

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, May 24, 2011

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 Acting Chairman, Mr. Steve Dzierwa, at 7:00 p.m.

Present: 4 - Jacobs; Dzierwa; Parisi, Paul

Absent: 3 - Aubin; Stephens, Murphy

APPROVAL OF MINUTES**2011-0323 Approval of the May 10, 2011 Plan Commission Minutes**

A motion was made by Commissioner Jacobs, seconded by Commissioner Paul to approve the minutes of the May 10, 2011 Plan Commission minutes as written.

I move to approve the Minutes of the Regular Meeting of the Plan Commission of May 10, 2011.

A motion was made by Jacobs, seconded by Paul, that this matter be APPROVED The motion carried by the following vote:

Aye: 4 - Jacobs, Dzierwa, Parisi and Paul

Nay: 0

Absent: 3 - Aubin, Stephens and Murphy

PUBLIC HEARINGS**2011-0266 Rhino Linings of Orland Park - Special Use**

PITTOS: Staff presentation made in accordance with the written Staff Report dated May 24, 2011 as presented.

DZIERWA: Asked the petitioner to come up to be sworn in to make comments and answer questions.

PARISI: Swore in: David Ehlers 16819 S. 81st Ave. Tinley Park, IL

EHLERS: All I want to add is that we have been doing this business in Orland Park at 134th and Southwest Highway for the last eighteen years. It's just a matter of a move for us. In these economic times, we need to downsize a little bit to make things a little easier. It's not a new thing to the Orland area as far as conducting the sprayed-on bed liners and truck and SUV accessories.

DZIERWA: We are certainly glad to see that you want to stay.
(He then asked for comments from the public and received none, and then asked for comments and questions from the Commissioners.)

PAUL: I do have some questions. I understand that the nature of your business is that you're spraying chemicals into the back of a pick up truck, so are there any chemical issues here? Can you tell me a little bit about the storage and the disposal of chemical products in the facility?

EHLERS: The chemical is a two-part polyurethane. Part A, the catalyst, is a hazardous, flammable material before it is mixed with part B. Once part A and B are mixed it is a non-flammable, non-hazardous material. We buy our chemical in 55-gallon drums, one drum of each. We are using those drums, so it's not like we have a lot of stored material on the premises. It comes already pigmented black, so we are not using any dyes or anything of that nature. Because it is self-contained in the 55-gallon drums and we're pulling it out of those right away, we're burning through them relatively quickly, once a week or once every two weeks.

PAUL: What about the disposal of the empty containers?

EHLERS: For the empty containers we actually have a company that manufactures 55-gallon drums. Meyer Steel Drum, in the City of Chicago, actually picks them up, takes them, and they run them through the incinerator and clean out the insides. Then they sell them as used drums.

PAUL: Are there any fumes?

EHLERS: It's not like a paint fume. It's much heavier and much more dense. We do use basically the same type of exhaust system as you would for paint, although it's more of a portable spray booth with an exhaust fan that we vent right outside, obviously through filters. Because it is a heavier material, you don't have the big cloud, it settles much faster, and because you are spraying it so thick you do not have the fine mist like you do with paint.

PAUL: Okay, because I know that it isn't part of Orland Park, but there are residents that are not very far from where you will be located. The concern I had was smoke or fumes blowing in that direction.

EHLERS: No, there is nothing like that.

PAUL: Okay. How long have you been in Orland Park?

EHLERS: I've been in business here since 1975.

PAUL: Okay. This is a question for you and staff: What kind of track record do we have as far as how things have gone? Have we had any violations or any problems?

PITTOS: Not that I am aware of. I know that the 70th Court Corridor has multiple

motor vehicle service businesses there, and there have not been any complaints of any kind of environmental misuse.

PAUL: and from your previous location, there were not any issues?

EHLERS: No.

PAUL: Okay, that's all that I have Mr. Chairman. Thank you very much.

DZIERWA: Thank you Commissioner Paul.

JACOBS: Thank you Mr. Chairman. Just out of curiosity, are you a franchise?

EHLERS: No, we are an authorized dealer.

JACOBS: You are individually owned?

