

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, April 14, 2015

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 Plan Commission Chairman, Mr. Lou Stephens, at 7:00 p.m.

Present: 7 - Chairman Stephens; Member Jacobs; Member Aubin; Member Dzierwa; Member Parisi; Member Paul, Member Murphy

APPROVAL OF MINUTES**2015-0142 Minutes of the March 24, 2015 Plan Commission**

A motion was made by Commissioner Dzierwa, seconded by Commissioner Aubin; to continue the minutes of the March 24, 2015 Plan Commission.

DZIERWA:

I move to continue the minutes of the March 24, 2015 Plan Commission Meeting to the next regularly scheduled meeting.

CONTINUED

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

PUBLIC HEARINGS**2015-0122 Park Boulevard Luxury Ranch Villas**

A motion was made by Commissioner Parisi, seconded by Commissioner Aubin; to terminate the Park Boulevard Luxury Ranch petition.

I move to terminate case number 2015-0122, Park Boulevard Luxury Ranch Villas.

CONTINUED

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

2015-0151 Mo's Chinese Kitchen Expansion - Special Use Permit Amendment

MAZZA: Staff presentation made in accordance with written staff report dated April 14, 2015.

STEPHENS: Thank you. Is the petitioner present? Does he or she have anything to add? Is there anyone in the audience who wishes to make a comment in regards to this petition? Seeing no one we will go to our commissioners.

PARISI: I don't have anything to add. They obviously do a very nice job and that is why they are expanding. I like your restaurant and I wish you a lot of luck.

MURPHY: I have no concerns or comments. Good luck.

AUBIN: I concur with both of my fellow commissioners. Thank you.

DZIERWA: Thank you. Business must be good. Good for you.

JACOBS: No comments. Thank you.

PAUL: This is a good idea. I have no problem with it.

STEPHENS: I also order from your restaurant and I'm glad to see that you are so successful that you are expanding. Since it is compliant with everything overall, that is a good fit. We will move forward with 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 April 14, 2015.

And

I move to recommend to the Board of Trustees to approve a special use permit amendment allowing Mo's Chinese Kitchen to expand an existing restaurant located within 300 feet of a residential parcel, subject to the following conditions:

1. That a Building permit is submitted to the Building Department;
2. That the Petitioner comply with all Building and Health Code requirements;
3. That all mechanical equipment is screened, either at grade level with landscaping or hidden behind the roofline;
4. That the total number of seats does not exceed the occupancy limit for the restaurant;
5. That any new signage is approved through a separate permitting process;
6. That any remnants of the existing Mo's Kitchen sign are removed and the sign face is restored to its original condition.

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

2015-0120 NICOR Regulator Station 276

PITTOS: Staff presentation made in accordance with written staff report dated April 14, 2015.

STEPHENS: Thank you. Is the petitioner present from Nicor? Does the petitioner have anything to add? Is there anyone in the audience that would like to make a comment regarding this petition? Seeing no one we will go to our commissioners and ask if any of our commissioners have any questions or comments. Please let

me know.

DZIERWA: I would just like to thank the petitioner for thoroughly answering all of the questions on the special use standards. It answered many questions I had right off the bat.

STEPHENS: Seeing no other comments from our commissioners, the chair will entertain a motion.

DZIERWA:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated April 14, 2015.

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Orland Park STA 276 Site Layout", prepared by Nicor Gas and dated September 12, 2013, sheet number 276-E-11, subject to the following condition:

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final approval.

and

I move to recommend to the Village Board approval of the Elevations titled "Orland Park STA 276 SCADA Enclosure Fiberglass Enclosure and Concrete Foundation", prepared by Nicor Gas, and dated September 16, 2013.

and

I move to recommend to the Village Board approval of a Special Use Permit for 13801 82nd Avenue, Nicor Gas Regulator Station 276, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Reduce the side setback from 25 feet to 10 feet.
2. Reduce the landscape bufferyard requirements from Bufferyard Type C to match landscape requirements for wireless communication facilities.

All changes must be made prior to the Board meeting.

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

2014-0270 Hampton Court

PITTOS: Staff presentation made in accordance with written report dated April 14, 2015.

