

# 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, April 21, 2014

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 6:02 PM.

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

## APPROVAL OF MINUTES

### **2014-0235 Approval of the March 17, 2014 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 March 17, 2014.

**A motion was made by Trustee Gira, seconded by Trustee Calandriello, that this matter be APPROVED. The motion carried by the following vote:**

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

**Nay:** 0

## ITEMS FOR SEPARATE ACTION

### **2014-0234 Request for Sales Tax Inducement Agreement - CJ Wilson Mazda of Orland Park**

Director of Development Services Karie Friling reported that CJ Wilson Mazda has approached the Village of Orland Park requesting a sales tax inducement agreement as they are considering relocation of the existing Mazda Dealership in Tinley Park to Orland Park. CJ Wilson Mazda is in the process of purchasing the existing franchise and is considering relocation of the dealership to the former Mitsubishi location at 8910 West 159th Street (next to Volkswagen). This location has been vacant for a number of years and is an excellent location for this use.

The Wilson Automotive Group owns and operates CJ Wilson Mazda of Countryside, BMW Motorcycles of Countryside, KTM of Countryside, and Husqvarna of Countryside. They are the owner/principal of CJ Wilson Racing and CJ Wilson Children's Charities. In addition to their anticipated expansion into Orland Park, they are also opening another Mazda dealership in Ventura, California.

CJ Wilson is requesting a sales tax inducement agreement to complete the purchase, relocation and renovations required. They have requested a 50% sales tax sharing agreement for 7 years for a total of \$2 million, whichever comes first. They anticipate 39 new jobs will be brought to Orland Park and they will have \$5 million in monthly car inventory. They anticipate their 2014 annual property taxes paid will be \$145,810 (\$10,207 Village share). The desired timeframe is to close on the dealership purchase and be open in Orland Park by the end of May.

Total Estimated Project Cost

Dealership Purchase	\$1,000,000
Lease/Purchase of Property	\$4,500,000
Capital Improvements/renovations	\$1,000,000
Moving Costs	\$250,000
Total	\$6,750,000

Anticipated Sales/Tax Revenue (1%)

2014 (Partial)	\$10million	\$100,000
2015	\$25million	\$250,000
2016	\$30million	\$300,000
2017	\$35million	\$350,000
2018	\$40million	\$400,000
2019	\$50million	\$500,000
2020	\$50million	\$500,000
Total	\$190million	\$2.4million

It should be noted that CJ Wilson in Countryside is currently ranked #1 Mazda Dealership in the Midwest for both 2012 and 2013 by Mazda North American operations.

As the Village Board is aware, Orland Park has a strong partnership history with our existing dealerships, including newer ones that have either moved into or expanded in the Village. Generally, each project is reviewed on its own merits with common requirements. These general requirements would also apply to CJ Wilson.

- \$1,000,000 + \$125,000 = \$1,125,000 total maximum incentive - Estimated renovation costs and 50% of moving costs.
- 50/50 share of sales taxes
- 7 year agreement - beginning once capital costs have been incurred - anticipated to be in late 2015/early 2016.
- Occupancy by August.
- Verification of actual renovation costs required. Reimbursement based upon actual costs incurred for renovations and moving.
- If dealership closes during the term of the agreement, all public funds must be repaid.
- All other Village approvals for any site plan, elevations, signage and building permits must be obtained.

Chairman Fenton stated the sales tax does not start until all the renovations are completed. Any sales made before that goes to the village.

Director Friling stated that the reimbursement period would kick in when the actual

renovations of the existing building are completed. The businesses would have to turn in verifiable documents that showed the renovations have actually occurred.

I move to recommend to the Village Board of Trustees, approval of a Sales Tax Inducement Agreement with CJ Wilson Mazda for the property located at 8910 West 159th Street, as outlined above.

**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

#### **2014-0239 Police Garage Variance**

Director Friling reported that the Village has received a request for a variance from the Village Code, 5-1-13 amendments for a proposed 1,238 sf. garage/office addition to an existing 865 square foot classroom building located at 15655 Ravinia Avenue. This site is Village property being used by the Police Department (satellite photo of building "A" attached to the Committee Packet) and is not visible from the street as it is located behind a berm to the rear of the Public Works property.

The addition planned to building "A" is requesting to use exterior walls of wood framing (studs) and vinyl siding materials with no plan for a masonry veneer as required by Sections 501.3.2 and 503.2.1 of our Village Building Code amendments attached to the Committee Packet below. This Construction Type is also classified as "5" (Section 602.5 of 2012/IBC) and not permitted in non-residential buildings.

The combined spaces for this building's addition equal 2,103 square feet of ground footprint area. This building's location is near the existing Police Gun Range (satellite photo building B).