EHLERS: We are individually owned and operated, correct.

JACOBS: Okay, and this is your only location?

EHLERS: Yes.

JACOBS: Okay. That's all Mr. Chairman.

DZIERWA: Thank you Commissioner Jacobs.

PARISI: I don't really have anything to add. I think your location fits the character of everything else around there and is in a lot of ways more appropriate that you be there. I am all for it. Good luck.

DZIERWA: Thank you Commissioner Parisi. I don't have much of anything to add. I do like the fact that you are staying in Orland Park. I did not have a chance to visit your facility, but I figure you know what you're doing since you've been here for so long. I know with the stuff that you handle that The EPA is going to be all over you if you're not doing things right, because I am very familiar with spray paint facilities and how hard they come down on them to make sure that everything is stored and used properly. I'm sure that you have storage that is approved by the EPA, so I don't have any questions there.

DZIERWA: The Chairman then asked for a motion.

JACOBS:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated May 24, 2011.

and

I move to recommend to the Village Board approval of a Special Use Permit for a motor vehicle services for Rhino Linings located at 15638 70th Court in a 2,600 square foot space, subject to the following conditions:

1. That all Building Code and property maintenance related items are met.
- and
2. That any new signage is approved through a separate permitting process.

A motion was made by Jacobs, seconded by Paul, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning Committee. due back on 6/20/2011 The motion carried by the following vote:

Aye: 4 - Jacobs, Dzierwa, Parisi and Paul

Nay: 0

Absent: 3 - Aubin, Stephens and Murphy

2011-0268 Sheffield Square - Residential Planned Development

PITTOS: Staff presentation made in accordance with the written Staff Report dated May 24, 2011 as presented.

DZIERWA: Asked the petitioner to come up to be sworn in to make comments and answer questions.

PARISI: Swore in: Bob Meiborg (M/I Homes)
400 E. Deer Rd. Naperville, IL
Anthony Martini (Senior Project Engineer-Mackie Consultants)
1538 W. Walton Chicago, IL
Terry Smith (Land Planner-BSB Design)
3436 N. Kenekot Ave. Arlington Heights, IL

MEIBORG: First, I'd like to thank staff. Not only for the time that Terry spent presenting tonight, but also that they have worked with us very, very closely and, quite honestly, have come up with a lot of the ideas that I think have made this a great plan. Thank you to all the staff, especially Terry. Just as brief overview of M/I Homes, I gave you all a little package that we present. We have been in business since 1976. We've been in the Chicago market for about 2½ years. We have seven open communities. We are having some success in today's environment, which is wonderful. We're really looking forward to working on town. With that, I'll answer any questions you may have.

DZIERWA: Asks the petitioners for further comments.

MEIBORG: Tony is the civil engineer. Actually, BSB is both our architect and land planner. Terry specializes in the land planning and landscape architecture.

DZIERWA: Very good. If we receive further questions, we will call them up. The Chairman then asked the public for comments or questions, and receiving none, he turned to the commissioners for their comments or questions.

PARISI: Thank you. I made a lot of notes and have a number of comments and a few questions. One of the first and most important comments, which Terry put very well at the start, is that this is the first petition of its kind since the 2007 recession. I think that is a really good thing to see, especially for a person like myself, who works in the industry of housing finance. I am happy to see that for this area. I like that, aside from the fact that we're actually building again, we are maintaining an urban-friendly environment. We've talked about that a number of times previously in this commission and to make it more pedestrian friendly. I think that you meet that requirement. I think it is very pedestrian friendly and very inviting. I like the idea that it seems to be a desirable place to locate, with trains and shopping. I am sure our local businesses didn't intend on coming here to object. Also, I like the utilization of the property and the fact that we have substantially reduced the number of units that were originally planned for. You've done a nice job with the space, not to mention the elimination of commercial usage along 153rd St. I agree with some of the recommendations from our planners, that we have some color variation and some fenestration on the garage doors. I think those are good ideas. I was concerned when I saw Park Station Blvd., but I'm satisfied that the traffic flows have been carefully considered and addressed. I also feel that any drainage issues have been very well addressed. I wouldn't second-guess our village development service department or our planning committees. They're the pros, and I think they continue to do an outstanding job in shaping Orland Park into a place where we like to live. I think that this will be a positive impact to the neighbors, and the lifestyle is very inviting for younger people. It's near a train station and it also preserves the character of the area. w People can walk, bike, and enjoy. It seems that my question would be more for staff. It seems we have six units per acre on our books, and the norm is the exception. I agree that we should probably revisit amending that code, since it was intended for single-family homes. Also, I think that maybe our R4 lot size recommendations should be revisited to account for different types of developments, rather than have it as an exception on these occasions. Overall, I really like the plan and I hope it goes through rapidly. I wish you a lot of luck. That's all I have to say Mr. Chairman.