STEPHENS: Thank you. On this preliminary site plan, it says retaining walls vary in height from 0-2.4". Is that correct?

PITTOS: My understanding is that the maximum height of these retaining walls would have been about 2'. The project engineer has indicated that there is the potential that these retaining walls could be eliminated from the site plan. He included them in here because he was being a little bit conservative to at least show that retaining walls may be necessary but they are believed to be unnecessary.

STEPHENS: What about this right in right out entrance? Is that going to be permanent like that? What is the situation with that?

PITTOS: Originally Hampton Lane was part of the Hampton Court right of way that came out at this location here. That was not doable because the flare of the right in right out was encroaching on the property owner to the south and their driveway access. At that time it was required that a right in right out be installed for this project because of its proximity to the 159th Street intersection with 108th Avenue. When Hampton Lane was moved to the north, the right in right out was kept due to the tapering and middle median areas from the 159th Street widening coming up that far. Although, the right in right out remains as a requirement at this time, but moving it to the north end means that there is the potential for that right in right out to be removed when the properties to the east across the street are developed in BIZ style development and then it can become full access in the future. At this point we are asking that it remain right in right out to appease the Cook County Highway jurisdiction.

STEPHENS: So that is a requirement from Cook County, the right in right out?

PITTOS: It is from Cook County.

STEPHENS: Ok because 108th Avenue is governed by Cook County. Thank you for the presentation. Is the petitioner present? Would you care to address this petition with any additional comments?

AUBIN: Swore in Randolph Given, attorney for the petitioner, 1755 Naperville Road, Suite 100, Wheaton.
Joseph Abel, planning and zoning consultant, 200 Forest Avenue, Glen Ellyn.
Bill Zalewski, engineer for the petitioner, 18311 North Creek Drive, Suite F, Tinley Park.

GIVEN: Short presentation recapitulating project.

STEPHENS: This is going to be a condominium form of ownership?

GIVEN: Yes it will be a condominium form of ownership because we don't want to build duplex units where there will be single ownership for two dwelling units but we do want to build the physical structure that we see there.

STEPHENS: So each duplex won't be a fee simple then? It will be condominium ownership.

GIVEN: Right. It will be ownership by unit with a percentage interest in the common area.

STEPHENS: Ok. I just wanted to get that cleared up.

ZALEWSKI: Short presentation recapitulating project.

STEPHENS: Ok thank you.

ABEL: Short presentation recapitulating project.

STEPHENS: Thank you. I assume that is the conclusion of people that are going to speak on your behalf.

GIVEN: Yes. We are available to answer any questions.

STEPHENS: This is a public hearing. Is there anyone who wishes to make a comment?

AUBIN: Swore in Jack McAndrew, W5331 Plantation Road, Elkhorn, Wisconsin.

MCANDREWS: Instead of shoe horning this development in and creating a substandard road that the Village is going to inherit for an undetermined amount of time. Has the petitioner negotiated with the adjacent property owners to potentially acquire some additional right of way to complete the roadway in its entirety rather than kick the hardship can down the road?

GIVEN: Well let me preface the answer to that with the fact that the road is not substandard. The right of way is smaller but the road is built to standards. That is an important distinction and we want to make sure we have our facts straight. In terms of negotiating with our neighbors to the south, we have the issue with the drainage and wetland to deal with. We found that the neighbors to the south were taking a great deal of time in dealing with that issue with us. We found that it was not fruitful. I believe that continued negotiation in that area would not be beneficial

to either the property owners or the Village. So the answer would be no we have not negotiated that.

STEPHENS: Thank you.

MCANDREWS: Has the commission considered the storm water impacts to the adjacent properties and is that depressional area considered in the storm water volume calculations?

ZALEWSKI: Our design is considering the ordinance right now through MWRD and Orland Park. We are capturing all of the water from our site and moving it into the detention basin. The depressional area to the south will remain just as it is. We are not going to go past our south property line. So whatever is over there is what will remain there. We will have no impact. We might take the water tributary to that area and redirect it into the detention pond. There may be less water sitting in there.

