

# VILLAGE OF ORLAND PARK

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



## **Meeting Minutes**

**Tuesday, December 8, 2015**

**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 Chairman, Mr. Lou Stephens, at 7:00 p.m.

**Present:** 6 - Chairman Stephens; Member Jacobs; Member Aubin; Member Parisi; Member Paul, Member Murphy

**Absent:** 1 - Member Dzierwa

**APPROVAL OF MINUTES****2015-0142 Minutes of the November 24, 2015 Plan Commission**

A motion was made by Commissioner Aubin, seconded by Commissioner Parisi; to continue the minutes of the November 24, 2015 Plan Commission.

I move to continue the minutes of the November 24, 2015 Plan Commission to the next regularly scheduled meeting.

CONTINUED

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

**Nay:** 0

**Abstain:** 1 - Member Jacobs

**Absent:** 1 - Member Dzierwa

**PUBLIC HEARINGS****2015-0520 Addition to Grasslands**

TURLEY: Staff presentation made in accordance with written staff report dated November 24, 2015.

STEPHENS: Thank you. The petitioner is present and he would like to come up and speak.

AUBIN: Swore in Matthew Klein, 322 W Burlington, LaGrange  
James Marth, 14800 S. 88th Avenue, Orland Park  
Scott Schreiner, 9930 W 190th Street, Mokena  
James Marth, Jr., 7810 W Emma Court, Orland Park

KLEIN: Short presentation given to supplement staff's presentation.

STEPHENS: Did you say that the brick color is going to be the same on all eight buildings?

KLEIN: No, there will be different brick colors. I can't say that a brick color won't be repeated on the eight buildings but there will be at least 4-5 different bricks. Each building will only have one brick color.

JACOBS: Has staff reviewed the materials board? Have they seen the colors of the bricks, stone, and roofs?

KLEIN: We have not specified them. We have provided the typical colors but they are going to vary and have not been selected yet.

TURLEY: We could have a list of choices. It is not going to be 1 or 2.

JACOBS: That's fine but what is it going to be? What is it going to look like?

KLEIN: These are what they are going to look like.

JACOBS: Well, yes, but it's a rendering.

KLEIN: Renderings are fairly accurate as far as material. There will be traditional brick. There is a red brick design among the samples. This one had a stone band and then brick above it. It will be some combination of those. These are typical of what Marth Homes are built to.

STEPHENS: Is there anyone out there that would like to address this petition?

AUBIN: Swore in Stan Stec, 16802 Rainbow Circle, Orland Park

STEC: My concern is adding more multi housing for that subdivision. There is a section of housing already that is townhomes. Grasslands is primarily single family homes. By adding more multi-family homes, my concern is that it is going to devalue single family properties. Over the years I have followed the values in our subdivision, more so along the lines of property tax values. For some unknown reason, our property tax values in that subdivision have been historically higher than some similar subdivisions in the area. The reason I know that is because I have been fighting it every time I can. My concern now is that we are already assessed at a higher value to pay property taxes but bringing in more multi-family housing may devalue the single family housing. I asked Mr. Marth already and he answered my question of "what is the price point of these homes?" Which I understand is the low 300's. My preference would be for something that is getting added to the entrance of Grasslands would be a higher price point and a higher scale or value. That is all I had.

AUBIN: Swore in Ke Liu, 16823 Green Knoll Avenue, Orland Park.

LIU: This detention pond is not well maintained. In the future, if they have 2 ponds connect together, half of them looks pretty good and half looks pretty bad. Do you have any plan or does the Village have a plan for maintaining this pond entirely instead of half and half?

TURLEY: The pond is currently Village owned and the entire pond will be Village owned when it is expanded.

LIU: So there will be a new landscaping plan for the future after the new pond has been built and it will be consistent?

TURLEY: Yes there will be a final landscape plan that will show the plantings for the entire subdivision and typically in the detention ponds, we require native seeding and that will be because they absorb better to improve the area.

