

# **VILLAGE OF ORLAND PARK**

*14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)*



## **Meeting Minutes**

**Tuesday, March 27, 2018**

**7:00 PM**

**Village Hall**

## **Plan Commission**

*Louis Stephens, Chairman  
Commissioners: Paul Aubin, Nick Parisi,  
John J. Paul, Laura Murphy, Dave Shalabi  
and Edward Schussler*

**CALLED TO ORDER/ROLL CALL**

**Present:** 6 - Member Aubin; Member Parisi; Member Paul; Member Murphy; Member Shalabi, Member Schussler

**Absent:** 1 - Chairman Stephens

**PUBLIC HEARINGS**

**2017-0541 Cobblestone - Rezoning, site plan, subdivision, elevations, landscape plan and special use permit with modifications for a 21-unit residential planned development.**

TURLEY: Staff presentation made in accordance with written staff report dated March 27th, 2018. (4:24-23:14)

AUBIN: Thank you Ms. Turley, good report as usual, appreciate it. If our petitioner is in the room and he would like to make any comments about staffs report or he has any kind of issues that he like to talk about please step forward to the microphone and we'll swear you in and listen to your questions.

PARISI: Swears in John Barry with McNaughton Development, Burr Ridge Illinois

AUBIN: Thank you John.

BARRY: Yes thanks for having us tonight. Thank you for the staff report, it really covered the proposal in detail we are the contract purchaser for the property again our plan is to construct 21 units on this property primarily ranch homes couple master bedroom first floor units. We really see the target market for this product being moved down buyer in town, person selling their bigger house in wanting the first floor living-

AUBIN: Downsize.

BARRY: Downsize, exactly, so all the improvements in the subdivision will be private, it will be a maintenance free community, I mean the homeowners association will take care of all the outside elements for the homeowners. Just a couple of things, some of the other things that were touched on to make the site more attractive, the naturalized pond, the fencing, the landscape buffers and the upgraded elevations all play into being a very attractive product for that downsize buyer. We just want to be available to answer any questions tonight and hopefully get a positive recommendation from the board.

AUBIN: Thank you John, appreciate your comments without a doubt. This is a public hearing and it looks as though there's some folks from John Q. Public in the room that possibly might want to speak and say something about the petition, but if you'd be so kind as to, if indeed there are individuals that are going to say the

same thing about traffic or whatever the case might be, that person can come up to the microphone after the person in front of that has talked about it and say I concur with the guy before me so that we don't have any redundancy and of course time being an issue. With that said, anybody that would like to speak to come forward, we're going to have ladies first sir, Thank you.

PARISI: Swears in Ruth Faklis, Orland Park

FAKLIS: I have a couple of things that were stated, first of all having lived there for 17 years I am very well aware of the fact that 80th Avenue is flooded due to the first pond, so I have concerns about the second pond especially when she stated it'll overflow into the first pond so I just want you to take note of this okay? The first pond goes into 80th Avenue so let's watch the second pond. This other thing I really am concerned about here, is there is no parking for visitors. You've got holidays, graduations, birthdays, are they all supposed to park on 80th Avenue? Where is the guest parking?

AUBIN: We'll get that answer for you for sure.

FAKLIS: Okay I will let that go. If I have another question can I come back up if it's different?

AUBIN: I don't know.

(laughs)

FAKLIS: okay let me read my note real quick.

AUBIN: Of course you can. Okay. let's have our petitioner come up to the microphone going to tackle this flood pond question that you have, but just for the audiences information, the project has preliminary engineering approval already. Our engineers have been out there and if there was any type of danger for flooding, or whatever the case might be, preliminary engineering would have never been approved.

John do you want to come up maybe say something in regards to that?

BARRY: I'll have my engineer address that.

AUBIN: Alright we're going to have to swear your engineer in, thank you very much.

PARISI: Swears in Scott Schreiner, Mokena.

SCHREINER: So, all of our storm water is being directed to the storm water detention facility on west end on this site and the water, if it were to over top, would over top to the existing storm water facility. The actual release from the detention facility is going to discharge directly into the existing 48 inch storm sewer pipe. So

all of our water will be retained on site for 100 year storm event per Village code. It will then discharge into the existing 48 in storm sewer pipe which bypasses and flows under 143rd street and continues to the west. So our discharge will not be directly into the existing storm water facility, again it would just be overflows which would be consecutive storms in a row.

AUBIN: Code has it for 100 year storm anyway ... I mean, you're prepared for that?

SCHREINER: That's correct sir.

AUBIN: Do you want to tackle the guest parking as well Scott or do we want to bring John back up?

SCHREINER: So. I think as was stated earlier the parking that's provided on site, 2 spaces in the garage, 2 spaces in the driveway meet, or I believe, it actually exceeds the parking code for this type of development. There are a few additional parking spaces in between each unit on the street, there's over 40 feet so you could at least part 2 cars between each driveway without blocking any driveways between each building so there is a considerable amount of overflow parking beyond the 4 parking spots on a per unit basis.