AUBIN: Mr. Pittos, has preliminary engineering been approved for this project?

PITTOS: Yes it has.

AUBIN: Our engineers have looked at every aspect of this project and given it preliminary engineering approval?

PITTOS: Yes.

MCANDREWS: Are those plans public record?

AUBIN: They certainly are.

MCANDREWS: The property owner will request a copy. I don't represent the property.

PITTOS: Copies could be requested through the Freedom of Information Act. You would have to come in and view them. We can't necessarily give them away but you can definitely see them.

MCANDREWS: It just seems to me if you would acquire some additional property to the south that road way could be pulled back to the south and constructed to the full Village right of way requirements. And the setback requirements could have been met too and you wouldn't have to cram everything into it. To me it's unsightly, condensed and it is going to be a temporary road for how long?

STEPHENS: I don't think it is a temporary road. It is a permanent road. It is in line with the road specs.

PITTOS: The road itself from curb to curb is 30'. That is typical of all residential roads in Orland Park. The right of way itself is smaller. Basically what this plan is missing is the southern parkway. Your typical right of way is 15' of parkway which has your sidewalk and you parkway trees; then 30' of roadway and 15' of parkway on the other side. So a full right of way is 60'. In this case what they are proposing is 45' so that southern parkway is missing. It has happened in the Village in the past where subdivisions and properties that share common lot lines will often build partial right of ways in order for the properties to the south to participate in that right of way and would dedicate the 15' parkway along the extent of their project. Just to identify some of the precedent that has happened, there are three subdivisions that come to mind: Ashford Estates, Doyle, and Persimmon Meadows. When those two subdivisions came in a common right of way was built first by Ashford Estates and then completed by Persimmon Meadows. Then again between Persimmon Meadows and Doyle Subdivision. Those were temporary. In terms of permanent right of way reduction, there was the Deerhaven Subdivision which was a permanent right of way reduction to 50'. In this case even the temporary 45' right of way is not very far off from what the Village has accepted as a reduced permanent right of way.

STEPHENS: But it has no impact on the street. The street is the correct width.

MCANDREWS: But ultimately the Village will acquire that south 15' of right of way and task the developer to the south to complete that.

STEPHENS: I can't answer that question.

PITTOS: So that is the intent. When the properties to the south are redeveloped they will have to contribute their portion of the right of way just like any other development proposal that comes in, particularly for nonresidential development. They frequently have to contribute right of way dedications. That has happened along 159th Street and Lagrange Road. Not just because of the widening efforts but for other reasons as well. So when non-residential development comes in we are going to request 15' of right of way.

STEPHENS: How many property owners are there to the south?

PITTOS: Three total properties to the south. In the case of Hampton Court there are only two.

MCANDREWS: So the developer to the south east would have to build the remainder of that right of way? He would have to build that out without receiving any benefits from it?

PITTOS: There is an agreement between the petitioner and that property owner to put in landscaping improvements now that would double up as future parkway trees that would be there so it would only be a land dedication on the part of the

property owner because there is no roadway infrastructure to continue south and the Hampton Court property owner is going to construct the curbs.

STEPHENS: So they would have to dedicate 15' of their north property line and put sidewalk in.

PITTOS: Correct.

STEPHENS: OK.

GIVEN: We haven't asked for any recapture agreement or anything. We have actually set up the property owners to the south with a pretty nice situation because it has this infrastructure being built and them not having to pay for it. So I think we have given them a benefit.

MCANDREWS: It is my understanding that the property owners to the south had responded and had met with the board. Maybe Mr. Pipolo can confirm that?

AUBIN: Does that have anything to do with this petition?

MCANDREWS: Yes.

STEPHENS: What does that have to do with this petition and particular piece of property?

MCANDREWS: I guess the grading issue is still open at the cul-de-sac.

STEPHENS: I don't think so because the preliminary engineering has been approved. Am I correct? Is there any grading issues remaining?

PITTOS: It is my understanding that along that shared property line along Hampton Court, the road has been dropped down to meet the existing grades and Mr. Zalewski can confirm that.

STEPHENS: Thank you.

MCANDREWS: Then there are no issues with the grading if it is keeping the water on the property. Thank you.