LIU: Right now the water level in the pond is ok. It is not too shallow. I'm wondering if you have a larger pond and a limited amount of water, it is going to look bad. Will there be enough of a water supply to the pond?

KLEIN: The bottom of the new pond will be slightly higher than the existing pond so as water drains it will drain into our pond. The capacity will be approved by the Village engineer. But the way it is designed, it will be 6" higher so if there was standing water in the old pond, there will be standing water in this pond.

STEPHENS: Thank you. Anyone else?

STEC: Just a follow up on the maintenance. We have had an issue with maintenance. There is another detention pond further down the street that is really not maintained by the Village. If it is going to be larger now and we are going to be adding more homes, I would be interested in understanding what is going to be done to maintain that area? Now it is going to be more visible. When those trees are gone and the retention pond is expanded it is going to look even worse. That subdivision on average has a higher assessed value per square foot than most every other subdivision that has comparable type houses anywhere in that area. I don't know why but it does.

STEPHENS: We all pay higher taxes.

TURLEY: A part of the final landscape plan is landscaping for the detention pond. The professionals will landscape it. We have consultants that analyze it for suitability for the detention pond landscaping. Our public works department does the actual maintenance and they set the standards for the maintenance.

STEC: I'm sure it will look great when it's done but what about within 6-9 months when the weeds are growing?

STEPHENS: You can call the Village because the Village maintains it. Thanks.

LIU: When you have a meeting for landscaping plan for the future?

TURLEY: The landscaping plan goes to the Board. Usually it is after final

engineering because otherwise it will change. So the final landscape plan doesn't go to the Board for a good while until after all of the initial approvals.

LIU: Not after the houses are going to be built?

STEPHENS: It will all be done on paper before the houses will be built.

TURLEY: I can give you a card and if you're interested, you can take a look. Usually the landscape plan is not a public hearing and is just reviewed quickly by the Board.

STEPHENS: Mr. Marth, you are going to have 5 buildings that are step down foundations. Are you going to be offering these with the walk out basements at the same price as the other ones? What do you think your average sale price is going to be?

MARTH: Well I don't think there will be any walk out basements. They will be all look out and the lookout basements will be a premium. People like the decks and it is an additional cost for us to put the decks up and they get above ground windows in their basement which is always a plus. I think our average sale price will be \$325K. The markup for the lookout basements will be another \$20K.

STEPHENS: So you're looking around \$350k. How many square feet?

MARTH: They are 2,100 sq. ft. They are all on one level and will have basements. I think it will draw an older crowd. I don't think young families will be coming in there.

STEPHENS: Seeing no more questions from the audience, we will go to our Commissioners.

PAUL: Thank you. I like this. It's a very challenging piece of property back there. I can't imagine what you could do with that and still make it worthwhile to do it. It sounds like you are going to custom make these so you are going to build them as you sell them. What kind of time frame are you looking at once its approved?

Inaudible.

PAUL: That's the only question that I had. Thank you.

JACOBS: I like it, too. I have been around that area for many years. I think you have done a great job with the design. The creek is being taken care of. I think it's good.

STEPHENS: I have seen different plans on this site before. Some of the other ones were just full of townhouses and they tried to put too much into this site. I think with the duplexes, you have done a nice job. It flows nicely and I think your

elevations are very good. I am in favor of the project.

AUBIN: I agree with the three of you and just wanted to add that the condition of approval this evening has numerous conditions for it to go forward and Mr. Klein and his staff did not object to any of them. So what Orland Park wants is on this sheet and our petitioner has not objected to any of it. That is enough for me to move this project forward.

MURPHY: I second my fellow commissioners. It is a great project and a really good fit for that area. I am all for it.

PARISI: As am I. I don't think when you pull up to 167th and Wolf right now it is particularly aesthetically pleasing. This is a great improvement.

STEPHENS: Absolutely. Very nice project. We will move forward with a motion.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated December 8, 2015.