The architect's e-mail attached to the Committee Packet indicates an alternate (as highlighted), for replacing the existing 865 sf. building's siding with a fiber cement board with no specified thickness. This request is to vary the masonry types of materials required for an accessory detached garage and storage building when not a residential use.

The variance is being requested as the existing wood structures were in 2003. Section 503.2.1 allows detached garages for multi-family residential buildings to use wood framing (with restrictions) with an anchored masonry veneer exterior surface. This may have been the basis for the original construction.

If approved by the Village Board, this variance would allow an extension to an existing non-conforming accessory building of wood framing without brick veneer

exterior materials as summarized in Village Code 5-1-13, amended Sections:

501.3.2 "Exterior Walls All Other Uses"

503.2.1 "General" - (Fire Limits)

Chairman stated that for the public's reference, the area is located by the Public Works Department and not near residential properties.

Chief of Police Timothy McCarthy stated the building is being built to store high-end seized vehicles. He added that normally the vehicles would have to be left indoors at a towing facility and pay for them along way. The building will also serve as a restroom for those using the range.

I move to recommend to the Board of Trustees approval of a variance that would allow an extension to an existing non-conforming accessory building of wood framing without brick veneer exterior materials as summarized in Village Code 5-1-13, amended Sections - 501.3.2 " - Exterior Walls All Other Uses" and 503.2.1 "General" - (Fire Limits).

**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

#### **2014-0240 Health Code Updates Village Code, Title 6, Chapter 1**

Director Friling reported the Village of Orland Park's Village Code, Title 6, Chapter 1 (VC 6-1), regulates Health Administrative Provisions.

The existing Health Code Subsection 6-1-1-4, item # 1 currently amends the State of Illinois Health Code (77 Ill. Adm. Code 750) for regulations on commercial equipment and quality standards for public restaurant kitchens.

This request is to add code wording for clarifying when existing commercial food service equipment is required to be replaced with conforming certified equipment, when a change of business ownership occurs. See highlighted word attached to the Committee Packet.

I move to recommend to the Village Board of Trustees, the revisions in Title 6, Chapter 1, Subsection 1, 4, item # 1 for your approval.

**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

**2014-0241 Health Code Revision Village Code, Title 7, Chapter 3, Section 5**

Director Friling reported that the Village of Orland Park's Village Code, Title 7, Chapter 3, Section 5 (VC 7-3-5), regulates specified business including "Mobile Food Units" as noted in subsection 7-3-5-1 of the Village Code. This subsection specifies "General Operation" for allowable "Mobile Food Units" and the permitted locations within the Village.

A wording modification to this referenced subsection is proposed and intended to establish a restriction for not permitting mobile food units from conducting business within existing commercial open business sites without special permission as approved by the code official per 7-3-5-2.

As currently written, a mobile food unit is permitted to be placed adjacent to an existing commercial and/or restaurant businesses without a means of limitation.

Building Division staff has added the word "or" and deleted the word "commercial" for a change to our Village Code for your review as noted in the document attached to the Committee Packet.

I move to recommend to the Village Board of Trustees, the revisions in Title 7, Chapter 3, Subjection 5-1, for your approval.

**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

**2014-0218 Barry House - Certificate of Appropriateness**

Director Friling reported that on April 1, 2013, the Village Board approved a Certificate of Appropriateness (COA) for a new 4,000 square foot single family home at 9825 W. 144th Street in case number 2013-0067. That project proposed to replace the historic 1890 National Style single family residence, which had fallen into disrepair. The historic structure was demolished in January 2013. The new house to replace the historic house was proposed in the Queen Anne Style.

For more details on the project background regarding the demolished historic house and the original analysis on the site design and architectural details of its replacement, see the HPRC staff report attached to the Committee Packet(case number 2013-0067).

Current Project Overview

Following the 2013 approval, the petitioner was unable to construct the house that

was recommended for approval by the HPRC. A year has since passed and the petitioner has revised the proposed house's size and appearance to mitigate some of the construction costs associated with the original design.

There are a number of significant differences between the house that was proposed in 2013 and this petition that merit a new COA. The basic design of the house, however, follows the 2013 recommendations of the HPRC. In this staff report, the discussion will focus primarily on what has changed since the last Board approved Certificate of Appropriateness.

#### PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to construct a new 3,600 square foot single family home in the Queen Anne Style. Many buildings in the Old Orland Historic District are predominantly in the National Style but there are a few high profile buildings that are in the Queen Anne Style, namely the Twin Towers Sanctuary and the Loebe House (both are Orland Park Landmarks).

The Queen Anne Style is generally characterized by asymmetrical shapes, projecting bays, prominent compound rooftops, wrap-around porches, patterned shingles, conical towers, dormers and chimneys. The proposed single family home will carry these features and be compatible in style and scale to the Old Orland Historic District.

