

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, November 22, 2016

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

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

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: 5 - Chairman Stephens; Member Aubin; Member Paul; Member Murphy, Member Shalabi

Absent: 2 - Member Jacobs, Member Parisi

APPROVAL OF MINUTES

2016-0104 Minutes of the October 11, 2016 Plan Commission Meeting

A motion was made by Member Paul Aubin, seconded by Member John Paul, to approve the minutes of the October 11, 2016 Plan Commission with the following changes:

On Page 7 the paragraph that reads "JACOBS: I move to continue case number 2016-0607, Cook County Highway Facility Solar Panels to the October 11, 2016 Plan Commission meeting" be replaced with the correct motion.

On Page 23-24 the sentence that reads "STEPHENS: Thank you Commissioner Parisi....I think the building with the brick and in being in compliance is much, much better than what we saw at the beginning" be changed to "I think the building with the brick and being in compliance is much, much better than what we saw at the beginning."

On Page 24 the paragraph that reads "PARISI: I move to continue the Zeigler Infiniti of Orland Park petition, case number 2016-0504, to the October 11, 2016 Plan Commission" be replaced with the correct motion.

APPROVED

Aye: 5 - Chairman Stephens, Member Aubin, Member Paul, Member Murphy and Member Shalabi

Nay: 0

Absent: 2 - Member Jacobs and Member Parisi

PUBLIC HEARINGS

2016-0748 15221 Cottonwood Court Geothermal Project

MAZZA: Staff presentation made in accordance with written staff report dated November 22, 2016.

STEPHENS: Is the petitioner present? Does the petitioner wish to add anything to the presentation?

AUBIN: Swore in Dhaval Patel of 15221 Cottonwood Court.

PATEL: The only thing I want to present is, in the picture, the one before this, the satellite map picture? That's a neighbor's property. My property is next to it.

STEPHENS: That's what I thought. You're the second one in? Where the red lines are, you're the one right next to it to the south.

PATEL: Exactly.

STEPHENS: I thought that was wrong. Other than that, thank you sir. This is a public hearing, is there anybody out there who wishes to address this petition in any way with any questions or comments? Hearing none, we'll go to our commissioners. Commissioner Murphy?

MURPHY: I have no comments, no concerns. I would be in support of it.

AUBIN: Concur.

PAUL: Nothing to add to that.

SHALABI: Thank you Mr. Chairman. I have nothing to add as well.

STEPHENS: I have nothing to add either. It's pretty straightforward. We'll move forward for a motion here.

PAUL:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated November 22, 2016,

And

I move to recommend to the Village Board to approve the Appearance Review (Environmental Clean Technology) for a geothermal heat pump system at 15221 Cottonwood Court as depicted on the plat of survey titled "Plat of Survey", prepared by the petitioner, dated received on October 27, 2016, subject to the following conditions:

- 1) Meet all Building Code related items;
- 2) Obtain necessary permits from the State prior to issuance of a building permit;
- 3) Any mechanical equipment must be screened at grade level with landscaping.

RECOMMENDED FOR APPROVAL

Aye: 5 - Chairman Stephens, Member Aubin, Member Paul, Member Murphy and Member Shalabi

Nay: 0

Absent: 2 - Member Jacobs and Member Parisi

2016-0805 Land Development Code Amendment - Regional Mixed-Use Campus District

KOWSKI: Staff presentation made in accordance with written staff report dated November 22nd, 2016.

STEPHENS: Thank you Mr. Kowski, good presentation. Is there anyone here who would like to address this petition? Step up to the microphone please.

AUBIN: Swore in Dan Burns of 15255 S 94th Avenue.

KOWSKI: What Mr. Burns is asking is – let me go back for a few moments. There is a parcel that is unincorporated. That remains unincorporated. We are not annexing that property as part of this project. However, when it comes to Orland Park, and it has to come to Orland Park, it will be folded into this code.

BURNS: So what is it lacking that it wasn't brought in?

KOWSKI: The actual owners have to petition. The Village of Orland Park does not force annex property. It has to be a voluntary annexation by way of a development proposal.

BURNS: Did all the other parcels within this white line make application for zoning?

KOWSKI: No. We are permitted to rezone property provided we notify the property owners. Each of the properties within the white boundary is located in the limits of Orland Park.

BURNS: Thank you.

STEPHENS: Mr. Kowski how many property owners are there?

KOWSKI: For all intents and purposes there are two majors owners, the O'Malley Family and the Stump Family. Then, there are the two office building owners which are separate lots as well. The O'Malleys and Stumps own probably 90% of the property. 150 Acres of the 271 is Mr. O'Malley. I've had meetings with both of these groups during this process and I think it's safe to say that they're very happy with where we've landed today, and I think they're looking forward to proceeding.

AUBIN: Swore in Pat O'Malley of 12314 S 86th Avenue, Palos Park.

O'MALLEY: I don't necessarily have any remarks to make other than the staff has approached us on that. I want to congratulate Mike and the staff's efforts at this work. Additionally, when he said this has been going on for 15 years, it's actually more than 15 years, Mike. The dream of something like this happening has been

in the works for all those years. As a representative of my family, and Mr. Stump happens to be my father in law so I'm representing him as well, we just want to express our appreciation for all the work that's been done within the staff of Orland Park. We would encourage the Plan Commission to embrace this as we do. Thank you for all the work you do for the community at large, but this is a wonderful concept for the Village and we enthusiastically support it.