And

I move to recommend to the Village Board approval (upon annexation) of the rezoning of the property to R-4 Residential District.

And

I move to recommend to the Village Board approval (upon annexation) of the preliminary site plan titled "Preliminary Plat, Addition to Grasslands Orland Park", by Designtek Engineering, project 15-0018, dated 8/3/15 and revised 10/28/15, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Provide cash in lieu for the 167th Street and Wolf Road Code-required sidewalks, for future use when Wolf road is widened.
- 2) Site Plan elements including lot dimensions, building envelopes and locations, setbacks, lot coverage, etc. are conceptual only and must meet all Land Development Code, Engineering, and Building Department/Code requirements at the time of permits.
- 3) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval including the following items:
  - a. Provide a tree survey for all trees exceeding 4" in trunk diameter per Land

Development Code.

- b. Provide tree mitigation, per Code requirements, preferably on site if a healthy spacing can be achieved, otherwise a contribution must be paid per Code into the tree mitigation bank. Tree mitigation requirements will be finalized at the time of Final Landscape Plan and after final engineering of lots.
- c. Plant the pond expansion area in a natural style with a native edge.
- d. Include evaluation of wetland plant material and the incorporation of recommended improvements.
- e. Include parkway trees along all right of ways spaced 40' on center, including 167th Street, but excepting Wolf Road.
- f. Provide 4'-5' height ornamental iron fence and Type C 15' landscape buffer along all lots abutting 167th Street and Steeplechase Parkway, arranging plant material to accommodate site drainage.

4) Provide cash in lieu to meet park land dedication Code requirements.

5) Meet all final engineering and building division requirements and approvals.

6) Provide additional road right of way to meet engineering requirements.

7) Dedicate Lot 9 to Village. (Detention pond and Marley Creek area)

8) Retaining walls cannot exceed 3' in height unless they are designed and tiered per Code requirements.

9) Subdivision Signage is not part of this petition and if desired should be submitted for separate review and approval by the Building Division.

10) Make the following labeling changes:

- a. Change title to Site Plan/Preliminary Plat.
- b. Show and label ornamental fence on the Site plan.
- c. Show the high water line on the Site Plan.

And

I move to recommend to the Village Board approval (upon annexation) of an eight lot residential duplex subdivision with 16 units plus a detention out lot and public street dedication, as shown on plan titled "Preliminary Plat, Addition to Grasslands Orland Park", by Designtek Engineering, project 15-0018, dated 8/3/15 and revised 10/28/15, subject to the same conditions as outlined in the Site Plan motion plus the following conditions:

- 1) The village agrees to deed to the developer, compensated at market cost, the approximately .06 Acre Village-owned land located between lot 1 and the Steeplechase Parkway right of way. The deeded land is to be consolidated into

Lot 1, with the compensation amount detailed through the Development Agreement.

2) Preliminary plat is subject to engineering approvals.

3) Submit a Record Plat of Subdivision to the Village for final engineering approval and recording.

And

I move to recommend to the Village Board approval (upon annexation) of the Elevations titled 'Marth Construction Duplex Homes', by IJM Architects, job # 2015-0138, petitioned elevations dated 8.3.15, submitted 8.17.15, and also as submitted 10.30.15 as Elevation Option and Option 2, dated 8.3.15, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

1) Label primary building materials and colors on elevations.

2) Provide elevation detail of proposed fence.

3) Meet all final engineering and building division requirements.

And

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

1) Reduce the required detention pond setback from 25' to as little as 15'.

2) Reduce the required flat maintenance strip from 15' to as little as 0'.

3) Reduce the required cul de sac diameter from 120' diameter to 110'.

4) Reduce the required 50' wetland setback.

5) Substitute cash in lieu for sidewalks along 167th Street and Wolf Road.

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

JACOBS: Second.

RECOMMENDED FOR APPROVAL

**Aye:** 6 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi,  
Member Paul and Member Murphy

**Nay:** 0



**Absent:** 1 - Member Dzierwa

**2015-0659 The Residences of Southbridge - Planned Unit Development**

PITTOS: Staff presentation made in accordance with written staff report dated November 24, 2015.