STEPHENS: Is there anyone else? Seeing no one else, we will go to our commissioners.

DZIERWA: I can see this is basically trying to clean up a few issues here. The three additional variances are needed from the last plan. I saw the way the last plan was and this one seems to be doing much better. The petitioner seems to be taking on a much bigger issue by keeping all of the water on site and getting it to

your own detention. You are basically making the south property owners look better by what you are doing on your south property line. I appreciate that and I'm sure they appreciate that. This is definitely better than what we saw in January. Thank you for that.

JACOBS: My only question was handling emergency vehicles in that cul de sac. Is there any problem with that?

PITTOS: The cul de sac meets all of the Land Development Code requirements in terms of the length particularly for the density that is proposed for this case. I believe the maximum length of the cul de sac for what the code considers multi-family development, which in this case is single family attached but it is more than single family detached, is 1000' and I believe this one comes just short of that. This is a short cul de sac. There have been longer cul de sacs in other parts of the village left in these temporary stub connections that have existed for years without incident. Emergency management has been able to get into those and get out quickly. In this case, the cul de sac itself is short and there is no issue that it would take an ambulance or a fire truck much time to get down into it and then back out again.

PAUL: I commend the petitioner and the Village for putting this together. It is a tough piece of land to do something with. We are putting ten properties on the tax rolls. We are putting a street in there. You are setting it up for the next guy to the south since the street is already put in and you are paying for it. So I don't have any problem with it. This is as good as you probably are going to get from this parcel of land.

AUBIN: I have great confidence in our engineering staff and I'm sure that Bill and your people talk to our guys on a regular basis when you made all of these changes. The project has preliminary engineering and if you had the motion tonight in front of you, you would see that there are 18 different conditions that this petitioner has to meet to develop this property. There wasn't one question on any of the 18 conditions. He's accepted all of them. Your engineering staff, our engineering staff, and Mr. Pittos and his people certainly made sure that this piece of property met all codes that Orland Park has so I don't see any reason why this shouldn't go forward.

MURPHY: It is a transitional property so it certainly faces its challenges. I think the petitioner has done a very nice job in taking care of that. I like that it adheres to the five structures even though it is ten dwellings. My only question is the proposed price points?

AUBIN: Swore in Ben Fieten, 15630 Park Station Boulevard, Orland Park.

MURPHY: What are the proposed price points?

FIETEN: We have two different models: 1800 sq. ft. & 2100 sq. ft. We can even go up a little higher if they decide to go with a loft. The price point is going to start off at around \$424,900 for the smaller units.

MURPHY: Thank you. That is all I had.

PARISI: Looking at the drawings over there, are we going to have two front loads? One side load? I'm a little confused. Where are the garages going to be and how are these people going to get in their house?

ZALEWSKI: I've been working with Ben on the architectural and right now we have predetermined front load and side load. It is the same for three lots. I know this is a very long driveway but this has been determined to be a front load and this is proposed to be a side load. Every building has a front and a side. There is also an option that the architectural that you saw with the two front loads, depending on what unit goes in, this side load can turn and go into the front. There are options available depending on which model someone would like to purchase. The idea is to give some variety so when you come down the street you don't see all garages.

PARISI: Which is a good thing and I assume you will have walkways with the entrances on the sides? Regardless, my question is how will you enter the unit? Whether you put a front load or a side load garage, the cars will be towards the front of the building and I imagine that people would enter from the east and west sides of the buildings and they what size of a rear yard will these houses have roughly?

ZALEWSKI: Well there is a 30' setback; however, going out on a limb here, the back yard really isn't that usable. You have 10' that is flat and then a 3 to 1 slope.

PARISI: Plus with a slope.

ZALEWSKI: Yes. That's where the retaining wall comes in that you could have a small patio. Demonstrates where the patio will be.

PARISI: My only reason for asking all of this is because you have to shift things to make some accommodations and I would be hopeful that at \$429,000 for 1,800 sq.ft. and making all of these accommodations that these buildings would be absorbed.

ZALEWSKI: It appears that these are going to be a semi-custom design. Things can be moved around to accommodate the purchaser. At \$429K, I'm going to assume that there will be some flexibility.

