

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, July 24, 2012

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

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

CALLED TO ORDER/ROLL CALL

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

Present: 5 - Member Jacobs; Member Aubin; Member Dzierwa; Member Parisi, Member Paul

Absent: 2 - Chairman Stephens, Member Murphy

APPROVAL OF MINUTES**2012-0444 Minutes for the June 26, 2012 Plan Commission Meeting**

A motion was made by Commissioner Dzierwa, seconded by Commissioner Parisi to approve the minutes of the June 26, 2012 Plan Commission Meeting with the following correction:

Correct the motion for the Parkview Christian Church to read the right motion from version 1 staff report.

APPROVED

Aye: 4 - Member Aubin, Member Dzierwa, Member Parisi and Member Paul

Nay: 0

Abstain: 1 - Member Jacobs

Absent: 2 - Chairman Stephens and Member Murphy

PUBLIC HEARINGS**2012-0228 Engel - Rezoning (Subject to Annexation)**

TURLEY: Staff presentation made in accordance with the Staff Report dated July 24, 2012.

AUBIN: Thank you Mrs. Turley. The petitioner, Mr. Engel is obviously in the room. You have had the opportunity to listen to Mrs. Turley and her report and probably look at the hard copy. There are a number of conditions attached to the approval. Is there anything you would like to add? If you do, you need to be sworn in.

TURLEY: These conditions were a part of the 2011 motion; they are just being repeated here. The only ones that were added that we have to agree on are the terms of the disposition of the existing well and septic and that they must enter into the financial agreement before the Village signs the ordinance. So the rest of them are just a reiteration of what was approved by the Board in 2011.

AUBIN: It is a public hearing. There is nobody in the audience that I can see that would like to talk about this particular petition so I will ask my fellow Commissioners if they have any comment. Commissioner Paul?

PAUL: Thank you Mr. Chairman. I have no additional comments. This is pretty cut and dry.

AUBIN: Thank you, Sir. Commissioner Jacobs?

JACOBS: I have nothing further as well, thank you.

AUBIN: Thank you Ma'am, Commissioner Dzierwa?

DZIERWA: I agree with my fellow Commissioners.

AUBIN: Mr. Parisi, no comments? No comments from the Chair. At this time 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 July 24, 2012.

And

I move to recommend to the Village Board approval (upon annexation) of the rezoning of 7841 Redondo Lane to the Village's R-2 Residential District subject to the following conditions:

1. Base sewer and water combined connection fees equal to \$19,844.73, which is the same as the original special assessment participants paid.
2. Instead of the CPI inflation adjustment, a 12% cost of living increase shall be applied to the connection fee.
3. Repay the amount in 120 installments billed monthly, or alternatively billed quarterly via water billing method, over a period of 10 years. The interest on the installments shall be determined annual interest paid by original participants.
4. Building Permit costs be waived, current annexation and meter fees shall apply.
5. The Village Attorney record in the Cook County Recorders Office Ordinances 2379 & 2380.
6. The Village Attorney in conjunction with the Village Manager prepare an agreement memorializing the arrangements with regards to water and sewer service for 7841 Redondo Lane and that a memorandum of that agreement be recorded in the Cook County Recorders Office.
7. Include in the agreement the terms of disposition for the existing well and septic system.
8. The petitioner must enter into a financial agreement with the Village for completion of the water and sewer connection prior to the approval of the Annexation Ordinance.

APPROVED

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

Nay: 0

Absent: 2 - Chairman Stephens and Member Murphy

NON-PUBLIC HEARINGS

2012-0300 Comprehensive Plan Update - Mobility & Access Chapter

TURLEY: Staff Presentation made in accordance with Staff Report dated July 24, 2012.

DZIERWA: Mr. Chairman, is it ok if we interrupt Mrs. Turley with questions we might have throughout her presentation?

TURLEY: Yes, that's fine.

DZIERWA: I just thought this way we could cut to the chase and we wouldn't have to remember all the way back. In regards to the strategic plan, was there a strategic vision before that?