STEPHENS: Thank you Mr. Pittos for a good presentation. Is the petitioner present and would you like to add to staff's presentation?

AUBIN: Swore in Paul Swanson, 401 E Prospect Avenue, Mount Prospect

SWANSON: Presentation made to supplement staff's presentation.

STEPHENS: Are these the colors? You are going to use red brick?

SWANSON: Yes. Similar to a reddish brick. And the lower section will be an off white.

STEPHENS: At this time if there is anyone in the audience, please come up.

AUBIN: Swore in Dennis Corrigan, 7304 155th Street, Orland Park

CORRIGAN: I am looking at the plans, where do you propose the utility easements?

SWANSON: There is an easement for storm sewer and such already in and all along the north property line. Where all the electric goes, I don't know where that will go. But there is already an easement for the storm sewer there.

CORRIGAN: I realize that and being one of the people that see this constantly in the rain, we flood. Now to put the easement and the sewer drain, I don't think that's the right thing. I have worked with utilities as an engineer. Now my other question is this: what is the grade on that, how deep? The grade going up and sloping down is going to run into our places. We flood now so that means the swell is going to come in.

PITTOS: The drainage plan that is being proposed is here and on the back wall. This development will pitch storm water to the south to the church property where it will be collected by storm sewers and sent to the detention pond. The detention pond should definitely improve any kind of flooding conditions that may be happening as a result of the vacant property that is out there today. The storm water will be controlled in a manner that sends it to the detention pond and then through the storm water network.

AUBIN: Does this project have preliminary engineering approval?

PITTOS: Yes.

AUBIN: Thank you.

STEPHENS: Inaudible.

CORRIGAN: Inaudible.

PITTOS: Yes preliminary engineering has been approved.

CORRIGAN: He also mentions ComEd utility for recreation, not unless you have an agreement from them to rent it. Am I right?

SWANSON: No, I said the detention pond when it's not filled with water and it's all grass, will be used for recreation.

CORRIGAN: He also mentioned ComEd. Regardless, we don't use ComEd property, the transmission line. I worry about the slope of the land, the utility and how it is going to happen. I appreciate the time of the planning board but please really think about us who have been here since the 80's.

STEPHENS: What are you saying should happen? You don't want the property to ever be developed?

CORRIGAN: It should be developed but with more consideration. The buildings are 36' to be even with the church and they should be 30'. There are too many units per acre. We are 10 units per acre.

STEPHENS: So you think there is too much density per acre?

CORRIGAN: I think there should be more consideration given to this and he is assuming that the homeowner's are going to give up the sidewalk. We took care of it and maintained it and now we're supposed to just give it up!

PITTOS: There was a point that was being made for a potential sidewalk connection to the existing sidewalk that is on the north side of the property line.

STEPHENS: So there is an existing sidewalk up at the top and all you are talking about is just to connect to that development.

CORRIGAN: That's our sidewalk. Would you let someone walk around your house on your sidewalk?

STEPHENS: If it's a neighbor, I would.

CORRIGAN: Well you let them walk around the back yard and everything else. We don't know who our neighbors are.

PARISI: It says work with the association by the way. It doesn't say you must do this.

STEPHENS: We don't have control over your building or your property. It just says work with the association to get a connecting point. They're not using your sidewalk.

All they want to do is make a connection on the west side to your sidewalk.

CORRIGAN: What about the slope of the buildings and the water coming in?

AUBIN: We don't have any authority to approve anything. Nothing. This board was created so we hear staff's report and on this commission we decide whether the petitioner's project meets our code and what we demand for Orland Park. Whether it does or not, that is our job to find out. Then we add our comments to the petitioner and say we think you're to code but you should make some adjustments. Then the project moves with recommendation to the Board to be approved there. It also has to go through a committee before it goes to the Board. This is a recommending body. Mr. Pittos has a certificate in his hand from our engineering department approving preliminary engineering for this project. That means that they are not concerned about flooding. With that, they have already approved preliminary engineering which we take into consideration. But we are not approving anything here tonight we are just making a recommendation.