The petitioner does not request any variances.

The recommendation motion includes the following conditions, some of which carry over from the previous COA in 2013-0067 (see that report for more information):

- 1) Submit a landscape plan to deal with the tree mitigation requirements before building permits are issued for construction.
- 2) Provide architectural features such as starburst ornamentation and corbel designs under the gables and ornamental overhead garage doors in exchange for the attached garage per Section 6-209.D.8.
- 3) Replace the first floor casement windows on either side of the chimney with Code compliant one-over-one or similar Queen Anne Style windows.

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

#### SITE PLAN

The proposed site plan is closely related to the plan that was approved in April 2013 by the Village Board. The footprint of the building remains largely the same in shape albeit slightly smaller in size (3,598 square feet impervious area in 2014 versus 3,628 square feet impervious area in 2013). In addition, there are some

minor differences noted for the porch and decking at the rear.

Previously the porch wrapped around the west façade and around the conical tower. The current plan does not wrap the porch around the west façade but instead extends the porch along the house's length fronting Beacon Avenue, from the conical tower to the three car garage. Additionally, decking is now proposed at the rear of the house and behind the garage. This change is due to a new entry door at the rear of the house, main floor.

In 2013, an attached three car garage was approved based on the historic precedent of 9852 W. 144th Place, the pattern of attached garages locating on corner lots in the Historic District, and the need to mitigate existing topography or other natural features (e.g. avoiding steep grades and heritage trees etc.). A detached garage at this location would mean multiple tiered retaining walls since it would be too close to the sloping property line with the Humphrey House property.

The petitioner addressed the attached nature of the garage with a number of improvements including continuing the architectural features under the gables and decorative/ornamental garage doors. The mitigation continues as part of this new petition. For more information on this, see the discussion on the east elevations below.

#### MOBILITY

##### Pedestrian and Bicycle:

144th Street provides pedestrian access with public sidewalks that link to the Beacon Avenue business district to the north, the sidewalks on the east side of Beacon Avenue and the sidewalks further down 144th Street.

##### Vehicular/Traffic:

Access to the site is provided by Beacon Avenue, a local street.

##### Parking:

Parking Required - 2 parking spaces per dwelling unit

Parking Provided - 6 parking spaces

#### BUILDING ELEVATIONS

The proposed building elevations are modeled in the Queen Anne Style, which is not as prevalent in the historic district but for two high profile Orland Park Landmark buildings, the Twin Towers Sanctuary and the Loebe House. Both of those buildings and this proposed Queen Anne are located along 144th Street. The proposed home maintains the scale for Queen Anne structures, but may appear larger than the immediately neighboring National Style buildings.

The color scheme for this house is proposed to be the following:



All Exterior Windows and Entry Doors and Rooftop Shingles: Black

All Exterior Horizontal and Shake Siding: Jefferson Tan (a green taupe color)

All Window and Corner Boards, Exterior Columns, Rails and Balusters, Facia, Soffit, Downspouts and Garage Doors: Cameo (an off-white color tan)

In general, the proposed color scheme remains similar to what was approved in 2013 (minus a few reds and greys).

All of the proposed elevations are primarily characterized by horizontal siding and shakes. The plan indicates seven inch exposure for the main horizontal siding and eight inch exposure for the shake and fascia siding. These are consistent with the intent described in a letter dated Feb. 13, 2013 from the original project.

Queen Anne Style architecture typically has contrasting and varied materials, shapes and textures, particularly in siding forms similar to those proposed in this project. Section 6-209.F.3.f discusses appropriate siding material for the district being narrow wood clapboard siding with four inch exposure. The petitioner has indicated that the main horizontal siding will be Smartside prefinished lap siding, which can either be a wood material or similar to Hardie Board that has been allowed in past projects. In addition, the exposure of the siding is greater than that preferred by code, however past projects have enabled eight inch exposure so long as there is consistency of appearance on the structure. In this case, the house will have a consistency relevant to Queen Anne architecture, with the main siding being closer to code than is typically seen in new construction (e.g. 144th Place and Kelly Grove homes) and the contrasting shake siding larger but still consistent with the overall siding patterns of the district.

All the elevations also have large Queen Anne windows (typically one-over-one) and one set of windows grouped in three. The grouped windows of three per opening is a typical design element of Queen Anne architecture. While this set up has been discouraged in recent National style homes that have been built in the district, because it conflicts with the style of those homes, the window groups on this building are appropriate. One group of three windows appear on the north elevation facing 144th Street.

Under the gables on the various elevations, the petitioner is also proposing various starburst ornamentation, friezes and corbel designs that will be constructed using trim boards etc.