DZIERWA: Thank you Commissioner Parisi.

PAUL: Thank you Mr. Chairman. I agree with what commissioner Parisi said. I think that the exceptions you are asking for are reasonable. When is this expected to start once this is all approved?

MEIBORG: We actually have closings scheduled this year, so we are planning on going rapidly. We're hoping to be before your board on July 5th if everything goes forward as scheduled. We're planning on closing in July and starting immediately after.

PAUL: Okay. That's all that I have. Thank you.

DZIERWA: Thank you Commissioner Paul.

JACOBS: Thank you Mr. Chairman. Did you say closings?

MEIBORG: Yes, we actually have building closings.

JACOBS: Are they closings on the units or closing on the property?

MEIBORG: Closing on the property in July, and we're planning to be able to have closings on the units sometime this year, but will be very difficult.

JACOBS: You are pre-sold?

MEIBORG: No, we are not for sale yet. We wouldn't sell any units until we get further down the process.

JACOBS: Have you decided on selling prices yet?

MEIBORG: No. We don't usually do that until a little bit later in the process. I would suspect that the bulk of them will be in the 200,000-dollar range though.

JACOBS: Are you going to do this in phases?

MEIBORG: Yes we are. We have talked to the staff a little bit about this. We might plan up to three phases, but we'll probably build it in two, honestly, because with the late time frame of starting we won't be able to get all of the development work done the first year.

JACOBS: Alright, thank you. That's all that I have.

DZIERWA: Thank you Commissioner Jacobs. I have a few questions and positive comments. The comprehensive plan from 1991 is what the old plan, the 2006 one, was based on, is that correct?

PITTOS: Yes. The 2006 plan considered the 1991 comprehensive plan.

DZIERWA: That is correct, and we know that is extremely outdated. I am in agreement with Commissioner Parisi about revisiting density, perhaps in the future we can consider increasing density and have it in the code in

transit-oriented developments, even though we only have 'x' amount of train stations in the village. Maybe that particular R4 designation could be increased without looking for special use in transit-oriented developments, if you'd like you can make a note of that. That's just a suggestion that would make things a lot easier. I do have a question for the petitioner. Looking at your site plan, you're over-parked, which is not a bad thing. People like to park outside and you have basically all of your required parking indoors. Looking at the difference between the row homes, some of them do and some of them do not. Some row homes have a 75-foot span from one garage door to the other across the street while others are 61 feet. How does that affect the size of the roadway, which is obviously is going to be a two-way road? Are your parking spaces that are outdoors, while they're not required to be, a full 18 feet for instance?

MEIBORG: Yes. I believe the difference you're speaking about, although I can't see exactly what you're looking at, is that there are some end units that are larger than the interior units. We many not build all of the end units, but we designed the parking so that if we do put the larger end units we have the minimum parking between building to building, which actually gives us a little more parking on the narrower units.

DZIERWA: I was looking at these little islands (referred to open space areas, on the plans.) Will those be green space?

MEIBORG: Yes.

DZIERWA: I found looking at those, some of them look longer than the others, which makes some of the parking spaces look small and others look larger. Had they been colored it would have been easier to understand, but that's okay. I totally agree what's going on here. I was looking at your elevations, and they really are beautiful buildings. They are definitely not boring. You have some really great architectural treatments. I like the fact that you are going to put windows in the garage doors where they face the street, and as Mr. Pittos said, you basically just have four streets where the garage doors face the street and everything else is just hidden behind. That was kind of like the plan before for Cherry Ridge. The fact that you added more parking and more green space is a plus. I'm glad to see there is a park on Park Station Boulevard, but I think we did have that petitioned in the past didn't we (on the one side)?