AUBIN: Okay. Thank you Sir. Yes ma'am please. Please come to the microphone, thank you.

FAKLIS: Can I actually see where the additional parking is? Where's additional parking?

AUBIN: Ms. Turley if you can show with the arrow (referring to screen), there we go.

TURLEY: Along the street-

AUBIN: Between the buildings

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TURLEY: Between the driveways-

AUBIN: Yes, or driveways, better answer.

FAKLIS: Oh, that's not grass between the driveways?

TURLEY: This is asphalt right here, this is 142nd place, it's a private road and accesses the units, these are the driveways.

FAKLIS: Right, but I thought that you stated that 142nd street was actually at its minimum width.

TURLEY: It's 27 feet wide which is the Code required minimum for a street width.

FAKLIS: Right, so if you parked cars on 142nd-

TURLEY: Yeah for that wide of a street you can have some on street parking

FAKLIS: One side?

BARRY: Yes.

FAKLIS: Okay.

AUBIN: John, thanks.

BARRY: The street is as wide as any other typical neighborhood street in Orland Park.

AUBIN: Understandable. Thank you Sir. This gentleman right here, you had your hand up.

PARISI: Swears in Joseph Rossi, Orland Park

ROSSI: I reside in one of those Westwood town units that are right next to that, and I wanted to bring up to the Commission, the Planning Commission here, that one of the things that has existed over, and I've been there 17 years, buildings were built in '93 and '94. Many of the buildings over the years have had to have jack ups in stabilizing cement core units put into the buildings because shortly within, I guess, 3 years after the original construction they started to sink. The builder came in and did some repairs and over the years, additional, within the last 3 years, several units have been stabilized and jacked up with a lot of cement and a lot of expense to owners. My concern is that this builder, whoever, that they do a good job in terms of going into the ground and do some core testing so that they can get down to some stable rock, because if these buildings are built, and it sounds like they will be built, I would hate to be one of those owners 3 years from now, as I started to see cracks in the ceiling, on the garage and bricks as the building started to settle, and more than just settle, but actually sink. That's my concern for that location.

AUBIN: Thank you Joe, your concern for your new neighbors is most admirable.

ROSSI: You're quite welcome.

AUBIN: We're going to have our fellas from the petition-

ROSSI: The only other concern I have is-

AUBIN: Oh, I'm sorry.

ROSSI: We have had some snow this winter and I look at that street and I know in our little development we end up piling snow, 5 feet, 10 feet in terms of the accumulation we had this winter and if they have parking 2 cars on the driveways or somebody parking on the street and we get another 8 or 10, 12 inches of snow where's that all going to go?

AUBIN: I think we can answer that one pretty quick. With the 2 inch snow rule here in Orland Park, if there's 2 inches we can't park on the streets, is that correct?

TURLEY: This is a private street-

AUBIN: Okay so it's going to be the problem of the folks that are there if they're parking cars, I don't think it's going to affect the neighbors.

ROSSI: No, it won't affect us but-

AUBIN: I love your consideration for the new guy.

ROSSI: Okay, thank you for your time.

AUBIN: Thank you Joe. John do you want to tackle this thing in regards to the settling that's taken place in the neighbors it's not predicted to happen in yours.

BARRY: No, I appreciate the heads up. I'm sorry you're going through that right now but long before we got to this point of the petition we do our due diligence on the soil materials, we take cores and there's nothing that would show us in any of our cores that we would have a problem like that.

AUBIN: Preliminary engineering again prove they would have picked up on something like that I would think.

BARRY: Well, our due diligence on the soils material would.

AUBIN: Okay, Thank you Sir very much. Yes Sir.

PARISI: Swears in Terry Chenore, Orland Park

CHENORE: My concern is for the Commission to know that at one time that there was a gas pump next to the attached garage at 8030 143, it has since been removed this past fall and I know with the gas pump there I'm sure there's the tank is still in the ground. And my main concern is that the Planning Commission is aware of it because I already told the Development Services about the gas pump there already, but I want to tell the Commission about the pump with the tank, it's in

the ground which is EPA.

AUBIN: Thank you for your comments Terry. I'm going to put this one to Khurshid and Jane if indeed you did talk to Development Services, what was our response to that?

TURLEY: Our inspectors are aware of what the resident had reported, and Orland Fire has also been notified of a potential tank so at the time of demolition they're going to need to take a closer look at this, but we're aware of the issue.

AUBIN: The Village is aware of it Terry.

CHENORE: Yes because I know being EPA that the grounds got to be cleaned out.

AUBIN: They won't let the project happen.

CHENORE: Yeah exactly. Another thing, what Joe brought up, Rossi, my wife and I had to pay big money to have our place, Perma-Seal, come in just this past year, (20)17, and they went down the 60 some feet 9 of them, piers put in for bedrock for the sinking is settling in that property so as far as getting, like Joe says, Rossi, getting good soil samples as well. Well you should be well taken-

AUBIN: Our petitioner has giving us the greatest confidence that he's done that already for sure.

CHENORE: Yeah needed to.

AUBIN: Thank you sir. Anyone else? Madam.