Lastly, with the exception of the east elevation facing Beacon Avenue, much of the building has exposed foundation. The petitioner proposes to clad the foundation in "natural" stone material. This is an appropriate application for the base of the

building. The stone material, however, does not extend around the rear of the building. The rear is clad exclusively in siding, but these areas are mostly under the proposed decking and located at the rear where it will be screened.

Overall, the project was reviewed by McGuire Igleski & Associates in 2013 and the proposed new house continues to be designed in a contemporary interpretation of the Queen Anne style and does not create a false historic appearance. The overall design is compatible with the character of the district. It is also compatible with the predominant proportions of the district with rectangular, vertically oriented massing and with gable ends facing the street.

#### North Elevation

The north elevation faces 144th Street and is characterized by large window areas. The central main entrance architectural "tower" that was evident in the 2013 proposal is now "recessed" into the building and highlighted by an ornamental gable above the main entrance on the porch, a prefinished plywood window area above that, and a gabled dormer above that in the roofline.

The characteristic conical corner turret is also present on the north elevation. In 2013, this was a round turret. The current proposal includes an octagonal turret, which is actually more consistent with the existing turrets in Old Orland (Twin Towers and Loebe House are both octagonal). The wrap-around covered porch will have columns and 1 ¾ inch round smooth balusters per the details of the 2013 petition. In addition, it is expected and required that the porch and other railings on the building will be wood quality materials.

#### South Elevation

The south elevation is predominantly the rear elevation of the house. It is characterized mainly by the siding and the garage's south gable. The south elevation has one dormer, which is new from the 2013 proposal. Both the dormer and the garage's south facing gable will have horizontal shake siding. The windows on the south elevation are reduced from larger window groups of three to typical one-over-one Queen Anne Style windows. A new deck or patio sliding door is added to this elevation, but it is at the rear of the house and hidden from Beacon Avenue by the garage.

#### West Elevation

The west elevation is mainly horizontal siding with a bay window on the second level (Smartside prefinished siding). The windows on this elevation are two-over-two (main and second level) and one-over-one (lower level) Queen Anne Style. On the west elevation of the garage, a new doorway is added, which is not visible from any right-of-way but still meets doorway requirements per Section 6-209.F. The west elevation also has a walk-out entrance at the bottom of the hill from 144th Street. This entrance does not meet Section 6-209.F but it is lower

than the street and located toward the rear of the house and is therefore considered not visible from any right-of-way and permissible. The west elevation also shows the stairs of the deck that is proposed.

#### East Elevation

The east elevation faces Beacon Avenue and is the longest elevation visible from a street. It is mainly characterized by the wrap-around covered porch encircling the conical octagonal tower at the north end of the building. A finial atop the tower is no longer part of this petition. The finial did provide some concern as it relates to the overall height of the structure in the 2013 proposal. A secondary entrance is located near the garage while the stone chimney acts as the definitive feature next to the octagonal tower. One-over-one windows flank either side of the chimney, which organizes the east elevation and separates the ornate front of the house from the utility south end with the garages. On the first level, on either side of the chimney, there appear to be two casement windows. These two windows do not meet the standards of Section 6-209.F and should therefore be converted to one-over-one windows similar to the rest of the elevation.

The main difference from the 2013 proposal is that the chimney was moved from the west elevation to the east elevation. This has resulted in a shorter chimney and a significant cost savings (the 2013 chimney reached from the lower level walk-out all the way to the top of the structure). As a result of the chimney being moved to the east elevation along Beacon Avenue, the east gable was increased in size and centered with the chimney to provide visual balance to the structure. The third level windows that were part of the 2013 proposal are removed from the east elevation.

A major element of the east elevation is the attached garage at the south end of the building. As noted earlier, the petitioner has added ornamental doors to the garage to mitigate its street appearance and architectural features under the gables. This was an important justification in the 2013 COA approval and remains part of the conditions with this petition. In addition, the mass of the garage was reduced in 2013 and that reduction continues through to this proposal. The garage continues to appear as a separate element to the building, which was an important consideration for approving the attached nature. One major difference from 2013 is the missing gable over the garage. The re-introduction of the gable may further distinguish the garage from the rest of the structure and make it appear as a detached structure.

#### TREE MITIGATION

The detailed grading plan indicates the number of trees onsite, the species, the general condition of the trees and the form ratings in a table. According to the plan, eleven trees are slated for removal. Five of these have diameters 24 inches or greater and are considered heritage trees. The other six are not heritage trees but require mitigation. Nearly all of these trees are oak trees with the exception of

a single spruce and three arborvitaes.

