

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)



## Meeting Minutes

Monday, March 16, 2015

6:00 PM

Village Hall

## Development Services, Planning and Engineering Committee

*Chairman Kathleen M. Fenton  
Trustees Patricia A. Gira and Daniel T. Calandriello  
Village Clerk John C. Mehalek*

## CALL TO ORDER/ROLL CALL

The meeting was called to order 6:19 PM.

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

## APPROVAL OF MINUTES

### 2015-0162 Approval of the February 16, 2015 Development Services, Planning and Engineering Committee Minutes

I move to approve the Minutes of the Regular Meeting of the Development Services, Planning and Engineering Committee of February 16, 2015.

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

**Aye:** 2 - Chairman Fenton and Trustee Gira

**Nay:** 0

**Abstain:** 1 - Trustee Calandriello

## ITEMS FOR SEPARATE ACTION

### 2015-0176 Orland Park Nature Center

Director of Development Services Karie Friling reported that in April 2012, the Village purchased the former Pebble Creek Nursery property on LaGrange Road with funds from the Village's Open Lands Program, with the vision to restore and preserve the land, and to convert the existing building and property to a Nature Center. The Nature Center site is a part of a larger area called the 'Mill Creek Green Triangle', which is bound by 135th Street to the north, LaGrange Road to the west, and Southwest Highway to the southwest. This area is important because of its adjacency to regionally important natural areas including McGinnis Slough, known region wide for its bird population, and Mill Creek flowage, backwaters, flood plain and wetlands. Other 'Green Triangle' sites that have been acquired by the village include the 7-acre '135th Street Wetlands' site (2003), and the 4-acre 'O'Malley Site' (2011), which was originally platted as an 8 lot subdivision.

Overall, the project conforms to the Village's Comprehensive Plan, Codes, and policies for this area. The 2013 Comprehensive Plan recommends an Open Lands' land use for the property. Due to the former nursery use, the property is currently zoned BIZ Business District. Although governmental uses are a permitted use in the BIZ Business District, this zoning existing zoning district may no longer be the best zoning fit for the Nature Center facility, and will be re-evaluated in the future. The project will return to the Plan Commission as a formal Development

Petition at a later date.

Darrell Garrison, Principal/Director of Landscape Architecture of Planning Resources Inc. gave a brief presentation to the Committee on the Nature Center Master Plan. He stated that there was much input from the Open Lands Commissioners and Village staff. The approved Master Plan will be utilized to pursue grant opportunities and move forward with site engineering. All features in the plan are all subject to engineering approvals.

Master Plan Summary:

- Plan utilizes the existing building and existing driveway, which has been expanded to accommodate the relocated parking spaces.
- Former parking lot area is redeveloped into a flexible outdoor gathering space for a variety of uses and group sizes and includes terraced seating/retaining walls.
- Green features are incorporated throughout the site.
- Small group indoor and outdoor learning opportunities are envisioned, based on self-guided tours led by kiosks and other educational signage.
- Extensive looped trail system includes seating areas and restoration examples.
- Boardwalk extends over the existing detention area to a bird watching station.
- Existing 2800 square foot building to be improved with patio, green roof, green storm water collection system, and façade wall murals with nature themes. Full building improvements and programming and will be determined at a later date.

#### PLAN COMMISSION DISCUSSION

A public meeting was held on March 10, 2015, before Plan Commission to solicit Commissioner and public input on the plan. Two members of the press were present. Attendees of the open house posted several useful ideas that can be incorporated:

- Include a tree grove of 'dedication trees' to be purchased as memorials.
- Include a butterfly garden.
- Improve bike access and include bike racks.
- Widen bike path connection from LaGrange to SW Highway.
- Involve Sandburg students for stewardship.
- Provide a site monument sign on SW Highway.

Two Orland Park residents spoke at the meeting, both very supportive of the project. Minor concerns included the difficulty accessing the site by bicycle and the potential for cut through traffic on the driveway. (Which is existing and is not a known problem)

The Plan Commissioner comments were all supportive of the project.

Chairman Fenton stated that there were many meetings along with many hours put into this Master plan. The Committee stated that this is a great plan and it is apparent how hard everyone has worked on this project.

I move to approve the conceptual Proposed Master Plan for the Orland Park Nature Center, by PRI, dated March 10, 2015 with the following conditions:

- 1) The project must return to Plan Commission for final development approvals.
- 2) All plan features are subject to engineering approvals.