PARISI: Swears in Sandra Gascoyne, Orland Park

GASCOYNE: There are 4 homes which I am 1 of the homes directly across from the old property and our backyards face the detention pond, I'm on the corner right in back of the detention pond, 80th and Cambridge Drive. (refers to the screen) yeah the blue roof, and there's 4 of us there. Now the new units, will be facing us or the back?

GASCOYNE: The back, and will those tall trees remain or will they be removed?

TURLEY: I'll let the petitioner answer that one.

AUBIN: Trees to the north, is that we're talking about here? Ms. Turley.

TURLEY: To the south.

AUBIN: The north side of the property.

SCHREINER: We're envisioning the trees that are on our property are going to be removed to the requirements (inaudible).

GASCOYNE: So the back of the units will be facing the pond and then did you say?

TURLEY: Yes.

GASCOYNE: And will there be a buffer from the pond in our homes?

TURLEY: A new landscape buffer will be required.

GASCOYNE: Thank you.

AUBIN: Thank you Sandra. Anyone else? Yes Sir.

PARISI: Swears in Tom Quinn, Orland Park

QUINN: We are directly on the pond, on the corner, if you just follow the Wedgewood Glens, and I don't know who your engineers are but, I would get water all the way up to the porch, this last fall. Now if there's an overflow I don't know how the pond is going to handle it because we've been here 10 years and every time we have the heavy rain we get flooding, we don't get it in the house, but it is all the way up to the porch additional water will be very damaging. I got the pictures to prove it if you want to see them. AUBIN: Jane. Again, we have preliminary engineering on our project. The pond that this gentleman is talking about is it going to be affected by what we do with this piece of property?

TURLEY: I think that's a better question for the petitioner.

AUBIN: I knew that was going to happen I didn't go to you first. Thank you Sir.

BARRY: Scott.

SCHREINER: So, as I was describing before, the release from our pond is going to flow into the existing storm sewer system which will bypass the existing pond. So with this development, let's say that we've been discharged directly into this existing pond, with our development retaining the runoff from our site we would actually be decreasing the amount of water that went into that pond, but having said, that we're actually going to be bypassing upon with to the allowable release rate so it's going to be all enclosed in storm sewer pipe and it will bypass that pond so our entire 4 acres will no longer be tributary to that pond which it is in the existing condition.



AUBIN: Okay, thank you, answered satisfactorily. Sir.

PARISI: Swears in Richard Ferrin, Orland Park

FERRIN: I live on the pond. It has flooded. I moved there in (20)13. It has flooded 143rd street. It has flooded 80th Avenue. Are you aware of that?

SCHREINER: Yes.

FERRIN: Okay. I was in sewer and water for more years then I hate to tell you. Worked for major developers. Biggest issue is the MWRD, have they checked this pond yet? I know this is preliminary.

AUBIN: You mean the retention pond that our petitioners are going to provide, not the one that's there?

FERRIN: Because no matter what he says about the water not going into the pond, it goes into the same pipes that the ponds use. Excuse me, thank you.

AUBIN: We'll get an answer here.

SCHREINER: So we have not submitted to the MWRD at this point that usually comes during the final engineering design, other project and the permitting process that we have to go through though the MWRD so that will be a final engineering design process when we receive those permits from the MWRD.

AUBIN: In order for the project to go through we have to have final engineering approval.

SCHREINER: That's correct.

AUBIN: Thank you Sir.

PARISI: Mister Chairman?

AUBIN: Yes Sir, Mister Parisi.

PARISI: Can I ask Scott a question?

AUBIN: Certainly.

PARISI: Scott I guess the question is, in just simple English, we have a flooding situation. We're going to put storm sewers there that will go out, I think, to 143rd street and the issue is the pond also goes out there. What are we doing that will mitigate the existing situation?

SCHREINER: So the only thing that I could offer up that we would be doing to mitigate the existing situation is we would be taking our storm water discharges and eliminating them from the adjacent pond, so the way the storm sewer system works is there's a 48 inch pipe that runs along our north property line and runs underneath 80th Avenue, it ties into a 16 storm or that then runs along the north property line of the vacant parcel to our east. The pond discharge actually goes through a restricted pipe, an overflow pipe, along the right-of-way of 80th Avenue and then crosses 80th Avenue before it ties into the same system that we're tying into, so our water will discharge to the east side of 80th Avenue downstream of the restricted flow coming out of the existing Village pond on 80th Avenue.

AUBIN: Thank you. We have had, in my humble opinion, satisfactory explanation in regards to storm, we'll have our Commissioners talk about it a little bit later. If there isn't any more comments on storms, okay hang on, let the lady go first please.

FAKLIS: I just want to point out one thing, for those of us who've seen 80th Avenue flood, when the pond goes over, it goes over 80th Avenue into that next vacant lot, which is behind my house, so he just said the pipes going to go under 80th Avenue, or it's already there? I don't know.

SCHREINER: Already there.