PARISI: Ok those were my concerns. Thank you.

STEPHENS: I want to compliment Mr. Abel. I assume he was the one who

answered the rezoning evaluation factors questions. That was very well done. In addition, the variance standards, your answers made a great deal of sense. This is a very difficult piece to develop and the engineers on both sides have done a great job of making this work. They have eliminated any future water problems and worked well with their neighbors to the south. We have seen plans in the past with a whole bunch of townhomes and I think the number of units was around 24. Do you remember that Mr. Pittos?

PITTOS: Yes. Those plans did have higher density. They were around 25-30 units.

STEPHENS: I think this plan is much better as it transitions from the single family to what is proposed to the south and what I believe will eventually be proposed. Those lots that go to 159th Street will probably be zoned BIZ.

PITTOS: Yes, the Comprehensive Plan is indicating those will become business type parcels in the BIZ zoning district.

STEPHENS: I thought we approved about 6-7 years ago with regard to one of those sites for an assisted living home that never moved forward due to the economy.

PITTOS: Correct.

STEPHENS: I am in favor of this project because you are only putting in 5 buildings, 10 units and the buildings are going to be designed in keeping with the homes to the north and I think that makes a great deal of sense. It is a tough piece to develop but the engineers on both sides have done a good job. The chair will now entertain a motion.

DZIERWA:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated January 27, 2015

And

I move to recommend to the Village Board to approve the rezoning of 15760 108th Avenue from E-1 Estate Residential District to R-4 Residential District subject to the conditions outlined below;

And

I move to recommend to the Village Board to approve the preliminary site plan titled "Preliminary Site Plan Hampton Court Orland Park, Illinois", prepared by VantagePoint Engineering, dated received January 8, 2015, job number 14-12, subject to the following conditions:

- 1) Add a guard rail at the south property line where Southview Drive turns west to Hampton Court;
- 2) Install off-site landscaping on the south side of Hampton Court and generally plant the new trees as the future parkway trees;
- 3) Appropriately grade the area adjacent to the southwest corner of Lot 1 (in the public right-of-way) to manage storm water and direct it west to the detention pond;
- 4) Add crosswalks at both corners of Hampton Lane and Southview Drive to connect the east and west sides of the Southview Drive sidewalk network;
- 5) Submit a final landscape plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval;
- 6) Work with the Village to determine appropriate offsite wetland mitigation via the Development Agreement;
- 7) Shift the building on Lot 1 north five (5) feet to meet the south 25 foot side setback requirement; and
- 8) Meet all final engineering and building code related items.

And

I move to recommend to the Village Board to approve the Elevations titled "Hampton Court Concept", dated January 22, 2015, subject to the same above conditions and the following:

- 9) Avoid color monotony on the proposed single family attached duplex buildings while keeping within the same color palette.

And

I move to recommend to the Village Board to approve the Hampton Court subdivision for six (6) lots subject to the same above conditions and the following:

- 10) Submit a Record Plat of Subdivision to the Village for recording.

And

I move to recommend to the Village Board to approve the following Variances for Hampton Court:

- 1) Reduce the wetland setback from 50 feet to zero (0) feet;
- 2) Reduce the width of the future public right-of-way for partial construction from 60 feet to 45 feet;
- 3) Reduce the diameter of the cul-de-sac bulb from 120 feet to 112 feet;
- 4) Reduce the pond maintenance area from 25 feet to not less than fifteen (15) feet;

- 5) Reduce the detention pond setback from 25 feet to not less than eighteen (18) feet.
- 6) Reduce the side setback of Lot 1 from 25 feet to twenty (20) feet.
- 7) Reduce the front yard setbacks from twenty (20) feet to eighteen (18) feet.
- 8) Reduce the minimum driveway length from twenty (20) feet to eighteen (18) feet.

All changes must be made prior to the Board meeting.

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

2014-0401 Greystone Ridge

TURLEY: Staff presentation made in accordance with written staff report dated April 14, 2015. 1:37:19

STEPHENS: The petitioner is present and would like to speak.