Section 6-305.1.C Tree Preservation Standards of the Land Development Code outlines the following mitigation requirements for tree removal:

For trees 13-23 inches in diameter, 4 trees at 2.5 inches or 2 trees at 4 inches

For trees 24 inches or greater in diameter, 6 trees at 2.5 inches or 3 trees at 4 inches

In terms of the mitigation, for the five heritage trees, 30 trees at 2.5 inches are required by Code or 15 trees at 4 inches; and for the other six trees, 24 trees at 2.5 inches or 12 trees at 4 inches.

However, Section 6-305.1.C.2 notes that for single family lots “the number of replacement trees may be limited by what can reasonably be accommodated within the available lot area” as approved by the Development Services Department.

The petitioner has indicated that he would like to submit a landscape plan to deal with the tree mitigation requirements. The landscape plan should be submitted before building permits are issued for construction.

#### DETAILED PLANNING DISCUSSION

##### Preliminary Engineering

The previous historic house was held in place by three sets of retaining walls: railroad ties at the south property line, railroad ties near the pool area that was at the southwest corner of the site, and a concrete retaining wall just behind the house-- all of which were rotted or broken/ crumbling.

A two-foot retaining wall is proposed just behind the house and its attached garage. This retaining wall is well within Code in terms of height (maximum height is three feet per Section 6-302.C.29) and is less intense than if it were located along the south property line. The retaining wall behind the house appears for more aesthetic or landscaping purposes than actually holding the house.

##### Land Use/Compatibility

The proposed land use is compatible with the historic district zoning and the Comprehensive Plan.

##### Lot Coverage

Maximum - 80%

Proposed - 27.05%

##### Lot Size

Minimum -- 2,500 square feet  
Provided -- 13,301 square feet

The existing lot size is 100 feet x 133 feet. Although a maximum lot width is prescribed by Section 6-209.C.1 for new construction (50 feet), this particular lot is considered an existing condition that is legal non-conforming. It is unreasonable to require a single family home property owner to subdivide a single lot into two lots (60 feet and 40 feet) along 144th Street just to construct one house.

#### Setbacks

##### 144th Street:

Required - 8 feet minimum, 15 feet maximum  
Provided - 12.94 feet

##### Beacon Avenue:

Required - (corner side) 10 foot minimum, no maximum  
Proposed - 10.25 feet

The proposed porch is 7.42 feet from the right-of-way. Per Section 6-302.C.40, porches are allowed to project within 5 feet of the front setback.

##### Rear Yard:

Required - 30 feet minimum, no maximum  
Proposed - 49.25 feet

#### Building Height

Maximum -- 37 feet  
Proposed - 36 feet

The decorative finial at the top of the conical tower has been removed since the 2013 petition. However, it was determined by McGuire Igleski & Associates as an architectural element that was not part of the overall building height (it does not contribute to the mass of the building). Therefore, if the finial were added later, it would not exceed height requirements.

The building height is measured from the street frontages of 144th Street and Beacon Avenue. The building must still meet the 37 foot mean height when the structure is reviewed for building permits.

#### Accessory Structures

A fence is not proposed at this time with this project.

In the 2013 proposal for this project, all existing buildings on the site were slated for demolition. The current proposal, however, indicates that an existing shed will

remain on the property along the west property line. The petitioner has confirmed that the shed was constructed in 1994 and that it was not demolished during the general demolition of the site. The shed will remain as part of this project and will be resided and reroofed to match the primary structure.

This is now before the Development Services and Planning Committee for consideration and recommendation.

A member from the audience asked for clarification regarding condition number 2 in the staff report.

Director Friling stated that she would have to check before it goes to the Board for approval.

I move to recommend to the Village Board to approve the site plan, elevations and the Certificate of Appropriateness for 9825 W. 144th Street as an amendment to the Certificate of Appropriateness in case number 2013-0067 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 to approve the preliminary site plan titled "Detailed Grading Plan", prepared by DesignTek Engineering, Inc., dated 4.3.14, subject to the following conditions:

- 1) Submit a landscape plan to deal with the tree mitigation requirements before building permits are issued for construction.
- 2) Provide architectural features such as starburst ornamentation and corbel designs under the gables and ornamental overhead garage doors in exchange for the attached garage per Section 6-209.D.8.
- 3) Replace the first floor casement windows on either side of the chimney with Code compliant one-over-one or similar Queen Anne Style windows.

And

I move to recommend to the Village Board to approve the elevations titled "Two Story Residence 9825 W. 144th Orland Park, IL. 60462", prepared by IJM Group, Inc., dated 3.25.14, sheet numbers A-1.0 and A-1.1, subject to the same conditions above.

And

I move to recommend to the Village Board to approve the Certificate of Appropriateness for 9825 W. 144th Street as an amendment to the Certificate of Appropriateness in case number 2013-0067 subject to the same conditions noted above.