STEPHENS: I take it you're in full support of this.

O'MALLEY: Yes Mr. Chairman.

STEPHENS: Thank you Mr. O'Malley. We have somebody else who would like to address. Lower the microphone so we can hear you and raise your right hand so we can swear you in.

AUBIN: Swore in Fran Fuehrmyer of 18249 Oklahoma.

FUEHRMYER: My building, the back end, faces Smith Crossings. That whole concept is going to go on all that vacant land, is that what you're telling us?

KOWSKI: This vacant land back over here is unincorporated, it's owned by the Forest Preserve, that will stay like that forever. Where that Horton Center is, that's the extent of the code area here. Nothing could be built by the creek, there's not enough room. Something may be built here, and across from Smith Crossing there is some development potential, but nothing back over here or here. If that helps you get your orientation.

FUEHRMYER: So all that other land – that's where you're going to be putting this?

KOWSKI: Correct, yes. As far as how this will play out, we anticipate development happening first by LaGrange Road. It will take many years before it really truly reaches over here.

FUEHRMYER: And I take it a movie theatre was in that concept too?

KOWSKI: It's allowed to go there, absolutely.

FUEHRMYER: Ok, that's all. Thank you.

STEPHENS: Is there anyone else out there?

AUBIN: Swore in Martin Monahan of Smith Crossing.

MONAHAN: This property is my front yard right now. I'm here as a resident only but I'm sure I can speak on behalf of the fact that Mike came and gave the group a presentation the other day because there is a lot of interest within the folks at Smith Crossing as far as what's going to happen out in front of us. As Mike

reviewed what they've done, it certainly looks like a solid planning process. My career was as a highway engineer and a planner. It looks like you've really used some of the latest techniques. One little issue I would leave with you is, there is a lot of noise on that parcel. I-80 and the tires just create a lot. I don't know the degree to which that will impact offers or others that might think they'd like to put property in there. If noise walls become a consideration, I would suggest that you investigate clear plastic, clear translucent noise walls, so that we don't shield I-80 from that property as it exists or as it's hoped to be developed.

STEPHENS: Thank you sir. Is that about it? Thank you all very much. We'll go to our commissioners here. Commissioner Shalabi?

SHALABI: Thank you Mr. Chairman. I'd like to thank in advance all parties who made this possible including the hard work of our village staff, which I'm sure has been very diligent to bring it to this level. I'd like to say that it appears to be an exceptional and exciting project on several fronts from green space to the architectural layout. The thought process of the studies and variation appeal for sure. The project appears to have a long term positive tremendous impact on Orland Park and some of the neighboring towns in the areas of quality of life, economic development, and definite business infrastructure. It's very exciting and enjoyable for me to put my full support into this project.

STEPHENS: Commissioner Paul?

PAUL: Thank you Mr. Chairman. I'm looking at most of this and I'm assuming it's in Will County, correct? So it's a smart idea to take advantage of the property tax difference. It's one of the complaints that I've always heard over the years, "how come we only get big box and retail?" Well, the difference in Cook County versus Will County property tax, that makes sense. "How come we don't get office buildings, how come we don't get other than minimum wage job type buildings?" That solves that problem. It keeps it within Orland Park. I like that idea. I think it's a very smart use for that property. That's all I've got.

STEPHENS: Commissioner Aubin?

AUBIN: Thank you Mr. Chairman. I don't think you have to go any further than the owner's endorsement. I don't see the room filled with a lot of neighbors, the neighbor's endorse it. This is going to be a project that's been a long time in the making. I hope it comes to fruition sooner than later. Thank you.

STEPHENS: Thank you. Commissioner Murphy?

MURPHY: I concur with my fellow commissioners. It's a very exciting project. I look forward to seeing it come to fruition. It will create jobs and a lot of excitement in Orland.

STEPHENS: Thank you Commissioner Murphy. I too am in agreement with all the

commissioners here. I think it's a real forward thinking plan, I think it's the right location, I don't think it's going to be bother any of the neighbors around. I'm glad to hear that the property owners are in full support of it. If I was one of those property owners I would be in full support of it myself. I think I'd like to express my thanks, Mr. Kowski, I think you've done a good job here. This staff report is very detailed and very easy to understand. It tells the whole story. I think it's time for Orland Park to look at these kind of developments in the future. As you say, it's going to be a 20 year plan, I don't know how soon we would get started on something like this, but putting the zoning in place makes a lot of sense, and it will encourage people to move forward on something in Orland Park. I'm 100% behind this. So I guess the only thing left now is to entertain a motion and move forward.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated November 22, 2016,

And

I move to recommend to the Village Board approval of amendments to the zoning map and text of the Village's Land Development Code to establish a Regional Mixed-Use Campus District by rezoning areas from E-1 Estate Residential District and ORI Mixed Use District to RMC Regional Mixed-Use Campus District as presented in the attachment to this report with the understanding that minor adjustments may be made between now and the Board meeting following public input into the draft.

RECOMMENDED FOR APPROVAL

Aye: 5 - Chairman Stephens, Member Aubin, Member Paul, Member Murphy and Member Shalabi

Nay: 0

Absent: 2 - Member Jacobs and Member Parisi

NON-PUBLIC HEARINGS

OTHER BUSINESS

ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 7:30 p.m.

Respectfully submitted,

Elyse Vukelich

Planning Intern