PITTOS: Yes, on the West side.

DZIERWA: Very good. Also, the fact that you have added more green space near the detention, even though some of it is going to be sloped and not usable for passive use, is a plus. I have a couple more quick questions. For staff- Mr. Pittos, it says here in your report that a percent is not listed in 2006 staff reports. You never did find that before you completed this? I looked for it too, but my filing system is terrible.

PITTOS: In the 2006 staff reports, the plan commission did not include lot coverage percentages, specifically for the south parcel of the Cherry Ridge development, which is what this project is replacing. To compare the lot coverages percent to percent was difficult because those figures were not provided at the time. That's why I included the comparison of the open spaces to demonstrate that lot coverage is indeed less in this case, and we know in this case that it is 53%. Scrolling back to the Cherry Ridge plan, you will see that there is much more coverage happening on the site.

DZIERWA: That's okay. I would like to thank you for taking time to answer special use standard questions. I agree with everything you have to say. They were very well structured answers, and I appreciate you doing that because a lot of people won't take that time and that's important to us.

PARISI: I have one more question I forgot to ask. I know you've done other developments like this; obviously, you've done one in Naperville. Out of curiosity, do you have any statistics as to the composition, the demographics, the age groups, or anything like that in any of the past developments you've done?

MEIBORG: You did make that comment to me, but it wasn't in the form of a question so I didn't respond at that time. We are not finding that this is a predominately young persons development. It's actually somewhat unusual. The rear levels have a lot of stairs and the end units can be raised ranches, so we end up with empty nesters moving into those. But the town homes also have empty nesters moving into them. What we find is that the first time buyers are the ones that will do a contract waiting for the building to be built, but most empty nesters sell their homes and they have to move quickly so they are looking for the spec houses. We do have a pretty diverse mix in our developments, and quite honestly its kind of cool.

PARISI: I guess I should have formed that as a question, because I was interested in that. One would think that it's arguably entry level pricing scheme and it's close to the train station. That's interesting.

MEIBORG: Yes, we have a wide diversification of age group.

PARISI: That's a good thing. Thank you.

DZIERWA: The Chairman then asked for a motion.

PARISI:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report dated May 24, 2011

and

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Sheffield Square Residential Community", prepared by BSB Design for M/I Homes, dated 4/22/11, sheet number L-2, and the preliminary front, rear and side elevation drawings titled "Sheffield Square Townhome Elevations" sheets A-1, A-2, and A-5 to A-8 and "Sheffield Square Rowhome Elevations" sheets A-3 to A-8, prepared by BSB Design for M/I Homes, dated 5/16/11, subject to the following conditions:

1. That the petitioner submit a landscape plan for separate review and approval, after Final Engineering, that meets mitigation and landscape codes;
2. That the petitioner submit a Plat of subdivision, and corresponding application, to the Village for recording during the Final Engineering review process;
3. That the development use the same lamp post patterns present in Orland Crossing, Main Street Triangle and Old Orland for a unified appearance across the Village's transit oriented neighborhoods;
4. That the petitioner work with staff to introduce BMP's into the site plan at appropriate locations and to alter the detention pond to gain pervious surface area and reduce lot coverage before the project is forwarded to Committee;
5. That erosion control measures are put in place and maintained persistently to avoid environmental contamination and sedimentation in publicly invested water quality improvements for Lake Sedgwick in Centennial Park;
6. That the petitioner work with staff to avoid monotonous design in the development and includes different color palettes and garage door designs for the housing products prior to the project appearing before the Development Services and Planning Committee;
7. That all utilities are screened from view of public right-of-ways and where applicable buried underground;
8. That all building code related items are met and all building permits are obtained prior to construction;
9. That all Final Engineering related items are met;

