD. This 20-20-20 arrangement is made possible by removing the south parking field from the prior site plan and spacing the buildings at appropriate distances to accommodate two way driveways between the buildings. As a result, Building C moves closer to the south property line and Building G is realigned parallel to the main drive-aisle to conserve space. This change eliminates a requested modification from the proposed recommendation motion (to reduce the drive-aisle width from 20 feet to 14 feet).

#### Parking Spaces

Following this change, a number of parking adjustments were made. With the south parking field removed from the revised site plan, it was necessary to respond to resident concerns about parking at the south end of the subject site.

As a result of the changes, a townhouse unit was removed from Building C to create six (6) new parking spaces along the drive-aisle east of and adjacent to Unit 55. The unit that was removed was replaced at Building G to keep the total unit at 60 (per developer's needs). Parking was reconfigured around Building G

to help accept that unit. In this way, a new parking arrangement was provided at the south end of the proposed development to accommodate immediate parking needs there. This is in addition to two (2) additional spaces at the west end of each secondary driveway between the townhouse buildings. This means that the interior and southern parts of the PUD now have ten (10) available parking spaces (in addition to their own driveways) for guest parking, full driveways and full drive-aisles compared to the previous plan which had twelve (12) parking spaces in the south parking field and partial driveways and drive-aisles. It is important to note that the site plan presented at the November 10, 2015 Plan Commission had fifteen (15) guest parking spaces and that the proposed revised site plan continues to provide fifteen (15) guest parking spaces.

The north end of the PUD has five (5) proposed guest parking spaces, but the north end of the site plan has on-street parking opportunities on Park Station Boulevard and the Metra Commuter Parking Lot available to it.

#### Lot Coverage

In terms of the lot coverage, the revised site plan has gained additional impervious surface area because of the wider configurations for the secondary drive-aisles and the new parking at the south end of the site. The revised site plan indicates 72% lot coverage and the proposed/ published modification to the Special Use Permit for the PUD was not to exceed 70% lot coverage.

However, the revised lot coverage is also reflecting impervious surface area that is imposed on the site by the overall Colette Highlands development: the turn-about circle and encroaching parking spaces of the Condo building at the south end of the site and the sidewalk that comes from the single family homes at the northwest corner of the site. Removing these impervious surface areas will mitigate and reduce the overall lot coverage since these are improvements that are not part of this site plan. Infrastructure from surrounding developments should not impose their essential lot coverage on the subject property. In addition, pervious surface area can be gained back by orienting the three parking spaces west of Building G parallel along the main drive-aisle. In this way, they do not need their own small access drive. The petitioner is obligated to provide final lot coverage calculations minus these encroachments and with these adjustments.

#### UPDATED ELEVATIONS

The petitioner has also worked with the Development Services Department to revise the elevation drawings for the townhouse development based on the feedback received from the Plan Commission at the public hearing. The petitioner has provided a sample elevation for Buildings B, C and F. It is presumed that the other buildings will carry similar designs.

In short, the proposed revised elevations demonstrate a greater variety of façade appearances for each unit in the building. The end units are chiefly characterized

by masonry and gables that extend above the roofline, in addition to projection windows, façade paneling and siding. The units second in from the end (and the center unit) show a full siding façade with increased fenestration across the frontage with double dormers in the roofline. This unit appears as a National Style or even as a Cape Cod style building. Third in from the end are units with brown masonry (similar in appearance to classic Chicago brown stone homes) with a gable even with the roofline and fenestration across the various floors of the façade. The porch element of these units includes a faux-balcony above the window. The petitioner has indicated that a window will exist at the faux-balcony but that a printing error did not reveal the window. The window is presumed to match the other windows on that façade type. Finally, the units fourth in from the end indicate a mixed appearance between the end units and the unit second in from the end with masonry extending up to the second level, siding at the third, project windows and cantilevered porches over the main entrances. These units also carry a hipped roof appearance to break the visual presence of the building's roofline and provide variety. No dormers are present on this elevation.