FAKLIS: Already there, under 80th, so If it's already there. It's not abating anything. If there's a real bad storm, it's abating now but it's not abating on a bad storm because that already closed in the eighties and goes right into the homes beyond it.

SCHREINER: Yeah we're actually very aware of it, so our client had a piece of property to the east on a contract as well so we actually evaluated that property prior to just focusing on the western piece of property. It's a very unique system that's going on out there, the existing conditions system. So the overflow from the Village pond does cross 80th Avenue and it flows through the property to the east. Once you get on to that property to the east it's hard to see because of all the trees, but there's actually quite a deep ravine that runs through that property, so that overland flow falls into that ravine, flows through the property to the southeast corner of that property where it's picked up in another storm sewer system which is a separate storm sewer system altogether than the 48 inch, and 16 inch storm sewers I was talking about earlier that our storm pipes discharge to. So there's a lot going on out there but the over flow will flow through the parcel (it's got the E-1 labeled through it), it flows through that parcel to the southeast corner of it, where it gets picked up in a separate storm sewer pipe all together from 48 inch and 16 inch. That's a separate system altogether that then flows underneath 143rd street. So it's kind of a complicated situation it seems like there's a lot of different piping that was built through different developments through time. But that's how it functions.

AUBIN: Thank you Mister Schreiner, I appreciate your comments. Again, if there are no further comments in regards to flooding, because I think Mister Schreiner's answered all of our questions in regards to how this piece of property is going to affect the surrounding area and the thing that we're talking about tonight is this development. No developments to the east, south, the north it's just this development on 143rd street. Thank you. Yes Sir.

PARISI: Swears in Paul Nirchi, Orland Park

NIRCHI: I have nothing to say about the flooding, or anything of that nature, I want to talk about the property, it's currently zoned residential and townhouses, is that correct?

TURLEY: It's currently zoned E-1 estate residential, which is single family zoning districts, so they are requesting that it be rezoned to R-4 mixed use residential.

NIRCHI: But, currently, are town houses allowed to be put on the property?

TURLEY: Not currently, it has to be rezoned to do that.

NIRCHI: All right. All the homes that are north, south and west they're all single family dwelling homes currently, okay not west but to the north, to the east and to the south they're all single family dwelling homes and it looks to me that this property, there's too many units on this property, way too many units, there's no beautification, there's no room in between each unit. They're all next to each other and I don't think it's going to make the neighborhood look better and could bring down property values.

AUBIN: Thank you Sir. I could ask Ms. Turley, but I think we already know the answer to that. The site plan meets code, the requirements that are required by the Village of Orland Park. John, do you have any comments you'd like to make on that?

BARRY: Well I think the main point is, yes the property does have to be rezoned. However, our zoning request matches the comprehensive plan. The zoning request matches or actually is proposing less units, or less density, that's allowed by the comprehensive plan. Our lot coverage, proposed lot coverage, is less than was proposed by the comprehensive plan. So I think we've done a very good job of proposing a development that is suitable for the site. As far as bringing property values down, I can't disagree more. We're talking about townhomes that will be sold for, in excess of, \$400,000, so I think this is a very good proposal, I think it'll be a fine addition to the Village and everybody will be very happy when it's complete.

AUBIN: Thank you John. A final comment from our gentleman.

QUINN: I just have one question for the engineer. Would he kind of explain to me the sloping, why he needs it, this is a Village pond. We have fishermen all summer they walk around the pond, grandkids, I got 20, they do it. What's the slope mean, what is the flat maintenance, and will they be able to continue what they do now because it is a Village pond.

AUBIN: Are you are you talking about their pond-

QUINN: I'm talking about the slopes that he's talking about, from the water to under the property. The Village owns the first, I think it's the first 10 feet, they used to cut the grass so they got to own it, they still come every Tuesday.

TURLEY: This pond here to the north, the existing Village pond is entirely owned by the Village.

QUINN: And how far do they own? How far from the water do they own up into the land?

TURLEY: They own the entire pond and the land around it.

QUINN: And how far is that? He's looking to only go 9 feet. He wants it cut all the way back to 9 feet.

AUBIN: Excuse me Sir, John if you'd be kind-

BARRY: We're not going to be doing any work to the existing pond. The slopes that are being referred to in the staff report are the slopes that are on our new proposed pond, on our site.

QUINN: Then explain to me why you want to cut to 9 foot. You want to measure from where?

BARRY: You want to talk about the dimensions. The setback.

QUINN: Well you're requesting this and that's all I'm asking.

BARRY: There's one point of our pond at the north end that our set back is 9 foot verses 25.

AUBIN: Could you show that Jane, with the pointer. That there's only one part on the pond where it's 9 feet.

TURLEY: Just right from there to there.

AUBIN: That's the only part Sir, not the whole pond.

QUINN: Thank you.

AUBIN: Thank you. Our last question, Khurshid, do you want to say something?

HODA: I just want to clarify that the space we have around the existing pond, That the gentleman and his grandkids used to walk around, it is untouched. The distance we're talking about, that 9 foot, is from petitioner's property to the edge of the high water line that we're talking about, so the existing pond and the walking area around that is untouched.