**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

#### **2010-0045 Electronic Sign - Discussion**

Director Friling reported that on October 21, 2013, the Development Services & Planning Committee discussed a possible code change to allow for electronic message boards in the Village of Orland Park. This item has been discussed a number of times before the Village Board of Trustees, including on October 2, 2013 when the item was sent back to committee for further follow-up and discussion. At the October 21, 2013 meeting (reference minutes attached to the Committee Packet) there was not a consensus to move forward on initiating a code change to allow electronic message boards. Now that the LaGrange Road improvement project is well underway, the Mayor has requested that this be re-reviewed for consideration, as many businesses are in the process of finalizing their new permanent signage.

Attached to the Committee Packet is the exact staff report from the October 21, 2013 Development Services & Planning Committee meeting.

Chairmen Fenton asked if anyone in the audience had any questions.

Lori Stegren from Darwin Furniture stated that the past winter prohibited them from changing their message boards several times. She added that they are more than willing to work with the village and comply with their codes and would like to utilize the current technology available in order to make it easier and safer for their staff to change the messages that they would like to put out to the consumers.

Trustee Gira asked Ms. Stegren if she understood that staff is proposing just a small area on a sign that would be static in terms of the message being displayed.

Ms. Stegren responded that she completely understands what is being proposed and that it would be acceptable to Darwin Furniture.

Trustee Gira stated that she believed that it was time to bring the corridor up to date in regards to signs now that LaGrange Rd. is under construction.

Trustee Calandriello asked if the auto adjustment for brightness was added to the suggestions.

Director Friling stated that she believed that it was in the suggestions before and that the only new suggestions that were added were in red font. She stated that

the nits were reduced to 200 at night and 1000 during the day. She added that it is much less restrictive than originally proposed in 2010.

Chairman Fenton commented that one of the questions that was asked before was in regards to how the amount of nits allowed would be controlled.

Director Friling responded that there is equipment that can be purchased to measure the light and verification from the individual business can be required. She added that the electronic message boards can pretty much do anything, so it is important that the village makes sure that they are programmed with the restrictions set forth by the code when purchased.

Trustee Calandriello asked why yellow letters are being proposed rather than other colors.

Director Friling stated that staff did not want multi-colors in order to be as consistent as possible. She added that only white and yellow lights would be allowed.

Village Manager Grimes asked if white and yellow light could be on a black background at the same time.

Director Friling responded that it has to be either white or yellow. It cannot be a mixture of both. She commented that the Committee can make any changes that they feel are appropriate based on their policy decisions.

Trustee Calandriello stated that he believed that it was a good time to address electronic signs and especially on LaGrange Road. He added that his thoughts were to possibly just do LaGrange Rd. regulations and require a brick look around the electronic signs. He commented that a uniform look should be used throughout Orland and suggested that all electronic signs get approval from the Committee or Mayor before they are built.

Chairman Fenton stated that she still has many issues regarding electronic signs and that there was only one surrounding town that does allow electronic signs. She added that there should be distances between the signs and that allowing them may change the whole look of the community. She commented she fears that it would have a Las Vegas look when you consider all the businesses that may want to have an electronic sign. She went on to say that she is hesitant and she knows the mayor put it on the agenda and she has not spoken to the mayor about the issue. She was surprised to see the item back so soon and believes that it should have only gone to the Board since it was for discussion.

Trustee Gira commented that Palos Park does allow electronic signs in limited capacities.



Chairman Fenton stated that there are very few towns that allow them.

Trustee Gira asked if the Walgreens near 131st in Palos had an electronic sign. She also commented that she thought Mokena had one at their Walgreens on Wolf Rd. as well.

Chairman Fenton stated that Mokena prohibits electronic signs and that there are some but there were grandfather through an annexation agreement. Palos Park only allows them on a limited capacity and any temporary electronic signs cannot have flashing, scrolling, tracking, etc. Palos Park's permanent signs can have changing copy but must meet the nits requirements. She then listed towns that do not allow and towns that do allow electronic signs.

Director Friling commented that Homer Glen does allow electronic signs, but they must fit in the existing code regulations. She added that if the Board wanted to go towards this policy direction or take baby steps towards it, additional provision could be added such as a required appearance review. This would allow a proposal for each electronic sign to be submitted to the Board for approval before being built.

Chairman Fenton asked how many businesses overall would be affected on LaGrange Road.

Director Friling stated that it was surveyed and is was believed there are between 56 and 60 businesses would switch out their signs.

Chairman Fenton asked what the distance between those signs were.

Director Friling stated that it would vary because each business is allowed to have a monument sign and some are allowed to have more than one depending on how much footage they have on a major commercial thoroughfare. She added that the lot dimensions are different from lot to lot and it would not be fair to some to put distancing from each individual piece of property. She commented that there are some places like Lakeview Plaza and Orland Park Place that are allowed to have up to two or three monument signs because of how much square footage and frontage they have. She said those areas could be restricted to have only one electronic sign as an option.