The petitioner is required to demonstrate side and rear elevation changes and that they must be equal in quality to and reflective of the front elevation façade changes. Three dimensional renderings will be provided at the meeting to identify appropriate elevation relief patterns and side building characteristics. Below the submitted diagram is a foundation outline which demonstrates the pushing and pulling of the building elevation. It demonstrates that the façade is not flat across the front. It does not include the projection of windows, the variation in roofline, the inclusion of dormers, or the establishment of various porch patterns.

#### CONDO AND HOA DEMANDS

At the November 10, 2015 Plan Commission, residents from the Condos and the Single Family Homeowners Association of Colette Highlands indicated that they had sets of demands to include in the approval process. Attorneys letters were submitted to the dais to be included in future recommendation motions. The below recommendation motion includes only those demands, which are fair and relate specifically and directly to the proposed development. No mention of offsite improvements or references to association bylaws are made in the recommendation motion since these are not germane to the zoning review for this development. The neighbors and the development team will work independently on those matters which are civil. (See conditions 6, 7 and 8 in the below motion).

John Schiess, the architect and developer representative, presented a visual overview of the evolution of the project and site plan. The presentation highlighted, among other things, the many touchpoints with neighboring residents, adjoining homeowners' associations, the Plan Commission, and village staff, and showcased how these conversations incrementally shaped the development into its current state.

Director Friling stated the developer has worked very well with existing neighbors in the area. She also noted that the Plan Commission took their time when it came to making sure this project was done right.

Patrick McLaughlin of 15630 Park Station Blvd. and representative from the Condo Association abutting the south edge of the project site, spoke on behalf of his Association. He commended the architect and village staff for actively engaging all stakeholders in the process. He added that there was a list of 9 line items that those living in the area wanted to have and noted that the developer agreed to them. He concluded that the plan as presented is acceptable from his perspective, and he appreciated the concessions made to maintain the living standards enjoyed by his co-residents, but added that any future plan changes that might occur should be shared with the neighborhood immediately.

Trustee Calandriello asked if the total number of units is too high for the property.

Director Friling stated that staff feels comfortable with the density and that it is appropriate to the area. She stated when looking at the code, it does not show that there is too much density in the area.

Mr. Schiess commented that proposed number of units is not out of character with the context. Moreover, it was established that the type and degree of variances needed to realize the unit count were very minor, thereby confirming that the development intensity is consistent with the intent of the village codes.

Director Friling stated that the specific area is unique because it is considered a "TOD" area. She commented that many people that buy these townhomes will use the train.

Trustee Gira stated asked if there was enough space for a garbage truck to turn around in the area proposed.

Assistant Director Kowski stated that there was enough room.

Trustee Gira asked if there was compliance with the single-family development that is nearby.

Assistant Director Kowski stated that there is a letter on record from the single-family association president stating that they support the project as being presented at the meeting.

Trustee Calandriello asked how high the landscape barrier to the west would be.

Mr. Schiess stated that they have yet to bring a landscape architect on board, but it will be a varied planting with diverse species of evergreens and deciduous trees

so that there is year round density. The height has not been determined yet, but a fence will also be put in.

Trustee Calandriello asked if there is space for snow removal.

Director Friling stated that she believed that there is enough space.

Chairman Fenton thank everyone involved for the great plan that has been developed.

I move to recommend to the Village Board of Trustees to approve the site plan, elevations, subdivision, and special use permit with modifications for a planned unit development for Townhomes at Colette Highlands at 15608-15624 Park Station Boulevard as recommended at the November 24, 2015 Plan Commission meeting and as indicated in the below fully referenced motion.

**THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)**

I move to recommend to the Village Board approval of the preliminary site plan titled "Townhomes at Colette Highlands Preliminary Site Plan 7a" prepared by John Conrad Schiess Architect, sheet SK1.0f, dated last revised November 20, 2015, subject to the following conditions:

1. Add a sidewalk connection leading from the walkways between Buildings F and G to the northeast corner of the subject site.
2. Extend sidewalk connections east to Centennial Park West across Park Station Boulevard where the raised median is opened to provide full access.
3. Submit a final landscape plan for separate review and approval within 60 days of final engineering approval.
4. Meet all final engineering and building code related items.
5. Relocate sidewalk, irrigation and lighting infrastructure as well as existing trees along the south property line belonging to the Condo building to an appropriate location on the Condo property.
6. Install a black iron ornamental metal fence along the south property line to separate the Condo property from the townhouse development.

And

I move to recommend to the Village Board approval of the Elevations titled "Townhomes at Colette Highlands" prepared by John Conrad Schiess Architect, dated November 20, 2015, sheet number SK2.1f revised as concept for the other buildings subject to the same conditions outlined in the Preliminary Site Plan motion and the following conditions:

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. Submit elevation drawings for the other facades of the buildings prior to

attending Committee. These should be reflective of the design patterns shown on the sample elevation plans at the November 24, 2015 Plan Commission meeting.

3. Modify all units to include decorative face brick 8 feet high on front and rear elevations.
4. Offset face of foundations and building façades between buildings two feet.

And

I move to recommend to the Village Board to approve the nine (9) lot subdivision for Townhomes at Colette Highlands subject to the following condition:

1. Submit a Record Plat of Subdivision to the Village for review, approval and recording prior to the Board of Trustees meeting.

And

I move to recommend to the Village Board approval of a Special Use Permit for the Townhomes at Colette Highlands, a 60 unit single family attached development, subject to the same conditions as outlined in the Preliminary Site Plan motion.

Modifications to the Special Use permit include:

1. Reduce the front setback from 20 feet to 18 feet;
2. Increase the building height from 30 feet to 41 feet;
4. Reduce the south bufferyard Type A from 10 feet to 4 feet; and
5. Increase the lot coverage from 45% to a maximum 70%.

All changes must be made 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

#### **2015-0520 Addition to Grasslands**

Director of Development Services Karie Friling reported that the proposed Addition to Grasslands Subdivision is located on an approximately seven acre parcel adjacent to the existing Grasslands Subdivision that was constructed in the 1990's. This small residential infill project is typical of many small remaining parcels in Orland Park, in that it has multiple development constraints. Approximately 40% of the development area consists of Marley Creek and associated wetland, floodway, and floodplain, areas which are all to be mostly preserved in their current state under the current proposal.



The surrounding area is mostly residential; however the land to the north across 167th Street (currently utilized for agriculture) is shown in the Spring Creek agreement as future commercial and multi-family uses, the latter which is supported by the Comprehensive Plan.

The proposed subdivision includes 8 residential lots and buildings for a total 16 duplex units, all of which will be accessed by a publicly dedicated street. A detention pond out-lot is located at the south end of the site, and will also include the Marley Creek and associated wetland, floodplain, and floodway, with the entire out-lot dedicated to the Village. The new detention area will be constructed as an extension of the existing Village-owned pond that abuts the project to the south.

The petitioner has requested that a small piece (.06 acres) of Village-owned land that is sandwiched between Steeplechase Parkway and proposed Lot 1 be vacated and transferred to the developer to complete consistent ownership to the parkway. Typically the Village is compensated at market rate for the land when surplus land is transferred to a private owner.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area, with the exception of the listed variances. However the property is currently in unincorporated Cook County, so all approvals are subject to annexation.

#### PLAN COMMISSION DISCUSSION

At the December 8, 2015 Plan Commission public hearing, two residents spoke in regards to the petition.

- 1) One nearby single family home owner spoke with concerns about property devaluation due to introduction of the duplexes in the area. Upon questioning by the Chairman, the petitioner stated that the starting price for the units would be in the low \$300,000s, and the walk out lots next to Marley Creek would cost more as premium lots.
- 2) One resident whose lot backs to the existing detention pond expressed concern that the new landscaping of the expanded pond harmonize with the existing landscaping of the pond. A condition of approval has been added that as a part of the Final Landscape Plan, the petitioner must landscape all portions of the detention pond including the Village-owned portion of the expanded pond, and must accommodate a smooth transition from the old pond landscaping to the new pond landscaping.