AUBIN: Swore in David Sosin, attorney for the petitioner, 9501 144th Place, Orland Park.
Scott Schreiner, DesignTek Engineering, 9500 Bormet Drive, Suite 305, Mokena.

SOSIN: I have been proud to represent Beechen & Dill Builders for a substantial portion of their 43 years in business. They have done a number of subdivisions, six or seven in the Village of Orland Park. A number of them have been awarded prizes such as Settler's Pond. This project has taken some time and when it was mentioned that it stopped because of the economy, that of course is true. But in some ways it is a very different project and there have been many changes that have been made over the years with some of the philosophies of the Village. Also, staff has made many changes and our engineers have worked with them on adding a Boulevard, changing configuration, adding a park for example. We are very happy with the staff report and their conclusions and conditions. The engineering issues have always been a challenge and I just want to address variation and the special use. The variance is somewhat unusual because it is fairly substantial. The purpose of having that substantial space around the pond is for maintenance. For example, we are running right off the street. It lends itself to having equipment easily accessible. This is a very substantial detention pond. Because of the wetland this is a much larger detention pond that would be normal for a typical subdivision because of the compensatory storage. So that should be a help. We know one of our neighbors is here and his lawyer. Storm water is always an issue but we think with the amount of storage and the way this has been engineered, it should be an enhancement to the area. Right now the property is just draining in every which way and there are substantial changes in elevation. Here it is all going to be detained on site, piped off and we think it will help our

neighbors substantially. With that I would like to call our engineer to explain the topography and the detention pond's engineering.

SCHREINER: Short presentation reiterating engineering of site.

STEPHENS: Is this going to be a wet pond all of the time?

SCHREINER: It is going to be a wet bottom. Typically there will be between 6" and 12" of standing water in the pond. It will be planted with wetland plants along the bottom and natural vegetation along the banks.

STEPHENS: So it will constantly have about a foot of water.

SCHREINER: It will dry out in the summertime.

STEPHENS: In a hot summer. But if it's not a real hot summer it will always have a little bit of water in it.

SOSIN: We are aware that some of our neighbors are here and including our adjoining property owner. We are happy to answer any questions. Just for the record for our neighbors that they may want to look at include Persimmon Meadows, Persimmon Glen, Persimmon Ridge, Countryside, all of which are very close to this property. As well as Settler's Pond and Somerglen. The other thing that people want to know is what our price point is to make sure that it is compatible with the neighborhood. The answer is probably in the \$450-550K range. Houses will be in the area of 2,700 – 4,000 sq. ft. I have included in the materials a couple of elevations just so the Commission would have an idea of the types of homes that Beechen & Dill are intending on building. With that, we are happy to answer any questions.

AUBIN: Preliminary engineering has been approved?

TURLEY: Yes.

STEPHENS: Is there anyone in the audience that wishes to comment?

AUBIN: Swore in Tom Molyneaux, 13921 Creek Crossing Drive, Orland Park.

MOLYNEAUX: I have been there for about 18 years and I have some concerns. I am at the south end of Creek Crossing Drive which is good for me. It is one of the higher points on Creek Crossing and the water goes from south to north. This property being north of me, I am suspecting it is going to be a little higher than my property. So I am wondering what the elevation difference is between the south end of this property and south of 139th Street. I am also wondering about construction traffic. It seems to me that the only access point for construction vehicles will be along 139th or Creek Crossing Drive. Is there any reason for

construction traffic to come south of 139th Street? I am also concerned about that retention pond and the playground being next to each other. I have grandchildren. I don't know how much water will be in there.

STEPHENS: It will have about a foot of water.

MOLYNEAUX: At its lowest. How much at its highest? It seems to me that the Village is agreeing to a half an acre for a playground, we are getting some additional equipment for that playground from the builder; but how much is half an acre of land worth at this site compared to playground equipment. I don't think it is an even trade.

STEPHENS: Well they are asking for cash contributions of \$157,000, \$64,000, and \$93,000. That is a lot of money.

TURLEY: It is comparable. If you don't dedicate park land, you have to pay cash in lieu. This was figured out based on that additional half an acre.