Trustee Fenton commented that she does not want more signs added.

Director Friling commented that they would be required to swap a current monument sign out and not add another sign to what already exists. She stated that multi-tenant and office developments cannot have electronic signs. Commercial retails establishments are the only areas that are being referenced to

in the proposed code changes.

Trustee Gira asked within what geography the estimated 60 businesses are.

Director Friling responded that it was Harlem, 159th, LaGrange and 143rd.

Trustee Gira asked if they were the main commercial thoroughfares.

Director Friling stated that they were the ones that were commercial and would most likely switch out their signs.

Chairman Fenton asked how many signs would be affected if it was only limited to LaGrange Rd.

Director Friling stated that she did not know the exact number, but it would still be many signs.

Trustee Gira asked if it was more than likely that the malls would not want to switch out their signs.

Director Friling said that she did not believe that the two malls would take advantage of it. She stated that she believes they would continue to have their multi-tenant signs because they are getting paid revenue for them.

Chairman Fenton asked if real estate agencies were considered office or retail.

Director Friling stated that they are office.

Trustee Gira said that she thinks that some of the signs that are very old should be upgraded.

Director Friling stated that different geographic sign codes could be proposed as an option.

Chairman Fenton asked it could be restrictive to a particular sign.

Director Friling responded that architects on staff could draft prototype sketches to meet what the Board likes.

Chairman Fenton said if there were not any other comments it would go to the Board.

Director Friling asked if comments and suggestions from the discussion should be incorporated when it goes to board or leave as is.

Chairman Fenton said to add what had been said at the meeting to what was already being suggested.

**This item was for discussion only. NO ACTION was required.**

**2013-0360 Deer Haven Estates Phase II**

Director Friling reported the petitioner is proposing the development of a seventeen lot single family subdivision on 12 acres currently in unincorporated Cook County. The subdivision will include a public street, a public park and open space area, and two storm water detention ponds. The area surrounding the proposed subdivision is an established residential area that is a patchwork of Village and unincorporated Cook County land that is gradually annexing into the Village as it subdivides. Nearby subdivisions include Royal Oaks to the south, Rolling Oaks to the east and Alexis Estates to the north. Deer Haven Phase I Subdivision, also to the north, was approved in 2007 for 23 lots that are currently under construction. Some of the existing large lot residential parcels, such as the 10.6 acre parcel to the south, are anticipated to re-subdivide in the future. The proposed Deer Haven lots are arranged along a central street with a cul de sac bulb on the western end, and a park and detention area on the east end. Early conceptual versions of the subdivision included a flag lot in the northeast corner of the site, encumbered by challenging grading and retaining walls. The petitioned version instead includes a parkland dedication of approximately .5 acres. Combined with the depressional storage and detention pond areas, an open space of slightly over three acres in size will be created to serve residents in Deer Haven Phase II and the surrounding area. The Deer Haven II illustrative Master Plan shows informal fields in the depressional area.

The subdivision will be accessed from the existing Deer Haven I Subdivision via Deer Haven Lane. In the future, Deer Haven Lane is anticipated to continue on southward, eventually connecting with the existing Royal Oaks Lane to the south, which connects with Wolf Road and has left turn lane capabilities from Wolf Road. There are some existing trees on the gently rolling site that will require tree mitigation, and a large wetland/depressional area at the eastern end of the site. The site will retain the same general drainage patterns, with one storm water detention pond at each end of the site.

This petitioner requests approval for rezoning to the R-2 Single Family Residential District; site plan, subdivision, variances, and a special use permit, all subject to annexation into the Village of Orland Park, with the following Code deviations:

**Variances**

1. Lot width reductions on four lots.
2. Street and cul-de-sac width reduction
3. Reduced detention pond setbacks, maintenance access strip, and increased

pond slope.

Special Use Permit

4. Disturbance of a wetland

Overall, the proposal is generally compatible with the site, the Comprehensive Plan, Land Development Codes and policies for this area, except for the items listed above.

#### PLAN COMMISSION DISCUSSION

On April 8, 2014, a public hearing was held before Plan Commission for the Deer Haven Estates Phase II petition. One member of the public spoke, Brian Schuster, a homeowner living at 14500 108th Avenue. He expressed concern that the existing depressional storage on the site would be adequately accommodated under the proposed plan. Bill Loftus with V-3 Engineering responded that the depressional storage has been incorporated into the engineering of the subdivision. Greg Dose, the petitioner's legal representative also addressed the Commission. The Commissioners all spoke in support of the proposed subdivision.