Plan Commissioners all spoke in support of the project.

Two clarifications were made to the recommended motions. The petitioner has

requested more flexibility in negotiating reimbursement for the .06 acre Village-owned land, so that condition of approval was changed to 'compensated at market cost or as determined at the time of Annexation Agreement'. A second condition of approval was edited to clarify the sidewalk cash in lieu requirement.

#### PLAN COMMISSION MOTION

On December 8, 2015, Plan Commission voted 6-0 to recommend to the Village Board approval (upon annexation) of the rezoning of the property to R-4 Residential District.

And

Voted 6-0 to recommend to the Village Board approval (upon annexation) of the preliminary site plan titled "Preliminary Plat, Addition to Grasslands Orland Park", by Designtek Engineering, project 15-0018, dated 8/3/15 and revised 10/28/15, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Provide cash in lieu for the 167th Street and Wolf Road Code-required sidewalks, for future use when Wolf road is widened.
- 2) 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.
- 3) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval including the following items:
  - a. Provide a tree survey for all trees exceeding 4" in trunk diameter per Land Development Code.
  - b. Provide tree mitigation, per Code requirements, preferably on site if a healthy spacing can be achieved, otherwise a contribution must be paid per Code into the tree mitigation bank. Tree mitigation requirements will be finalized at the time of Final Landscape Plan and after final engineering of lots.
  - c. Plant the pond expansion area in a natural style with a native edge.
  - d. Include evaluation of wetland plant material and the incorporation of recommended improvements.
  - e. Include parkway trees along all right of ways spaced 40' on center, including 167th Street, but excepting Wolf Road.
  - f. Provide 4'-5' height ornamental iron fence and Type C 15' landscape buffer along all lots abutting 167th Street and Steeplechase Parkway, arranging plant material to accommodate site drainage.

- 4) Provide cash in lieu to meet park land dedication Code requirements.
- 5) Meet all final engineering and building division requirements and approvals.
- 6) Provide additional road right of way to meet engineering requirements.
- 7) Dedicate Lot 9 to Village. (Detention pond and Marley Creek area)
- 8) Retaining walls cannot exceed 3' in height unless they are designed and tiered per Code requirements.
- 9) Subdivision Signage is not part of this petition and if desired should be submitted for separate review and approval by the Building Division.
- 10) Make the following labeling changes:
  - a. Change title to Site Plan/Preliminary Plat.
  - b. Show and label ornamental fence on the Site plan.
  - c. Show the high water line on the Site Plan.

And

Voted 6-0 to recommend to the Village Board approval (upon annexation) of an eight lot residential duplex subdivision with 16 units plus a detention out lot and public street dedication, as shown on plan titled "Preliminary Plat, Addition to Grasslands Orland Park", by Designtek Engineering, project 15-0018, dated 8/3/15 and revised 10/28/15, subject to the same conditions as outlined in the Site Plan motion plus the following conditions:

- 1) The village agrees to deed to the developer, compensated at market cost, the approximately .06 Acre Village-owned land located between lot 1 and the Steeplechase Parkway right of way. The deeded land is to be consolidated into Lot 1, with the compensation amount detailed through the Development Agreement.
- 2) Preliminary plat is subject to engineering approvals.
- 3) Submit a Record Plat of Subdivision to the Village for final engineering approval and recording.

And

Voted 6-0 to recommend to the Village Board approval (upon annexation) of the Elevations titled 'Marth Construction Duplex Homes', by IJM Architects, job # 2015-0138, petitioned elevations dated 8.3.15, submitted 8.17.15, and also as

submitted 10.30.15 as Elevation Option and Option 2, dated 8.3.15, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Label primary building materials and colors on elevations.
- 2) Provide elevation detail of proposed fence.
- 3) Meet all final engineering and building division requirements.