STEPHENS: That formula is in the codes. That is based on what an acre of land would be. Mr. Sosin, can you address these three questions?

SOSIN: I can answer your question about construction traffic. I don't see any reason to use Creek Crossing Drive south of 139th Street. 139th Street off of Wolf Road is the logical place for the equipment to come in. Once they get the land graded and balanced, the heaviest thing you are going to see is a cement truck and they will come in off of 139th Street.

SCHREINER: At the intersection of 139th Street and Creek Crossing Drive, 139th generally flows to the east at that particular point so any water that was coming off towards our site will then head east. There is a storm sewer that collects that. As far as our site goes, we are required by Village ordinance and MWRD permits to capture all of our runoff and direct it to the pond. When you look at our site we have to grade our site, collect the storm water runoff and bring all of that water to the detention facility. Once it is in that detention facility, it is restricted. The release is restricted. The direction of the release from the pond is directed to the west. We will not be directing any water towards 139th Street or to the south.

STEPHENS: What is the highest water level for the pond?

SCHREINER: The maximum height of the water will be 6'.

STEPHENS: You are required to build safety ledges on the entire side of the pond?

SCHREINER: Safety ledges only have to be built when you have an open water pond facility. Since the maximum pond we will have at the bottom is 6" of standing

water there won't be safety ledges dug into the bottom of the pond. So that 6' pond fluctuation will only occur during 100 year storm events. That pond will draw down in approximately 48 hours back down to the standard 6".

STEPHENS: We have talked about water and construction traffic. If there is a problem with construction traffic, can't the Village put up a sign on Creek Crossing that says no construction traffic allowed.

TURLEY: It is handled on a case by case basis. Of course the Village doesn't want construction traffic on the residential roads.

STEPHENS: If you are experiencing construction traffic, you can call the Village and ask the planning department to put a sign up. I don't see any reason why the trucks would go in that way. I think the problem has been addressed at this point. The Village will put in a request for a sign to be put up.

AUBIN: Swore in Dariusz Wator, 10711 S. Roberts Road, Palos Hills.

WATOR: I represent Mr. Kubich who is also here today. He owns the property to the south of the detention pond. We had a chance to speak with the petitioner earlier today to address some of his concerns and their response was sufficient. There was a question of drainage from the detention pond as some part of it may be a little higher than the elevation on Mr. Kubich's lot. From that conversation, the problem was addressed. The other concern that he had raised was the reverse and the drainage from his unit. That northern portion towards the detention pond is actually lower than where his house is located. Sometimes when it would rain significantly, the water would go down into the pond into that lower area there. The engineering is such that the drainage would go towards that wetland area. Finally, the access easement that we have. Mr. Sosin and I did discuss it and we are going to get that resolved. For the most part our concerns have been met.

STEPHENS: Thank you for the positive comments. We don't often hear that. Just a comment I'd like to make. When I was going through the plan, on the legend, you show lot 40, 41, and 42; but you show no markings on 40, 41, and 42. We would like to see you designate these on the preliminary plan as out lots.

SCHREINER: The preliminary plat shows lot 40 as the access easement to the adjoining property, 41 is the detention basin and 42 is the park side.

TURLEY: If you could show it on the site plan as well.

SCHREINER: It is on the preliminary plat so we will make sure it gets transferred over accordingly.

STEPHENS: Are we looking at the preliminary plat?

TURLEY: Site plan.

STEPHENS: Can we see the preliminary plat? You need to rename them as out lots not lots. Is there anyone else who wishes to speak to this petition? Seeing no one, we will go to our commissioners.

AUBIN: I have a sentimental weakness for engineers. They do things right. Our preliminary engineering people working with Scott about detention, water flow and all of those things that need to be taken care of to develop this property. I have the confidence when they put their stamp of approval on this. The neighbors are always in consideration when we do these kinds of things. The project began and I am repeating myself from the last petition we had and that is this has met all of the codes and things that Orland Park requires. I don't have a problem with it.