**A motion was made by Trustee Gira, seconded by Trustee Calandriello, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

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

**Nay:** 0

### **2015-0002 John Burns Construction**

Director Friling reported that the petitioner proposes to construct a 2-story office expansion to the existing office building located at 17601 Southwest Highway. With the office addition, the petitioner proposes to reconfigure the existing parking lot and add 63 new spaces along the frontage of the site, connecting the existing paved driveway with the curb cut for the outdoor storage area approximately 375 feet north on Southwest Highway.

The subject property was annexed into the Village in 2004. The annexation of this property included the dedication of approximately 3.91 acres of floodplain/ wetland to the Village's open space network. As a result, the property is 4.99 acres or less.

I move to recommend to the Village Board of Trustees to approve the Site Plan with variances and the elevations for John Burns Construction at 17601 Southwest Highway as recommended at the February 24, 2015 Plan Commission meeting as indicated in the below fully referenced motion.

**THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)**

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Sketch Plan for Discussion", prepared by Bohnak Engineering, Inc., dated August 1, 2014, subject to the following conditions:

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
2. Remove all wetland encroachments to meet reduced wetland/floodplain setback variance.
3. Meet all final engineering and building code related items.

And

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

titled "Building Addition", prepared by Base Ten Architects, Inc., dated February 13, 2015, subject to the same conditions outlined above and the following:

4. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
5. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
6. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

And

I move to recommend to the Village Board of Trustees to approve the following variances for 17601 Southwest Highway:

- 1) Reduce the wetland/floodplain setback from 50 feet to 5 feet;
- 2) Increase Code required parking capacity by more than 20%;
- 3) Establish a parking lot between the principle structure and the street;
- 4) Reduce the north (west) landscape bufferyard from Type E 50 feet to Type A 10 feet; and
- 5) Reduce the (south) west landscape bufferyard from Type D 50 feet to zero feet.

All changes must be made prior to the Board meeting.

**A motion was made by Trustee Calandriello, seconded by Trustee Gira, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

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

**Nay:** 0

### **2015-0102 Kelly Grove II Subdivision**

Director Friling reported that Kelly Grove subdivision was approved in 2013 as a three (3) lot subdivision. Kelly Grove required the demolition of a 128 year old single family home in order to subdivide two preexisting lots into three and make way for three new homes, of which only one has been built to date.

The petitioner has indicated that a home is in the early planning stages for Lot 1 of Kelly Grove but that acquisition of 9865 144th Street (the subject parcel) is necessary in order to adjust lot lines for optimal construction. Lot 1 of Kelly Grove was approved with a variance to exceed maximum lot width (50 feet) by four feet in 2013. The variance was a product of the legacy lot it replaced with Lot 2 (splitting it in half down the center). 9865 144th Street is a narrow lot which is not wide enough for the current 115 year old house. The east wall of the existing bungalow currently straddles the lot line with Kelly Grove by 7 feet. As a result,

Outlots A and B were platted in Kelly Grove in 2013 along the west boundary of Lots 1 and 3 until such time the subject parcel could be acquired or incorporated into the subdivision scheme.

The petitioner proposes to acquire 9865 144th Street first and re-subdivide the lots to add the two outlots to 9865 144th Street and balance Lot 1's width with the proposed width of Lot 4 (subject parcel). This will make 9865 144th Street wider and buildable and eliminates the 2013 variance to exceed maximum lot width for Lot 1 of Kelly Grove. With the balance complete, the petitioner anticipates development of Lot 1 to follow the house proposed for 9865 W. 144th Street.

As noted, the single family home currently occupying 9865 144th Street is a 115 year old house in Bungalow architectural style. In 2008, the Residential Area Intensity Survey (historic building survey) identified that structure as being in good condition with medium integrity. Since the recession, the structure has fallen into significant disrepair. While the survey indicates that the house contributes to the Old Orland Historic District, it is not recognized as an official contributing structure/landmark by Section 6-209 or Section 5-110 of the Land Development Code.

The 2008 survey classification as "contributing" denotes the potential for the structure to regain a contributing structure status through preservation, rehabilitation, renovation etc. However, since Section 6-209 does not regulate the demolition of non-contributing structures in the same way it regulates contributing structures, such preservation, rehabilitation, renovation etc. is not obligatory on the property owner.