CORRIGAN: I hope when you make your comments, you take into consideration the points I just said. Thank you for your time.

AUBIN: Swore in Judith Daily, no address given.

DAILY: I understand that the line representing the sidewalk and the approach to it and then the sharing of our sidewalk is delineated there. Our first thought is that we don't want that. Most of the reasoning for us is that we would have a liability. We just don't want that. Everyone is on edge and we don't know who would be walking around our property. I have some questions about the heights of these buildings based on what is acceptable from 30' to 36'. We are going to be dwarfed over there. It isn't going to have any aesthetic value and will take away from our little, old buildings. I would like to have some input into this before it goes too much further. I understand that we can come to the Committee meeting but with all of the proposals here and how beautifully they are drawn and given to everyone it almost seems like a foregone conclusion. I am concerned about that. We would like some real input to it. Where the sidewalk runs east to west, there is an easement south of our sidewalk of 15' where it looks like there is pebbles there, that delineates our property. If we have a 15' easement and we're just a little row of short buildings, and they're asking for 9' and 10' easements for those massive buildings, it is a

problem with a concern of water. I don't see how you can get water to fall straight from a 36' roof and hit some kind of a ditch to go to a detention pond. Water is an extreme concern.

STEPHENS: Inaudible.

PITTOS: I think she is referring to the setbacks. In terms of easements, the typical side yard easement in Orland Park is 10' wide. That is usually straddling the property lines between 2 houses so 5' for one property owner and 5' for the other. Here we have an existing 15' easement for utility purposes and I have not seen information that the Village is requesting additional footage to that easement. I think the 15' is enough to run the existing infrastructure that this development will link into. In terms of the storm water that is cascading off the property to the north, it is a very small area along the north property line. It is actually being controlled by an existing storm sewer line and swales along the edge. The vast majority of the storm water will be directed to the south towards the storm sewer that is being set up in this private road that will put it all into this detention pond. The swales that are located in between the property lines and the buildings are also catching the storm water that is coming off the buildings and off the car courts and directing it westward to the pond itself. The MWRD storm water ordinances are very specific and strict to require that all rain or storm water that falls onto a particular property remains on that property and does not negatively affect the surrounding properties any more than it does today. As I have stated, the addition of a detention facility, the storm water management situation will be significantly improved because right now there is no storm water management happening.

DAILY: There is no roof to catch the storm either. All of that water goes out into the field and Mother Nature takes care of it. Am I wrong in understanding that the setbacks going from 9' to 12' are typical for buildings of this size?

PITTOS: In the R-4 zoning district, yes. As I noted in the presentation, the setback is measured building to building.

DAILY: We are extremely concerned about water because our buildings were finished in 1979 and 1980. We have had nothing but trouble with our foundations. There may be some water beneath these buildings that accrues under there that we are not aware of. But water is a real problem out here. You have asked for several different changes: 36' in height instead of 30'. There are lots of little things. Being a small building and have a 3-story building go up right next to us, the people on that side aren't going to get any sun. What happens to those people?

STEPHENS: It is 57' away. Ok.

DAILY: You're cramming these things in there and that is our concern.

STEPHENS: That is probably what they said when your buildings were built, too. I

have been here for many years and every time that a new subdivision comes in, that is what I hear. They are cramming them in. Everybody resists change.

DAILY: Change, change, change. Everybody does. How can we appeal this?

STEPHENS: You can go to the next meeting which is a committee of 3 trustees and after that they make a recommendation to the Village Board.

DAILY: Thank you.

SWANSON: On the height, I just want to tell you it's 34' and that's from the grade out in front but the appearance is 2 ½' of berm against the building. The building will not even look 34'.

PARISI: But sitting on top of the berm, the ultimate height will be 36'?