And

I move to recommend to the Village Board of Trustees to approve a Special Use for a Planned Development of 186 multi-family dwelling units at 10700 W. 153rd Street as shown in the preliminary site plan titled "Sheffield Square Residential Community" cited above with the following modifications, subject to the same conditions cited in the site plan approval motion:

1. The maximum allowed density is increased from 6 DU/acre to 8.75 DU/acre;
2. The minimum lot size requirement for row-home buildings is reduced from

8,500 square feet to 5,250 square feet;

3. The front, side and rear setbacks for the townhomes and row-homes are reduced accordingly:

- a. Front setbacks from 153rd Street reduced from 45 feet to 30 feet;
- b. Side setbacks for Row-homes reduced from 39 feet to 11 feet;
- c. Side setbacks for Townhomes reduced from 39 feet to 12.5 feet;
- d. Rear setbacks for Row-homes reduced from 60 feet to 30 feet;
- e. Rear setbacks for Townhomes reduced from 60 feet to 22 feet;

4. The allowable lot coverage for Sheffield Square is increased from 45% to 53% subject to condition 4 in the above site plan and elevations motion;

And

I move to recommend to the Village Board of Trustees to rezone a 30,363 square foot portion of the subject property at 10700 W. 153rd Street that is approximately 525 feet west of the east property line along 153rd Street from RSB Residential Supporting Business District to R-4 Residential District, subject to the same conditions cited in the site plan approval motion;

And

I move to recommend to the Village Board of Trustees to approve the subdivision of the 27.32 acre parcel of land at 10700 W. 153rd Street into 37 lots and a common area as shown in the preliminary site plan titled "Sheffield Square Residential Community" cited above, subject to the same conditions cited in the site plan approval motion.

A motion was made by Parisi, seconded by Paul, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning Committee. due back on 6/20/2011 The motion carried by the following vote:

Aye: 4 - Jacobs, Dzierwa, Parisi and Paul

Nay: 0

Absent: 3 - Aubin, Stephens and Murphy

OTHER BUSINESS

DZIERWA: Asked if there was any other business from the Commissioners or Staff.

PARISI: We might want to discuss the necessity of having to send each commission member the large renderings/drawings. We have smaller ones, and it's a lot of additional expense to produce all of those. Unless there's some legal requirement, I would like to consider (not requiring those).

DZIERWA: Perhaps, Commissioner Parisi, if we could keep site plans that would

be okay. Sometimes I like looking at parking spaces, road widths, and stuff like that.

PARISI: I'm talking about the actual drawings.

DZIERWA: On building elevations, those small sheets we are fine with. I don't think we need the big ones. I do agree with Commissioner Parisi on that.

PARISI: I would prefer that we think about that and revisit it when our Chairman and our Vice Chairman are here.

DZIERWA: Yes, we will want to ask Chairman Stephens when he returns. We will let him make that call, but I agree with Commissioner Parisi. It is a great expense for the developer to have all of those printed up. I'm sure that the amount of times that they have to produce those before it gets to the village board gets quite expensive. I have two things that I would like to ask staff. I've been reading in the newspaper that there is a dog park proposed for Centennial Park. Is that considered a special use? Are we going to see that in the future?

PITTOS: There are plans being developed for a dog park at Centennial Park, although I think that a park within the park would make it part of Centennial Park, if that makes sense.

DZIERWA: There are certain areas of Centennial Park where dogs can't go right now, that's why I thought there might be a special use. It's not really a big deal though.

PITTOS: I think it will be determined at a later date whether or not Centennial Park will need approvals for allowing dogs in that designated area.

DZIERWA: The other thing I noticed is that Orland Square Mall is going to be doing a big facelift. I imagine they would need an appearance review. Is that something we might see in the future too? If so, I am going to start taking notes now.

PITTOS: They have not yet submitted for an appearance review. Their intent is to do an appearance review of the Orland Square Mall building, but that would be following their announcements, which I think are supposed to happen this week.

DZIERWA: It was in the paper today.

PARISI: Yes, it was in the paper.

DZIERWA: I just wondered if it was something that they were going to bring to us. So, that might be something for my fellow commissioners to think about coming up in the future.

ADJOURNMENT

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

DZIERWA: This meeting is adjourned at 8:10 p.m.