The proposed subdivision requires the demolition of the existing 115 year old home in order to re-subdivide and adjust lot lines to balance the lots on the block.

The petitioner has noted that the proposed new home will echo the same style as the home it is replacing.

The proposed site and subdivision plan proposes to add Lot 4 to the three lot Kelly Grove subdivision from 2013. To do this, the petitioner is adjusting the lot lines to balance the lot widths between Lots 1 and 4 (thereby eliminating the outlots) and extend Lot 3 from Third Avenue west to Second Avenue. Having secured the development potential for Lot 4 in this manner, Lot 1 will follow with another house in the future, and Lot 3 after that.

The petitioner is proposing a bungalow style house to replace the one that is proposed for demolition. A Certificate of Appropriateness is required to construct a new house, which will be reviewed concurrently with this subdivision.

The petitioner does not request any variances to complete this project. A variance from 2013 is eliminated for Lot 1 as a result of this project.

The recommendation motion includes the following conditions:

- 1) Use wood as the primary material for all vertical porch elements (railings, balusters, posts etc.).
- 2) Mitigate the single evergreen parkway tree if it is necessary to remove it.

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

Kelly Grove is a subdivision located at 144th Street and Third Avenue in the Old Orland Historic District. The original subdivision included three lots, of which one has already been developed into a single family home (Lot 2). Lots 1 and 3 remain from the original subdivision. The proposed site plan for the addition to the Kelly Grove subdivision illustrates how Lot 4 will be added to the existing three lot subdivision.

The petitioner will acquire the legacy lot of 9865 144th Street, which is too narrow for development, and re-subdivide the common lot lines between 9865 144th Street and Lots 1 and 3 of Kelly Grove. Lot 4 is established by adding 7 feet from Outlot A (the west boundary of Lot 1) and balancing the lot width with Lot 1. As a result, Lot 1's width is reduced from 57.97 feet to 45.48 feet (eliminating a maximum lot width variance) and Lot 4 will be the same width.

The southern portions of 9865 144th Street will be re-subdivided with Lot 3. 9865 144th Street is currently bisected by obsolete public right-of-way (old Grove Street). On March 2, 2015 the Village Board of Trustees authorized to vacate the obsolete right-of-way and to sell it to the owner of 9865 144th Street.

Using the vacated obsolete right-of-way, the petitioner proposes to consolidate Lot 3 with the southern portion of 9865 144th Street. In this way, Lot 3 will span the width of the block from Second Avenue to Third Avenue.

Along with the subdivision, the petitioner is proposing a house for the re-subdivided 9865 144th Street, hence forth Lot 4 of Kelly Grove.

Kelly Grove is accessible from multiple local streets: 144th Street, Second Avenue and Third Avenue. Grove Street is an obsolete right-of-way which has been vacated over time, with the first vacations on this block happening as early as 1897 and finally completed with this petition.

Access to Lot 1 will be from 144th Street. Access to Lot 4 will be from Second Avenue. Access to Lot 3 will be from Third Avenue.

**Pedestrian and Bicycle:**

The block on which the subject property is located only has sidewalks along 144th

Street. The north-south sidewalks are located on the west side of Second Avenue and the east side of Third Avenue respectively.

Public Transit:

The subject site is approximately a five (5) minute walk from the 143rd Street Metra Commuter station.

**BUILDING ELEVATIONS**

The proposed elevations for the new bungalow home on Lot that replaces the 115 year old bungalow differs in overall appearance mainly by the double front gable of the house proper and the porch. The existing home is characterized by a pyramidal roof on the front with a pyramidal dormer extending from the roofline. The proportions of the two homes are similar, however. The existing house is approximately 22 feet tall, while the replacement home is 24 feet.

Typical building materials present on all four elevations include horizontal 8 inch exposure siding, cedar frieze boards, windows and minimal masonry. A discussion of each elevation follows.

The proposed elevations are presented in the context of obtaining a Certificate of Appropriateness for the project.

North Elevation

The north elevation of the proposed home is characterized by the two dominant gables of the house proper and the porch. The primary house gable has siding ornamentation at the top of the gable, a one-over-one window toward the center of the second level (at the same location as the existing home's dormer) surrounded by vertical wood shake siding. Beneath this is the secondary gable of the porch, held up by wood posts and framed by wooden railings on a wooden deck. Horizontal 8 inch exposure Hardie Board siding is behind the porch and along the main north wall, punctuated by two two-over-two window areas and an appropriate main entrance door.