SWANSON: No, it's not going to be 36' anymore. It is 34'. The berm hits at 31 ½'.

PARISI: Is the land these building are sitting on any more elevated than the land the buildings to the north of them are sitting on?

SWANSON: Where the grade hits the building, it is 31 ½'.

PITTOS: According to the grading plan, the existing buildings foundation is 728 and here the proposed buildings are 727 to 729. They are about even.

AUBIN: Swore in Michael Burk, 15531 Calypso Lane, Orland Park

BURK: My question is about the overflow parking that is going to be allowed in the Stone Bridge parking lot, that church has changed hands several times, is there any guarantee that when Stone Bridge sells to someone else, that they will honor the overflow parking also? Can they cite liability concerns and put a gate right there? Then everyone has to park on Wheeler?

PITTOS: Typically we request that the petitioner and in this case the property owner to enter into an arrangement to ensure shared parking and cross access are continued even through the sale. That shared parking agreement will stay with the property and not go with the owner.

BURK: I do think these people have valid concerns about possible water damage. I have many cracks in my foundation and I can sympathize with what they are saying.

SWANSON: In regards to the parking, on our site there are almost 5 cars per unit. That doesn't take into consideration that you are allowed to park on 73rd Avenue. That is additional parking. But whatever is required, we would enter into an

arrangement.

STEPHENS: Seeing no other comments from the audience, we will go to our Commissioners.

PARISI: Thank you everyone for your comments. I can appreciate them. There are some points of concern. In terms of the water drainage, I can see why it would be a worry but I hope that we have addressed that. My understanding is that we don't have that same retention pond functionality today. What they have been experiencing has been without diverting any water to a detention pond. Now we are going to be diverting water to a detention pond and we have a traffic pattern for it to get there with the swales. If there wasn't a retention pond and it has passed village engineering, I would feel more comfortable knowing that. I am concerned about the lack of any walkways building to building when we are talking about the south. I don't know what potential age groups or price points are proposed but I know it's a not public street but I would be concerned about anyone having to walk on the street to have to get from one point to the other. In terms of the people who live directly to the north, they are worried about not getting sunlight and worried about what they are looking at. I get it. However, in terms of what you're looking at, I don't know if anything can be done about the side elevations, they're quite drab. In terms of the height, if the zoning wasn't changed, what was zoned there allowed for a 40' height. RSB would have allowed taller buildings. So when you bought into these buildings, there was a possibility of something taller going in there. I understand what you are saying but our job is to comply with code and that is what we are here to do. That is all I have to say right now.

MURPHY: I agree with Commissioner Parisi's comments. I have some concerns with the side elevations as well. I would like to see a little bit more variation in terms of depth and variety. That is probably my greatest concerns, the elevations and just adding some more interest and varying pop outs. It is very flat to me and I know it is the row house that you are looking for but on the other hand, I'm not sure it's necessarily a good fit for this. I think it could be a bit monotonous to the neighbors. The flooding, I have faith in our engineering department that they have looked at what they need to in order to make sure this is not a problem. I have faith that it will be better going forward.

AUBIN: I concur with both of my Commissioners. In fact, in our motion we have a few conditions that mention addressing the side elevations and work with staff to provide architectural relief to the front elevations. That is part of the petition. I would like to see that before this project moves forward.

STEPHENS: I agree with Commissioner Parisi that this could be RSB and fall under the 40' height limitation. I agree with my fellow commissioners that we are going to go back to the elevations. Your architecture is beautiful but the buildings have no character. On the rear elevations, it is just straight across. It just reminds me of a barrack style building. The same with the front, it is just straight across.

Can you push and pull these with 2' offsets?

SWANSON: I will look into it. I brought the plans here but it would be really forcing it to do it. The canopies come out and the gable ends stick out. The windows are back a foot. I feel like there will be a lot of relief with the landscaping. It would really be forcing the plan to push out or set back. That elevation I tried to break it up. I did show Terry where I wanted to use some siding and he talked me out of that from a cross standpoint. It is masonry all around. The only thing you will see from the street is the front elevation. That does not include landscaping and I do feel it will be attractive but that is your call.