And

Voted 6-0 to recommend to the Village Board approval (upon annexation) of the following variances:

- 1) Reduce the required detention pond setback from 25' to as little as 15'.
- 2) Reduce the required flat maintenance strip from 15' to as little as 0'.
- 3) Reduce the required cul de sac diameter from 120' diameter to 110'.
- 4) Reduce the required 50' wetland setback.
- 5) Substitute cash in lieu for sidewalks along 167th Street and Wolf Road.

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

Trustee Calandriello asked how water retention was going to be handled in the area.

Director Friling stated that there have been previous issues of flooding in the area. There was dam issue before which has been resolved. There should not be any flooding problems going forward.

Trustee Gira asked what the spite strip was referring to.

Assistant Director of Development Services Mike Kowski stated that it was a strip of land on the east side of the street.

Director Friling stated that it would not impact the site plan.

I move to recommend to the Village Board of Trustees approval of a Rezoning, Site plan, Subdivision, Variances, and Elevations, all subject to Annexation into the Village of Orland Park, for the Addition to Grasslands petition as recommended at the December 8, 2015 Plan Commission meeting, and as fully referenced below:

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to recommend to the Village Board approval (upon annexation) of the rezoning of the property to R-4 Residential District.

And

I move to recommend to the Village Board approval (upon annexation) of the preliminary site plan titled "Preliminary Plat, Addition to Grasslands Orland Park", by Designtek Engineering, project 15-0018, dated 8/3/15 and revised 10/28/15, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Provide cash in lieu for the 167th Street and Wolf Road Code-required sidewalks, these funds will be utilized in the future for sidewalk improvements when Wolf Road is widened.
- 2) 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.
- 3) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval including the following items:
  - a. Provide a tree survey for all trees exceeding 4" in trunk diameter per Land Development Code.
  - b. Provide tree mitigation, per Code requirements, preferably on site if a healthy spacing can be achieved, otherwise a contribution must be paid per Code into the tree mitigation bank. Tree mitigation requirements will be finalized at the time of Final Landscape Plan and after final engineering of lots.
  - c. Landscape all portions of the expanded detention pond including the Village-owned portion of the expanded pond, and include a smooth transition from the old pond landscaping to the new pond landscaping, which is to include a natural style with a native edge.
  - d. Include evaluation of wetland plant material and the incorporation of recommended improvements.
  - e. Include parkway trees along all right of ways spaced 40' on center, including 167th Street, but excepting Wolf Road.
  - f. Provide 4'-5' height ornamental iron fence and Type C 15' landscape buffer along all lots abutting 167th Street and Steeplechase Parkway, arranging plant material to accommodate site drainage.
- 4) Provide cash in lieu to meet park land dedication Code requirements.

- 5) Meet all final engineering and building division requirements and approvals.
- 6) Provide additional road right of way to meet engineering requirements.
- 7) Dedicate Lot 9 to Village. (Detention pond and Marley Creek area)
- 8) Retaining walls cannot exceed 3' in height unless they are designed and tiered per Code requirements.
- 9) Subdivision signage is not part of this petition and if desired should be submitted for separate review and approval by the Building Division.
- 10) Make the following labeling changes:
  - a. Change title to Site Plan/Preliminary Plat.
  - b. Show and label ornamental fence on the Site Plan.
  - c. Show the high water line on the Site Plan.

And

I move to recommend to the Village Board approval (upon annexation) of an eight lot residential duplex subdivision with 16 units plus a detention out lot and public street dedication, as shown on plan titled "Preliminary Plat, Addition to Grasslands Orland Park", by Designtek Engineering, project 15-0018, dated 8/3/15 and revised 10/28/15, subject to the same conditions as outlined in the Site Plan motion plus the following conditions:

- 1) The village agrees to deed to the developer, compensated at market cost or as determined at the time of Annexation Agreement, the approximately .06 Acre Village-owned land located between lot 1 and the Steeplechase Parkway right of way. The deeded land is to be consolidated into Lot 1, with the compensation amount detailed through the Annexation Agreement.
- 2) Preliminary plat is subject to engineering approvals.
- 3) Submit a Record Plat of Subdivision to the Village for final engineering approval and recording.