South Elevation

The proposed south elevation is characterized by a single gable under which is a two-over-two window. A frieze board separates the gable from the lower wall. All of the south elevation is covered in horizontal siding. A wooden deck is centered on the rear elevation. The doors presented on the south elevation are located in the rear yard and are not facing a street.

West (Right) Elevation

The proposed west elevation faces Second Avenue and is mainly characterized by the side slopes of the shingled roof, which is punctuated by a single dormer with a small one-over-one window. The lower portions of the building are basic siding along the entire length with frieze board separating the midsection from the



ends of the house to break up the monotony of the structure. At the front of the west elevation are two one-over-one windows.

#### East (Left) Elevation

The proposed east elevation is similar to the left except that it has the masonry chimney towards the rear of the elevation surrounded by one-over-one windows. Two other two-over-two windows appear on the rest of the siding dominated elevation.

#### Garage Elevations

The proposed garage elevations reflect the architectural style of the house. Section 6-209.D.8 limits garage height to 16 feet unless the garage reflects the roof form of the principal structure. In this case, the proposed garage is over 17 feet and a half feet tall, but it reflect the principal roof form of the bungalow house.

#### LANDSCAPING/TREE MITIGATION

Landscaping for single family homes is determined separately. There are no known tree mitigation requirements for this particular property. The single evergreen tree located in the parkway of 144th Street should be preserved unless it is in bad health and should be mitigated.

I move to recommend to the Village Board of Trustees to approve the Site Plan, Subdivision and Certificate of Appropriateness for Kelly Grove II, 9865 W. 144th Street, as recommended at the March 10, 2015 Plan Commission meeting and as indicated in the below fully referenced motion.

#### THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to recommend to the Village Board approval of the preliminary site plan titled "Kelly Grove II", prepared by Landmark Engineering LLC, and dated March 2, 2015, subject to the following conditions:

1. Any retaining walls exceeding 3' in height require variance.
2. Meet all final engineering and building code related items.
3. Use wood as the primary material for all vertical porch elements (railings, balusters, posts etc.).
4. Mitigate the single evergreen parkway tree if it is necessary to remove it.

and

I move to recommend to the Village Board approval of a Certificate of Appropriateness for 9865 144th Street (Lot 4 of Kelly Grove Subdivision) titled "Two Story Residence for Orland Park", prepared by IJM Group Inc. and dated

August 8, 2011, subject to the same conditions as above.

and

I move to recommend to the Village Board approval of the plat of subdivision for Kelly Grove II titled "Kelly Grove II", prepared by Landmark Engineering LLC, and dated March 2, 2015 subject to the following condition:

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

All changes must be made prior to the Board meeting.

**A motion was made by Trustee Calandriello, seconded by Trustee Gira, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

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

**Nay:** 0

#### **2015-0191 Village Code Amendments - Title 5, Chapter 1, Section 13**

Director Friling reported that the Village of Orland Park currently utilizes the 2012 editions of both the "International Building Code" and "International Fire Code" with Village amendments used in both of these codes for fire alarm regulation standards.

Village staff has become aware of existing adopted section wording of our Building and Fire Code amendments needing clarification in regards to the Village of Orland Park, defined as the "Authority Having Jurisdiction" (AHJ) in our codes.

The changes to the Village Code reflect wording used for the types of fire alarm signaling systems regulated and permitted to be used for connection with Orland Park's adjacent municipal Fire Protection District and their systems of emergency dispatch.

The proposed changes also amend the reference from an older National Fire Protection Association Standard of NFPA 72-10, to the newer edition of NFPA 72-13.

I move to recommend to the Village Board of Trustees, approval of the local revisions of Title 5, Chapter 1, Section 13, of the Orland Park Building Code and Title 5, Chapter 5 of the Orland Park Fire Code to implement the latest changes referenced in the existing adopted Village Code.

**A motion was made by Trustee Gira, seconded by Trustee Calandriello, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

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

**Nay:** 0

**ADJOURNMENT - 6:36 PM**

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

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

**Nay:** 0

**/nm**

APPROVED:

Respectfully Submitted,

---

**John C. Mehalek, Village Clerk**