

VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org*



Meeting Minutes

Tuesday, April 21, 2020

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

*Commissioners: John J. Paul, Laura Murphy, Patrick Zomparelli, Yousef Zaatar
and Daniel Sanchez*

CALLED TO ORDER/ROLL CALL (AUDIO: 7:07)

Commissioner Zaatar joined the meeting at 7:12 p.m.

Present: 7 - Chairman Parisi; Vice Chairman Schussler; Member Paul; Member Murphy; Member Zomparelli; Member Zaatar, Member Sanchez

APPROVAL OF MINUTES**2020-0287 Minutes of April 7, 2020 Plan Commission Meeting**

A motion was made by Vice Chairman Schussler, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli and Member Sanchez

Nay: 0

Absent: 1 - Member Zaatar

PUBLIC HEARINGS**OPEN PUBLIC HEARING (AUDIO: 9:59)**

A motion was made by Chairman Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli and Member Sanchez

Nay: 0

Absent: 1 - Member Zaatar

2020-0098 Villas of Cobblestone - Development Petition for Site Plan, Landscape Plan, Elevations, Rezoning, Subdivision, Special Use Permit with Modifications

Staff presentation was given by Bethany Salmon in accordance with written report dated April 21, 2020. Ed Lelo, and Sean Marquez were also present.

Members of the public, petitioners, Commissioners and staff were in attendance via Zoom. Chairman Parisi swore in Matthew Klein, Attorney for the project. Klein indicated that the proposed buildings are similar to the projects completed by Marth Construction in the Grasslands and Tallgrass subdivisions. He expressed that the projects have been almost entirely purchased by existing residents of the Village, many of which are looking to downsize to smaller homes. Klein also indicated that it is challenging to design the infill site but connecting the road between 80th Avenue and 143rd Street is a great improvement to the design of the project. He also expressed that the facades of the presented homes show that

it is quality construction, and indicated that there are other members of the project team present to answer any questions.

Jim Marth, the Developer, was sworn in by Chairman Parisi. Marth explained that they are currently building ranch duplex buildings in the Villas of Tallgrass subdivision, which is located on the southside of Orland Park. They are having great success with a high demand for these similar types of units and indicated that the proposed site seems like a great location for this house type.

Chairman Parisi swore in George Battaglia. Battaglia asked for additional details which included number of bedrooms, square footage, if the façade will be all brick, the material which will be used on the driveways and how much the units will sell for. He expressed that he felt the number of units was too much for the size of the lots. Battaglia indicated that that he is concerned that this will compromise the real estate values of the neighboring existing homes. He also questioned the amount of real estate taxes for each of the units.

Commissioner Parisi explained that in terms of density, the Village Code allows the maximum 6 units per acre.

This particular project is below that requirement at 4.97 dwelling units per acre and also below the previous proposed development on the property, which was approved in 2018 for 21 units.

Commissioner Parisi indicated that they cannot know what the real estate taxes for each of the units would be at this time, but that the same tax codes would apply and explained that it is based on the assessed valuation of the unit.

Commissioner Parisi swore in Thomas Quinn. Quinn indicated that he lives adjacent to the proposed site in the Wedgewood Glens subdivision and stated concerns that several homes in their subdivision had been sinking into the ground due to soil conditions. During the 2018 meeting, coring was discussed and he asked if that was still being discussed. Quinn also said he wanted to be sure that the people that would be buying these units would not be responsible for the cost of the previous problem experienced in their subdivision.

Commissioner Parisi swore in Linda Marie Chenore. Chenore also expressed concern for the sinking ground and further explained that she was one of the people that had to have their home lifted in the adjacent subdivision and it was quite costly. She indicated that the townhomes look beautiful but that it did seem to be crowded. Chenore commented that she did like this plan better than the 2018 design.

Commissioner Parisi swore in Sean Dudek, Project Engineer. Marth explained that these units will have two bedrooms per unit and will include a dining room or study, kitchen, and family room. The units will be approximately 2,000 square feet, the facades will have 90 percent brick on the first story, the driveways will be

constructed of concrete and the price range will start in the upper 300,000s and they have been closing anywhere from the mid 500,000s. He expressed that it is a higher end development and that they have been having great results in the other subdivisions constructed elsewhere in the village. Dudek also continued that all the units will have basements.