Since the Plan Commission meeting, internal discussions are ongoing to determine the appropriate level of incremental improvements to the park that would help offset the impact of the requested variations. This issue will be resolved prior to the Board of Trustees meeting.

#### PLAN COMMISSION MOTION

On April 8, 2014, Plan Commission voted 6-0 to recommend to the Village Board approval (upon annexation) of the rezoning of Deer Haven Phase II subdivision located at 14401 and 14421 Wolf Road to R-2 Residential Zoning District.

And

Voted 6-0 to recommend to the Village Board approval (upon annexation) of the preliminary site plan titled 'Preliminary Site Plan', pages 1 and 2, by Spaceco Consulting Engineers; Job # 7035; dated February 24, 2014 and received April 2, 2014; subject to the following conditions:

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
  - a. Identify all trees to be preserved and removed.
  - b. Include Tree Mitigation Chart.
  - c. Provide naturalized pond plantings with native species.
  - d. Provide a viable ground covering in the depressional storage area based on the final Stormwater Management Report.
  - e. Provide street trees.

2. Provide cash in lieu for future sidewalk along Wolf Road.
3. Finalize the details of all impact fees including the park land dedication in the development agreement.
4. Work with the Village to determine appropriate incremental site improvements to offset the impact of the requested variations. This issue must be resolved prior to the Board meeting.
5. Remove note on illustrative plan that states Village will make park improvements.
6. Meet all final engineering and building code related items.

And

Voted 6-0 to recommend to the Village Board approval (upon annexation) of the Preliminary Plat of Subdivision by Spaceco Consulting Engineers; Job # 7035; dated March 29, 2012, revised February 24, 2014, and received February 28, 2014; subject to the same conditions as outlined in the Preliminary Site Plan motion plus the following conditions:

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

And

Voted 6-0 to recommend to the Village Board approval (upon annexation) of a Special Use Permit to disturb a wetland.

And

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

1. Lot width reductions on four lots:
  - a. Lot 5 from a required 110' corner lot width to a supplied 107.8'.
  - b. Lot 6 from a required 110' corner lot width to a supplied 109.2'.
  - c. Lot 8 from a required 100' at the 30' front setback line to a supplied 87.8'.
  - d. Lot 9 from a required 100' at the 30' front setback line to a supplied 88.61'.
2. Street width reduction from a required 60' right of way width to a supplied 50' right of way width; and cul-de-sac right of way width from a required 120' to a supplied 110'.
3. Detention pond variances:
  - a. Setback reduction from a required 25' pond setback to as little as no setback.
  - b. Detention pond maintenance strip width reduction from a required 15' to a supplied 8'.
  - c. Detention pond slope increase from a maximum limit of 4:1 to a supplied 3:1 slope.

This item was inadvertently not included on the original posted Agenda. As such, this item can be for discussion only. However, both staff and the petitioner still requests direction and verbal consensus on the project at the Committee level. It

is still anticipated that this project will be considered for final approval at the Village Board of Trustees' meeting on May 5, 2014. The recommended motion is outlined 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 Deer Haven Estates Phase II subdivision located at 14401 and 14421 Wolf Road to R-2 Residential Zoning District.

And

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

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
  - a. Identify all trees to be preserved and removed.
  - b. Include Tree Mitigation Chart.
  - c. Provide naturalized pond plantings with native species.
  - d. Provide a viable ground covering in the depressional storage area based on the final Stormwater Management Report.
  - e. Provide street trees.
2. Provide cash in lieu for future sidewalk along Wolf Road.
3. Finalize the details of all impact fees including the park land dedication in the development agreement.
4. Work with the Village to determine appropriate incremental site improvements to offset the impact of the requested variations. This issue must be resolved prior to the Board meeting.
5. Remove note on illustrative plan that states Village will make park improvements.
6. Meet all final engineering and building code related items.

And

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

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

And

I move to recommend to the Village Board approval (upon annexation) of a special use permit to disturb a wetland.

And

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

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  - a. Lot 5 from a required 110' corner lot width to a supplied 107.8'.
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  - d. Lot 9 from a required 100' at the 30' front setback line to a supplied 88.61'.
2. Street width reduction from a required 60' right of way width to a supplied 50' right of way width; and cul-de-sac right of way width from a required 120' to a supplied 110'.
3. Detention pond variances:
  - a. Setback reduction from a required 25' pond setback to as little as no setback.
  - b. Detention pond maintenance strip width reduction from a required 15' to a supplied 8'.
  - c. Detention pond slope increase from a maximum limit of 4:1 to a supplied 3:1 slope.

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

**This item was for discussion only. NO ACTION was required.**

**ADJOURNMENT: 6:35 PM**

**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

**/AJ**

Respectfully Submitted,

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**John C. Mehalek, Village Clerk**