AUBIN: Untouched. Thank you. Yes ma'am.

PARISI: Swears in Linda Marie Chenore, Orland Park

CHENORE: Is this a done deal?

AUBIN: No such thing in this town.

CHENORE: Well it sort of sounds like it.

AUBIN: Planning Commission is recommending body we have no authority whatsoever.

TURLEY: If you look back at this chart here it shows where you are (refers to chart on screen) the Plan Commission makes a recommendation, it goes to Development Services, Committee which is comprised of 3 Board members, they preview the case and make a recommendation and the third meeting it goes to the Village Board of Trustees that make the final decision.

CHENORE: I also have to comment, 21 units is a lot for that area. I mean from where we're at we have 15 units, we have the similar type of drive, as you drive in, you drive in one way, we have the parking issue, we have the snow issue, the water from that. I see this, in these units, I've lived there since 2002 and I hope that you as a Board are taking this into consideration.

AUBIN: Preliminary engineering has been approved and the petitioners said that they're building less units on the property then they could.

CHENORE: Well, because they were going to have the other side of the street at one time, it was 2 sides and now it's just the one side, 21 units, at one time it was across 80th also.

AUBIN: That was a separate petition all together. This has nothing to do with that.

CHENORE: Well it was from McNaughton because we had to vote on that, where

they can come into Wedgewood Glens through our street. At that one time, but even 21 units is a lot of units for that area, it's going to be very, very congested and it's off 143rd street. I mean, I live there and I see it and I walk my dogs around the area all the time, as they walk by there I think, 21 units where they going to go? You know.

AUBIN: It would never be approved by our engineers if it didn't fit.

CHENORE: Well, you know, too I am one of those, we spent \$20,000 to have our home lifted and it's pretty sad. I'm more concerned about my area, but how can the soil be any different from my area to right across over the fence?

AUBIN: I don't mean to be rude. But I have a lot of faith in guys that go to school for 8 years. The engineer said it's okay. We have preliminary engineering approval on the site.

CHENORE: We had the same in our homes too though. 2002 different year maybe.

AUBIN: That has nothing to do with this petition.

CHENORE: No, it's sad that it doesn't.

AUBIN: Thank you. All set I think. I appreciate all the comments that have come from John Q. Public and obviously from our petitioner, who, I think, sufficiently answered the questions for our residents, but I'd like to have our planning Commissioners give their take on the project. I just like to remind everybody this particular project has preliminary engineering approval, it has 18 conditions that this petitioner is going to have to meet for this project to go through Committee and Board of Trustees, and the petitioner didn't even mention them tonight. He's totally in line with the 18 conditions that the Village of Orland Park has put on this project so. Commissioner John Paul, anything you have to say?

PAUL: Thank you Mister Chairman, couple questions. So the road is going to be a private road?

TURLEY: Yes.

PAUL: So the Village doesn't own it nor maintain?

TURLEY: Correct.

PAUL: That would be up to the homeowners association as far as snow plow. Okay how would you get emergency vehicles, trucks, moving vans in and out of there, because doesn't look like there's any place to turn around.

TURLEY: There is a hammer head at the end of the street, we've used this similar kind of configuration in other subdivisions, like Bluff Point was one that had the hammer head turned around. So, even if there's cars in the parking lot, there's a place to turn around into the street.

PAUL: So even if there's cars parked on 142nd place, if a moving van was to go, because, I mean, obviously people are going to be moving in, they can back out or get out somehow or fire truck.

AUBIN: Fire would never have approved it.

PAUL: You know or an ambulance, I mean, so they've approved that.

AUBIN: Fire District would never have let it happen.

PAUL: Okay, as far as the flooding goes, what's the frequency of flooding on 80th and on 143rd in that area and what have we seen over the last few years?

HODA: We do not have that data readily available, but we can certainly look for that and provide that to you.

PAUL: Just from your knowledge, just flooding to the point where the street would have to be closed, has that happened, frequently?

AUDIENCE: Yes, it does.

PAUL: Do we know how often that happens?

AUBIN: Every 100 year rain.

PAUL: Probably happened more than once in 100 years so. (audience inaudibly responds) That's why I'm asking, it's probably happen more than once in the last 100 years so, just a concern that I have about that, and from the engineer standpoint you're saying then that the water is going to flow not back into the retention pond, it's going to flow in a different direction so it's not going to be making a problem worse than it is. What's there is there, but as far as the retention pond, the water's not going to be going in that, it's going to be going, routing another way is that correct? Okay, that's all I was trying.

AUBIN: Thank you Mister Commissioner. How about you Commissioner Shalabi?

SHALABI: Thank you Mister Chairman, I do have a question, I thought that Mister Rossi had a good question when it came to snow. Due to this being a private street and the fact that the private street wouldn't, of my understanding, fit within the Code of having, they would be able to park with 2 inches of snow. Where would the snow go in the event?

TURLEY: That would be up to the private landowner to work out the details of snow removal.

SHALABI: Maybe Mister Barry could help answer, or his engineer, because I really think it's a legitimate question if you see the way that the road is and where they would store the snow.