STEPHENS: I think you could do a little better with the front elevations. Maybe you could add something to the ends of these buildings. It is alright but I think you could do better. I am not an architect, you are so I'm not going to tell you what to do I am just going to ask you to do something to make it look better.

JACOBS: I agree. It is so important to have a pleasing design in these residential areas. That is really all I have to say other than I encourage you all to attend these upcoming meetings and express your concerns. Thank you.

PAUL: I am not an architect. That what you see there kind of fits what you see in that area. It is pretty consistent with the other buildings that are there but there seems to be a consensus that I would go along with. I would break it up a little bit. It is a good use for the land. It is not going to stay empty and something is going to go there. I do like what you have there, a little taller but still fairly consistent with what you have there.

STEPHENS: I think we may continue this petition this evening because I think we would like you to come back with the architectural changes we talked about here. Maybe in that time, some of the people could get in touch with the Village and discuss the water problem with the village engineers so you could have some peace of mind as well. I think you have a little work cut out for you, Mr. Swanson. Are we clear about what we are looking for?

SWANSON: Yes. My question is when you say come back; does that mean I wouldn't be going to the Committee meeting?

STEPHENS: Yes you would come back to our next meeting in December.

SWANSON: I was going down to Houston on the 22nd because I changed flights due to the meeting on the 21st so I would not be here on the 22nd. I was supposed to go to the Committee meeting.

STEPHENS: Then we will push it to the January meeting.

PITTOS: For clarification purposes, if you go to the December or January

meeting, you would still be going to the Committee meeting in January.

SWANSON: Ok, Terry and I will discuss this tomorrow. I appreciate it, thank you.

STEPHENS: At this time, we will move forward with a motion.

AUBIN:

I move to continue case number 2015-0659, The Residences at Southbridge, to the January 12, 2016 Plan Commission meeting.

PAUL: Second.

CONTINUED

**Aye:** 6 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi, Member Paul and Member Murphy

**Nay:** 0

**Absent:** 1 - Member Dzierwa

**2015-0696 2015 Land Development Code Amendments III**

KOWSKI/MAZZA: Staff presentation made in accordance with written staff report dated November 24, 2015.

STEPHENS: Inaudible.

KOWSKI: Yes we will change it to 3'. Continues with staff presentation.

STEPHENS: Inaudible.

MAZZA: Continues with staff presentation.

STEPHENS: Inaudible.

KOWSKI: Continues with staff presentation.

STEPHENS: Inaudible.

MAZZA: 1 year and 7 months. Thank you.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated December 8, 2015.

And

I move to recommend to the Village Board of Trustees to approve the Land



Development Code amendments for Sections 2-102, 6-204, 6-205.1, 6-206, 6-207, 6-208, 6-210, 6-211, 6-212, 6-302, 6-305, 6-305.1, 6-308, 6-311, 6-406, 6-407 and 5-112 as presented in the attached Amendment Report titled "2015 Land Development Code Amendments III Amendment Report to the Plan Commission", prepared by the Development Services Department and dated December 8, 2015 with one condition, that in Section 6-204.E.1 and Section 6-204.5.E.1 the bay for a third vehicle in a three car garage shall be setback a minimum of three (3) feet from the primary garage.

PARISI: Second.

RECOMMENDED FOR APPROVAL

**Aye:** 6 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi, Member Paul and Member Murphy

**Nay:** 0

**Absent:** 1 - Member Dzierwa

**NON-PUBLIC HEARINGS**

None.

**OTHER BUSINESS**

**2015-0040 Memo: New Petitions & Appearance Review**

**ADJOURNMENT**

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

STEPHENS: This meeting is adjourned at 9:52 p.m.

Respectfully submitted,

Heather Zorena  
Recording Secretary