And

I move to recommend to the Village Board approval (upon annexation) of the Elevations titled 'Marth Construction Duplex Homes', by IJM Architects, job # 2015-0138, petitioned elevations dated 8.3.15, submitted 8.17.15, and also as submitted 10.30.15 as Elevation Option and Option 2, dated 8.3.15, subject to the following conditions. All changes must be made and conditions met prior to the

Board meeting.

- 1) Label primary building materials and colors on elevations.
- 2) Provide elevation detail of proposed fence.
- 3) Meet all final engineering and building division requirements.

And

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

- 1) Reduce the required detention pond setback from 25' to as little as 15'.
- 2) Reduce the required flat maintenance strip from 15' to as little as 0'.
- 3) Reduce the required cul de sac diameter from 120' diameter to 110'.
- 4) Reduce the required 50' wetland setback.
- 5) Substitute cash in lieu for sidewalks along 167th Street and Wolf Road.

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

**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

#### **2015-0745 Downtown Main Street District - Retirement of Nicor Facilities**

Director of Development Services Karie Friling reported that as part of the agreement with University of Chicago Medical Center (UCMC), the Village is responsible for the design, construction and completion of certain improvements within the Main Street District. Specifically, the Village is responsible for the extension of Jefferson Avenue to 142nd Street, the delivery of the UCMC's surface parking lot, and site prep work including, but not limited to, the coordination of all utility infrastructure within the District.

At this stage, the Village is in the process of physically removing all existing dry utilities - electric, gas, and telecommunication - and abrogating all easements associated thereto. Nicor's existing facilities include a 2" gas main located within an existing easement that connects at the LaGrange Road right-of-way and travels

westward approximately 500'. The area of impact includes the forthcoming UCMC surface parking lot and Jefferson Avenue, as well as future developable parcels. Total cost for the retirement of the gas main is \$8,279.73. The Plat of Abrogation (attached for reference) will be moved forward upon completion of the physical work.

I move to recommend to the Village Board the payment of \$8,279.73 to Nicor for the retirement of a 2" gas main within the Downtown Main Street District.

**A motion was made by Chairman Fenton, 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

#### **2015-0815 143rd Street and John Humphrey Drive Phase I Engineering Design Services**

Director of Development Services reported that as part of the FY 2015 Budget, the Village Board approved the preliminary engineering of the intersection improvements at 143rd Street and John Humphrey Drive. With future development eminent in the area and traffic volumes increasing, it is important to analyze critical intersections throughout the Village. 143rd Street and John Humphrey Drive serves as a major entrance to the Orland Square Mall as well as other commercial businesses along the corridor. The Phase I engineering study will analyze the current level of service and forecast future levels. It will provide the information necessary to expand the intersection in anticipation of the growing traffic volumes.

During the Phase I process recommendations for future studies and improvements to John Humphrey Drive will be made for the Village Board to consider and approve funding. With both 143rd Street and John Humphrey Drive being Federal Aid Routes, improvements to these routes are eligible for Federal STP money and authorized by the Southwest Conference of Mayors (SCM).

On June 19, 2015, the Village issued a Request for Qualifications (RFQ). Sixteen submittals were received on July 9, 2015. Based on the criteria in the RFQ, the submittals were evaluated, rated and five firms were selected for an interview - Strand Associates, V3 Companies, Patrick Engineering, Bowman Consulting and Knight Engineering. Upon completion of the interviews, Patrick Engineering of Lisle, Illinois has been deemed as the best qualified engineering firm for the scope of services requested.