BARRY: The plow contractor will have to place snow at the end of the street, far west end of street, before you go to the pond and they'll have to utilize the open spaces between the buildings, between the driveway of the end of the units.

AUBIN: I'm sure the residents are going to come up with a plan. It's their responsibility.

SHALABI: I think the only concern that I have is that they don't have to follow the Village ordinance of not parking on the street with 2 inches of snow or greater due to the fact that it's a private road. So I just wanted to eliminate any concern for the current residents, because I thought Mister Rossi had a good question as it pertains to the snow, especially this past winter I think people have more concern than normal.

BARRY: I'm going to assume that the homeowners are going to want the convenience of their snowplow people, the same convenience that the Village plow, the Village public works have to keep cars off of the street in the events of the snow.

AUBIN: I mean the association could put a sign, they could post 2 inches or more, call Orland police.

BARRY: Right.

AUBIN: Yes Sir.

SHALABI: May I finish with that Mister Chairman?

AUBIN: Oh, please.

SHALABI: Other than that I think that the project adds great value. As a lifelong resident of Orland Park and primarily in the north Orland corridor, and as a real estate broker in the area, we have a lack of supply of master bedroom main level town homes in the north Orland corridor, especially from a new construction standpoint, so I think that's great for the area. I do believe the project has nice character and elevation levels. It's also been nicely thought out regarding architectural touches especially when it comes to the variations in the rear of the units, so thank you.



AUBIN: Commissioner Shalabi, thank you. Commissioner Murphy?

MURPHY: Well I think that the petitioner has addressed all of the residents' concerns in in great detail. I think that overall there's plenty of landscape buffering to the existing residential, the rezoning does conform to the comprehensive plan. I think the elevations are very attractive, I think they've used more architectural details than many townhomes. I think overall it looks like a good project for the area, so I'm in favor.

AUBIN: Thank you Commissioner. Commissioner Schussler, if you'd be so kind.

SCHUSSLER: Thank you Mister Chairman, I agree with the statements of the prior Commissioners I don't think it is going to decrease property values at all and I agree that there is a definite need for this type of unit. I moved from a tri-level house to a unit like this a year and a half ago and I had trouble finding a place and I had to move because my wife was confined to a wheelchair so there is a definite need for this type of housing that has a master bedroom on the first floor, so I agree with the petitioner that there is a demand in the market for this type of unit and I think the site is appropriate for it. It's got a pond to the north, there's a street to the east there's another street to the south and the only units is going to abut is the Wedgewood Glens units and that's the same type of zoning, that's a R-4 zone. So you got an R-4 zone next to an R-4 zone. My question for staff would be, do you know what the density is of the Wedgewood Glens development.

TURLEY: I do not know what the abutting property density is, but I know with this proposal R-4 allows up to 6 dwelling units per acre and I believe this is 5.62, right around there, it's below the 6. And I think that Wedgewood is similar.

SCHUSSLER: I believe it's similar yes, okay they have 15 units but we don't know how many acres. But it seems to me that if it's R-4 it would be up to 6. Okay. A couple of questions, I have a concern with regard to the snow removal. When I was on the Village Board I was chairman of public works and snow was always a big issue, it has to go somewhere. Whether it's Private Street or Public Street. The Village trucks if it's public street or the private contractor if it's a private street, has to push the snow somewhere, it has to end up somewhere. And I see a problem with this development because there aren't a lot of places where you can store that snow. Commissioners Shalabi had a question with regard to snow and also with regard to access, it's easy to get into the site with the vehicle, the issue is getting out, how do you turn around? Obviously you can do it in a driveway if there aren't any cars parked there and if there aren't then you got the hammerhead. It seems to me that you're not going to get a moving truck to turn around in that hammerhead. It's just not going to happen. But that's the moving companies problem they're going to have to probably back down 100, 400 feet down to 80th Avenue. The same with the fire trucks, but firemen are pretty good at backing up, they back into the fire house every time they make a run. My question for staff and for the

developer is would it be possible to extend the road? And the hammerhead, to the west, to the edge of the pond? And the reason I'm asking that is, it would allow a little more room for a turn around, it would take the hammerhead a little bit farther to the west from those last units to the west on both the north and south side. And I think it would provide a place to put the snow, you could dump it in the pond. I don't know what the elevations are, but is that feasible? I ask the engineer that question I guess, Mister Schreiner.

SCHREINER: So I guess couple concerns, the roads about 3.5 feet above the high water level of pond, so as we push the road out we're going to have that drop off then, on the road, so we would have to probably do some as form of retaining wall at the end, if we were to do that. The snow removal issue I feel we get this asked a lot anytime we have a cul-de-sac, whether be private or public road. And one of the things that we're often asked to do is to provide a gap in the housing at the end of the call the cul-de-sac bubble. In a lot of instances when coming down a road like this we have cul-de-sac, and at the end they want us to separate those homes to have someplace to pile and then they can push, so we felt fairly comfortable with the layout just because we have direct access to the pond. A lot of times these private firms come in with the smaller machines, they don't always have the big machines like the Village has pushing snow, they come in with smaller ones actually can load and push. So we feel like that slope coming off the end of 142nd place down to the pond is going to provide them quite a bit of available areas to pile up snow, during a larger snow events. In terms of extending the hammerhead.