Chairman Parisi questioned Dudek regarding the concerns relative to the units in nearby Westwood Glens sinking and if there are any plans for soil coring tests.

Dudek responded that, in the initial borings for the site, there has been no concerns with the soil bearing capacity for the proposed project.

Chairman Parisi asked to what extent have soil borings been done.

Dudek explained that there have been four or five borings done on the site spread out through the roadway and the detention pond area.

Chairman Parisi asked Dudek if there will be additional borings performed as the construction progresses.

Dudek responded that during the construction process, there will be frequent and periodic testing to ensure that it meets the minimum specifications.

Chairman Parisi explained that this was an important question as quite a few people had to spend a lot of money to conduct repairs and lifting of their homes nearby.

Klein also explained that each of these units would be privately owned and sold separately. He continued that the facades indicate a very well thought out design and that he believes that the neighbors will be very pleased to have them as part of the neighborhood.

Chairman Parisi polled the Commissioners for comments. Commissioner Paul asked if the pond could easily conform to Village code if the connecting road in the park was removed. Commissioner Paul said it was a good tradeoff to keep the park and for the roadway to connect the two streets. Commissioner Paul indicated that this version is a better alternative than the 2018 plans and he indicated support for the project.

Commissioner Murphy indicated that this is a great improvement over the 2018 design, and that it fit within the Comprehensive Plan of Orland Park. She expressed that it is less dense and supports the road connection and addition of a park.

Commissioner Zomparelli indicated that he thought it was a quality project and liked that it is less dense than before. He also indicated support for the street

connecting instead of the dead end previously proposed as well as the addition of sidewalks and a park.

Commissioner Zaatar explained he joined the meeting a little late and asked the reason for the change from 2018 to the current plan.

Salmon explained that the previous plan was proposed by McNaughton Development and that they never proceeded through with final engineering as well as the post Board approval process. She continued that the reason why they never proceeded was not clear and that Marth Construction has now acquired the properties.

Commissioner Zaatar agreed that this is a better plan and more attractive. He also asked if the detention pond being proposed will drain into the existing pond directly to the north.

Dudek explained that the storm water is being directed to the detention pond proposed on the west side of the site. He continued that water runoff will be directed to the existing storm water facility to the north, but the actual release of the detention pond, will discharge directly into the 48 inch storm sewer pipe that runs on the west and north side of the property which connects under 80th Avenue and continues east. Dudek indicated that all required volume is being retained on the site for a 100 year flood event, per the Village code. He said the discharge will not typically directly flow into the existing storm water facility to the north, but would only overflow to the north if there were two 100 year storms back to back.

Chairman Parisi clarified that the storm water is being directed to the north and to the east and it is not going to be directed to the Wedgewood Glens subdivision.

Dudek confirmed and further explained that the proposed detention pond would drain into a 48 inch pipe that goes under 80th Avenue east and the Wedgewood Glens pond discharges to a 30 inch pipe which runs parallel to that. There are using a separate storm sewer system than the properties to the west.

Commissioner Sanchez indicated that he was impressed with the plan and the buildings are visually appealing. He expressed that he liked this plan better than the 2018 plans, especially with the road that connects 80th Avenue and 143rd Street.

Vice Chairman Schussler expressed he is happy to see projects by local developers. Vice Chairman Schussler expressed support that the petitioner provided foundation landscaping. He asked if a code amendment needed to be discussed to require foundation landscaping for duplexes due to the increased demand for these type units. He continued that he agrees that this is a better plan to have the roadway instead of a dead end street because the two streets will connect, provide better flow of traffic, as well as alleviate the problem of snow

removal from dead end streets.

He asked if there had been consideration to combining the two ponds and increasing the capacity to make it one pond.