Patrick Engineering has provided these types of services throughout the Chicagoland area utilizing local and federal funds. They have a good working relationship with the Illinois Department of Transportation through the engineering process.



After finalizing the scope and negotiating a fee with Patrick Engineering, staff recommends bringing forward the Phase I engineering scope and fee for approval. The fee for these services is \$314,704.53 of which the SCM has approved 80% to be reimbursed (\$251,763.62). Additional scope and fee for Phase II engineering and additional Phase I engineering along the John Humphrey Drive corridor will be presented in 2016 as part of the FY17 capital budget process.

The project will be invoiced monthly for the hours worked at the hourly rates provided.

I move to recommend to the Village Board to enter into a contract with Patrick Engineering of Lisle, Illinois in the amount not to exceed \$314,704.53 for the 143rd Street and John Humphrey Drive Phase I Engineering Design Services.

**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

### **2015-0696 2015 Land Development Code Amendments III**

Assistant Director of Development Services reported that the third round of Land Development Code Amendments for 2015 is presented in the attached "2015 Land Development Code Amendments III Amendment Report to the Plan Commission" found in the Committee Packet. The Amendment Report contains various amendments to the sections identified above, along with a full narrative explanation for each amendment followed by the respective Code changes.

Within the Amendment Report, 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. However, as Sections 6-305 Landscaping and Bufferyards and Section 6-407 Street Lighting were comprehensively (i.e. completely) rewritten, a similar approach would be impractical.

As such, a summary of the proposed versus existing requirements for the newly proposed Section 6-305 Landscape and Tree Preservation is attached to the Committee Packet with a combination of tables and written explanations of changes within the Amendment Report; however the full text to be incorporated into the Land Development Code upon approval is presented in the document titled, "Section 6-305 Landscape and Tree Preservation\_2015-0696".

The summary attached to the Committee Packet, of the proposed versus existing requirements for Section 6-407 Street Lighting is presented with strike-outs and

(red) text within the Amendment Report; however the full text to be incorporated into the Land Development Code upon approval is presented in the document titled, "Section 6-407 Street Lighting\_2015-0696".

Director of Development Services Karie Friling stated that the reason the code was changed approximately ten years ago was to avoid the character of the house being the garage.

Chairman Fenton commented that she still believes it should be a five foot setback.

Trustee Calandriello asked if the proposed if for the current and future developments.

Director Friling stated yes.

Trustee Gira ask how much the driveway is required to taper.

Assistant Director Kowski stated that it would taper to a double drive at the sidewalk.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated December 8, 2015.

And

I move to recommend to the Village Board of Trustees to approve the Land Development Code amendments for Sections 2-102, 6-204, 6-205.1, 6-206, 6-207, 6-208, 6-210, 6-211, 6-212, 6-302, 6-305, 6-305.1, 6-308, 6-311, 6-406, 6-407 and 5-112 as presented in the attached Amendment Report titled "2015 Land Development Code Amendments III Amendment Report to the Plan Commission", prepared by the Development Services Department and dated December 8, 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

#### **2014-0551 I-80 Zoning District - Informational**

The purpose of this project is to establish a new zoning district for that area of the Village commonly known as the I-80 Employment Planning District. The general boundaries of this study area are Interstate-80 on the south, 183rd Street on the north (with some portions extending to 179th Street), LaGrange Road on the east,

and 108th Avenue on the west.

The intent of this discussion item is to follow-up with the Development Services, Planning and Engineering Committee with respect to the code writing status for the I-80 area - to be known as our Regional Mixed-Use Campus.

The Development Services team will deliver a condensed presentation of the attached document, which includes draft code language. The feedback gathered as part of this presentation will be utilized to prepare the code for the next steps, including the formal public hearing review process. This topic was presented and discussed at the December 7, 2015 Economic Development Strategy and Community Engagement Committee.

This is an informational report. No action is requested.

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

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

**Nay:** 0

**ADJOURNMENT**

**A motion was made by Trustee Gira, seconded by Trustee Calandriello, 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**