SCHUSSLER: Before you go any further, with where the road ends now how far do they have to go to get the snow into the pond, how many feet is it from the end of the road.

SCHREINER: So that line you're seeing that it's called the high water line, that's 25 feet off the edge of the road because we're trying to maintain that 25 foot buffer every place. And then from that point you got another probably 15 feet down to the bottom of the pond so that's about 25 foot gap so they got about 25 feet just before they even get into the steeper slopes of the pond so that area there is fairly level, it's about a 2 percent slope, the first 20 to 25 feet is at 2 percent. So they have a fairly significant area right there before they hit that high water line when then slopes down to the pond.

SCHUSSLER: The problem is getting to it from the end of the road, if that's grass, you're driving over the grass to get to the place where you're going to push the snow so it goes down in the pond. So I would ask the staff, of this 25 feet can we give them a variance where they can extend the road into this 25 feet So whoever is pushing the snow down the end of the street can get to the pond and let it go down the slope.

HODA: Commission Schussler, I hear what you're saying, let us take a look at it, I

think there is potential for extending it, but maybe not all the way, and still find a way to put some kind of barrier that keeps the trucks safe. I see the benefit you're trying to point out.

SCHUSSLER: Yes I understand that. Okay, a couple of other questions. It was a question about the landscaping along the north side, I didn't quite understand the answer there. There's quite a bit of a vegetation along the north part of the property on the east side, are you going to be able to save that or are you going to have to level all of it and start over again. I'm talking about behind the old house.

BARRY: Yes, any of the material that's going to be behind the old house, but yet on the current owner's property, will have to be removed to make the rear yard grading and the storm sewers –

SCHUSSLER: Okay that's fine.

AUBIN: Thank you Sir.

SCHUSSLER: I got a couple of questions. Will the pond be a Village pond or a private pond?

TURLEY: Private.

SCHUSSLER: Okay. What determines whether it's going to be Village or private?

TURLEY: Well, it's a part of the whole thing that has an HOA and the private streets. Usually in this kind of scenario the pond would be private as well.

SCHUSSLER: Okay. A couple of questions about the road. Is there going to be any curbing between the asphalt and the sidewalk. A typical road curb?

SCHREINER: Yes, 3 inch road curb.

SCHUSSLER: Okay. That's good because otherwise the cars would be parking on the sidewalk. Always have problems with private streets, but I guess I'm not going to make that argument, it seems to make sense in this instance. And I believe Wedgewood Glens has Private Street too. For the developer, will all of the units have first floor master bedroom?

BARRY: Yes everything will have first floor master.

SCHUSSLER: Okay. How many soil borings did you do that were questions regarding soil? You said you had checked out soil as part of your due diligence how many soil borings did you do?

BARRY: I believe we got 5.

SCHUSSLER: Do you think that's enough for 4 acres?

BARRY: It's typically more than we would do on 4 acres, yes.

SCHUSSLER: Now that you know there's a problem next door I would highly recommend that you do a few more. And I'll tell you, I spent 12 years on the school board. We built the building, we did soil borings, and the first change order that came in was for additional fill at one corner that had poor soil and it was 5 feet away from a soil boring. Soil boring was wonderful, 5 feet away it was peat. And it cost, it was not too bad, it was like \$15,000, a multimillion dollar building. Now that you know from these folks here that there are problems next door, I would recommend you do some more soil borings, that's your call though.

BARRY: Ok, thanks.

SCHUSSLER: I think that's all my questions, thank you Mister Chairman.

AUBIN: Thank you Commissioner, Commissioner Parisi.

PARISI: I share a lot of the concerns that some of my fellow Commissioners have expressed and in terms of parking and snow and what not I feel they've been adequately answered. Obviously this is a challenging 4 acre parcel and you'll see that when we make our motion and everything there's 2 pages of conditions that this developer's understood and accepts, and as far as land, as far as density, were allowed 6 units per acre, this is below the maximum density, there's plenty of natural buffers between existing residences and these new units that are going to be built. I feel that the water situation, while it's serious, I understand why everybody's concerned. From what I understand, this particular project isn't exacerbating that situation whatsoever, it's diverting the water to the east and probably going out of their way so they wouldn't exacerbate the situation. Just on a personal note, I hate to see all the beautiful mature trees go but we do have a tree mitigation program here and I'll be interested in seeing how we can address that. I do agree I'd like to see the side of the building that faces 80th Avenue, I think that's rather bland, would be nice to see that to be a little more attractive from people going down 80th Avenue. Property values I know that this developer, McNaughton has a reputation for building some really outstanding properties and I'm happy to hear what the price point is, I think that bodes very well for the remaining neighbors. That's all I have to say Mister Chairman.