Sean Marquez, Village Engineer, responded that combining the two ponds was considered, however, it would put water over the top of the existing 48 inch sewer line and that became problematic as well as accessing the pond for maintenance due to it being underwater.

Vice Chairman Schussler asked if the Village requirements were too strict in regards to variances for slopes and setbacks. He said he would like further clarification if the MWRD requirements were too lenient or if the Village code was too strict.

Ed Lelo responded that the Village does have more restrictive requirements for storm water due to the history of flooding that has taken place over the years and that he would follow up with additional information.

Chairman Parisi indicated that this is a great project with many amenities provided.

Overall, the Commissioners expressed support for the project and indicated that the project is great.

Regarding Case Number 2020-0098, also known as The Villas of Cobblestone, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated April 21, 2020.

And

I move to recommend to the Village Board approval of the Rezoning of the subject property located at 8010 W. 143rd Street and 8030 W. 143rd Street from E-1 Estate Residential District to R-4 Residential District.

And

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Preliminary Site Plan for The Villas of Cobblestone", prepared by DesignTek Engineering, Inc., dated February 26, 2020 and last revised March 31, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. The proposed duplex buildings shall conform to all Village codes and ordinances, including the bulk requirements of the R-4 Residential District per

Section 6-205 of the Land Development Code and the Building Code.

3. The detention pond shall be privately owned and maintained by an established homeowners association.
4. A special service area (SSA) shall be established to assure the privately owned detention pond will be maintained to Village standards in the future, as finalized at the time of the Annexation Agreement.
5. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
6. Repair or replace any existing sidewalks on 80th Avenue that are damaged due to construction.
7. Provide cash in lieu of park land donation and park cash as finalized at the time of the Development Agreement. The required park contributions shall be directed toward improvements at Wedgewood Commons Park.
8. All retaining walls shall meet the requirements of Section 6-302.C.31 of the Land Development Code.

And

I move to recommend to the Village Board approval of the Elevations titled "Villas of Cobblestone - Marth Construction", prepared by IJM Architects, dated February 25, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements.

And

I move to recommend to the Village Board approval of the Plat of Subdivision titled "Preliminary Subdivision Plat for The Villas of Cobblestone", prepared by DesignTek Engineering, Inc., dated February 26, 2020 and last revised March 31, 2020, subject to the following conditions:

1. Submit a Record Plat of Subdivision to the Village for approval, execution, and recording.

And

I move to recommend to the Village Board approval of the Preliminary Landscape Plan, titled "Landscape Plan for Villas of Cobblestone", prepared Metz & Company, dated January 15, 2020 and last revised March 31, 2020, subject to the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.

2. Meet all tree mitigation and tree preservation requirements per Section 6-305.F of the Land Development Code.

And

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

1. Reduce the required detention pond setback and landscape area from twenty-five (25) feet to as little as eight (8) feet (Section 6-409.E.18; Section 6-412.D.1)
2. Increase the maximum pond slope from 4:1 to 3:1 (Section 6-409.E.18)
3. Reduce the building to building setback from twenty-five (25) feet to twenty (20) feet (Section 6-205.E.2.b.4)
4. Reduce the side setback between the building and side property line from twenty-five (25) feet to as little as ten (10) feet (Section 6-205.E.2.b.4)
5. Reduce the required minimum right-of-way width for 142nd Place, a local street to be dedicated to the Village, from sixty (60) feet to fifty (50) feet (Table 6-405 (A)(2))
6. Reduce the minimum centerline radius from one-hundred and seventy-five (175) feet to eighty (80) feet (Table 6-405 (A)(2))
7. Reduce the parkway from eight (8) feet to as little as four (4) feet (Section 6-406.A.2)

A motion was made by Vice Chairman Schussler, seconded by Chairman Parisi, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

CLOSE PUBLIC HEARING

A motion was made by Chairman Nick Parisi, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

NON-PUBLIC HEARINGS

OTHER BUSINESS

2020-0288 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT (AUDIO: 1:18:26)

Meeting adjourned at 8:13 p.m.

A motion was made by Chairman Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

Respectfully submitted,

Gerianne Flannery
Recording Secretary