DZIERWA: I think it is a great idea to get the park equipment installed at their cost. The detention pond will be there that will be dry most of the time in the nicer months. The two of them together make one big wide open area. It's a good thing. It saves the Village a little bit of money. And I'm glad the petitioner is going along with it. This is a good set up for this particular parcel. As long as the petitioner works something out with staff as far as how they are going to deal with construction traffic to keep the neighbors happy. If you ever see going down your street, just call the planning department and have them contact the builder to tell them to go to the other entrance. Other than that I have no qualms.

JACOBS: It is quite an ambitious project so we wish you lots of good luck with that. Do you have an anticipated start date?

SOSIN: This spring.

PAUL: I wanted to address Mr. Molyneaux's concerns about the proximity to the park. It is common, right? The two parks by me both have ponds and they're just both right there. Has it ever been a problem?

TURLEY: Correct. And not that I'm aware of.

MURPHY: I don't have any concerns. It's great to see this kind of subdivision that is similar to the surrounding neighborhoods.

PARISI: I am very familiar with the area and it makes perfect sense. I'm glad to see professional presentations. It makes things a lot easier. I am happy to see new homes being built. As a Village, I am never worried to see that people want to come here; I'm more concerned when they want to leave.

STEPHENS: One other thing I wanted to mention. Isn't there supposed to be a 15' landscape easement on the rear of all the north lots? That is not on your

preliminary plan either?

TURLEY: Yes. That is a condition of approval.

STEPHENS: Whoever did the design of this, it is a very well laid out site plan. I don't think anyone could have done a better job of laying out this 17 acre site plan. I wanted to recognize and thank you for the responses to the zoning questions. Thank you. I have no further comments to make. We will now move forward with a motion.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated April 14, 2015.

And

I move to recommend to the Village Board approval (upon annexation) of the rezoning of the property to R-3 Residential District.

And

I move to recommend to the Village Board approval (upon annexation) of a special use permit to disturb a wetland, subject to the following condition:

- 1) Obtain updated U.S. Army Corp jurisdictional determination for wetland.
- 2) Install upgraded wetland plantings in and around the detention pond.

And

I move to recommend to the Village Board approval (upon annexation) of the preliminary site plan titled "Preliminary Site Plan for Greystone Ridge", by DesignTek Engineering; dated 8/26/08, revised 2/19/15, subject to the following conditions:

- 1) Resolve ownership issue for access easement located north of lots 23-26.
- 2) Dedicate a .52 acre park to the Village as shown on the plan to meet a portion of Code requirements for park land dedication. Meet remaining park land dedication cash in lieu requirements and recreation cash requirements through the developer design and installation of park equipment documented as costing approximately \$156,777, to be finalized at time of Annexation Agreement, and Park Plan approved at the time of Final Landscape Plan. Amount to be included in the Letter of Credit, and installed after 20 of the homes have been constructed.
- 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. Submit a tree survey.
 - b. Preserve high quality existing trees where feasible, particularly along existing

fence rows.

c. 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.

d. Install upgraded detention pond wetland plantings to help offset impact of wetland removal.

e. Include shown landscape buffer along 139th and 15' landscape buffer along rear of lots abutting transmission towers.

f. Include parkway trees along all sidewalks, including 139thth Street, spaced 40' on center.

g. Include park plan and construction details as a part of the Final Landscape Plan.

8) Connect the stubbed sidewalk at the southwest corner of 139th Street and Creek Crossing Drive to another sidewalk.

9) Dimension detention pond high water line setback from right of way and property lines.

10) Meet all final engineering and building code related items.

11) A subdivision sign is not part of this petition and if desired should be submitted for separate review to the Building Division

And

I move to recommend to the Village Board approval (upon annexation) of a 39 lot residential subdivision plus a detention out lot and public street dedication, as shown on the Preliminary Site Plan, subject to engineering approval and the submission of a Record Plat of Subdivision to the Village for approval and recording.

And

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

1) Reduce pond setback and maintenance strip from required 25' minimum to as little as 5'.

All changes must be made prior to the Board meeting.

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

NON-PUBLIC HEARINGS

None.

OTHER BUSINESS

2015-0040 Memo: New Petitions & Appearance Review

None.

ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 9:16pm

Respectfully submitted,

Heather Zorena
Recording Secretary
ADJOURNED