AUBIN: Thank you Commissioner Parisi. I'll be very brief with my comments. This is the reason we have these things we have John Q. Public and the neighbors come in and listen to what the petitioner says and you have 6 Commissioners up here that are part of a recommending body. There is no decision is going to be made in this project this evening. As Ms. Turley pointed out, these gentlemen, per our recommendation, will then go to a committee of which you are, via this

chairman, cordially invited. You can go to the committee meeting after that once it leaves the committee meeting it then goes to the board meeting. Which we have another opportunity to voice your opinion, but as we found out tonight, I think that our petitioner and our engineers, one of them sitting in the audience, has made real comfortable for us up here that all the questions in regard to your fears have been answered. That this particular petition, this particular project, is not going to increase anything you've experienced before. I think Commissioner Schussler, John you're scared to death now so now you're going to put 400 more soil testing every 6 feet. He's going to check that out for sure, so I'm very confident that our petitioner's going to do the right thing for this project. It's going to be an asset for the Village of Orland Park. This chairman will entertain a motion.

A motion was made by Member Nick Parisi, seconded by Member Edward Schussler, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning Committee.

I move to accept as findings of fact these Plan Commission findings of fact set forth in this staff report, dated March 27, 2018.

And

I move to recommend to the Village Board approval of the rezoning of the property from E-1 Estate Residential to R-4 Residential District.

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Preliminary Plat and Preliminary Engineering for Cobblestone", by Designtek Engineering, Inc., project 17-0033, dated 07/17/17, revised 03/05/18, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Meet all final engineering and building division requirements and approvals.
- 2) Site Plan elements including building envelopes and locations are conceptual only and must meet all Land Development Code and Building Department requirements.
- 3) All signage is subject to separate sign permits from the Building Division.
- 4) After construction is completed, repair or replace all existing sidewalks that are damaged.
- 5) Change "Preliminary Plat" side label to 'Preliminary Site Plan.'
- 6) Pay cash in lieu of park land and park cash as finalized at the time of Development Agreement.

7) Direct a portion of the Code required developer park contributions to benefit nearby Wedgewood Park improvements as finalized at the time of Development Agreement.

8) The petitioner will work with staff to resolve the hammerhead turnaround concerning the snow and emergency vehicle adequacy issues.

And

I move to recommend to the Village Board of Trustees approval of the building Elevations titled Cobblestone, prepared by WK Olson Architects Inc, dated 08/08/17, and received 03/19/18, including all four sheets for all four sides of the duplexes and triplexes; subject to the following conditions:

- 1) Provide further rooftop enhancements such as dormers or a gable on the Unit 21 building side elevations that face 80th Avenue, similar to enhancements on the building rears.
- 2) Comply with the Village Building Code for building height.
- 3) Provide a conceptual elevation for both sides of the proposed sign.
- 4) Add project name, address, revision dates and sheet numbers on all Elevation exhibits.
- 5) Add material and color labels on all elevation sheets.

And

I move to recommend to the Village Board approval of the subdivision titled "Preliminary Site Plan for Cobblestone", by Designtek Engineering, Inc, project 17-0033, dated 07/17/17, revised 03/05/18, subject to the following conditions.

- 1) Submit a Record Plat of Subdivision to the Village for approval and recording.

And

I move to recommend to the Village Board of Trustees approval of the Landscape Plan titled, "Preliminary Landscape Plan Cobblestone Subdivision", prepared by Metz and Company, dated 11/09/17, revised 02/06/18, sheets L-1, L-2, as amended to meet below conditions:

- 1) Obtain Preliminary Landscape Plan approval from Village Consultant Hey and Associates.
- 2) Include a tree mitigation report as a part of Landscape Plan.

3) Final tree mitigation requirements are to be determined at the time of the Development Agreement.

4) Submit a Final Landscape Plan within 60 days of final engineering for review and approval.

And

I move to recommend to the Village Board approval of a Special Use Permit for an R-4 District Residential Planned Development, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1) Reduce building to building and building to property side setbacks from twenty-five feet (25') to twenty feet (20').

2) Increase the maximum cul de sac length from 400' to 550'.

3) Increase the maximum pond slope from 4:1 to 3:1.

4) Reduce the required detention pond setback and flat maintenance strip.

5) Modify tree mitigation requirements, as finalized at the time of Development Agreement.

6) Reduce sidewalk and parkway requirements to allow 4' wide carriage walks with no parkway on both sides of the private street.

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

**RECOMMENDED FOR APPROVAL**

**Aye:** 6 - Member Aubin, Member Parisi, Member Paul, Member Murphy, Member Shalabi and Member Schussler

**Nay:** 0

**Absent:** 1 - Chairman Stephens

## **NON-PUBLIC HEARINGS**

## **OTHER BUSINESS**

**2018-0010 Memo: New Petitions & Appearance Review**

## **NON-SCHEDULED CITIZENS & VISITORS**

## **ADJOURNMENT**

Any further comments from staff or friends up on the dais here? There are none.

Meeting stands adjourned at 8:24.

ADJOURNED

Respectfully submitted,

Jennifer Sexton