TURLEY: It's based on the vision of the Comprehensive Plan and we do have a draft vision that came out of the visioning session that was held a couple of years ago. So we have done some visioning and there are concepts and visions in this mobility chapter that also the strategic plan will be based on.

DZIERWA: So this is based on that update. Sorry for the interruption.

TURLEY: Continues with staff presentation.

AUBIN: Mrs. Turley, this is going to be in front of us again, is that correct?

TURLEY: Right.

AUBIN: I might suggest to my fellow Commissioners that there is a lot of material here just in this packet that you gave us to review and look over. If I understand Mrs. Turley correctly, they are looking for suggestions. They are looking for someone to throw some ideas in there for this entire project. It would be my suggestion to everyone to take a peek at it and respond back to Mrs. Turley. What is the best way to get back to you, Mrs. Turley?

TURLEY: Whatever works best for you. I would be glad to meet, email, or phone. Whatever will work the best for you. We would love to hear your ideas.

DZIERWA: Mr. Chairman, a lot of this we have in place now, with the stub roads that we are requiring for new businesses to keep congestion down. For instance,

keep people off of Lagrange Road and 94th Avenue. That is a big thing over there now. You can go from Harrison's to 151st Street without touching either street. A lot of this is incorporated already. The only one thing that I wanted to ask right now is that how does the bike lanes and everything else work when the weather is against you? How is the bike system and getting people out of their cars and onto public transportation or bikes going to work in bad weather? Is that something that is going to be maintained year round? It is just something to think about.

TURLEY: Yes, we live in a climate where that is going to constrain our ability to get people on bicycles in the winter. That is just a constraint that we have. We may not be as successful as some other communities in warmer climates.

DZIEREWA: Right. They are nice amenities to have but they can not be used year round. That is all I have Mr. Chairman.

AUBIN: Mr. Parisi? Any comments that you would like to add?

PARISI: I think there is an awful lot to digest over here. Our team has done a very impressive job. You can just see 143rd and Lagrange Road shaping up. Personally, I think it is very exciting and just impressed by how visionary this Village has been and continues to be. I will look this over and any thoughts or suggestions I will get them over to you.

AUBIN: Thank you, Sir. Commissioner Paul, anything?

PAUL: Yes I have a couple of things. This is in reference to the bike and pedestrian traffic. I am assuming we have done surveys on this in the past and we plan to do them in the future? A couple of questions: we talk about making things more pedestrian friendly and at the same time we are talking about reducing congestion; sometimes the two of those things do not mesh. I think of downtown Lagrange: very pedestrian friendly. Its 20 m.p.h. with stoplights every other block. However that builds up congestion; so you kind of give up one for the other. Bike lanes take up a lane of traffic so you are pushing the cars into a narrower spot. With the surveys that we've done, has there been indication that they are willing to make that trade off or is that something to be considered down the road if people are willing to make that trade off?

TURLEY: In some areas they are not. For example, we have been working with the Wheeler residents which have been a challenge because they are not all buying into the idea of bicycle lanes. But that is something we look at project by project and try to collect neighborhood consensus on what is important. It is definitely a balancing act. You want to try to be inclusive and provide as much variety as you can and encourage people to try to take public transportation. But at the same time, you have to remember that we have a large volume of vehicular traffic that we have to manage. It is definitely a constant struggle to balance all the needs and be responsive to all the opinions.

AUBIN: Well you mentioned earlier that you are going to have a public hearing when we get to a somewhat finished product and we are going to take some input from those folks as well.

TURLEY: This will be posted on the website in the next couple of weeks. The Mobility Chapter will be part of the Comprehensive Plan page.

AUBIN: Thank you Commissioner Paul. Commissioner Jacobs?

JACOBS: I have nothing at this time, thank you.

AUBIN: Thank you Ma'am. Mrs. Turley, thank you for a fine report. I hope that we are as conscientious as we seem to be and go home and look this over. You will hear from us with any further suggestions that we may have.

No motion. This is an informational item only.

OTHER BUSINESS

None.

ADJOURNMENT

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

AUBIN: This meeting is adjourned at 7:28 p.m.

Respectfully submitted,

Heather Rosignolo
Recording Secretary
ADJOURNED