VILLAGE OF ORLAND PARK

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

Meeting Minutes

Tuesday, July 8, 2014

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: 7 - Chairman Stephens; Member Jacobs; Member Aubin; Member Dzierwa; Member Parisi; Member Paul, Member Murphy

APPROVAL OF MINUTES

2014-0277 Minutes of the August 12, 2014 Plan Commission Meeting

A motion was made by Commissioner Aubin, seconded by Commissioner Dzierwa; to approve the minutes of the June 10, 2014 Plan Commission with the following change:

On Page 7 change AUBIN to STEPHENS.
APPROVED

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

Nay: 0

Abstain: 2 - Member Jacobs and Member Murphy

PUBLIC HEARINGS

2014-0309 2014 Land Development Code Amendments I

A motion was made by Commissioner Dzierwa, seconded by Commissioner Aubin to continue the Land Development Code Amendments I to the August 12, 2014 Plan Commission.

AUBIN:

I move to continue the public hearing for 2014 Land Development Code Amendments I, case number 2014-0309, to the July 8, 2014 Plan Commission.

PARISI: Second.
CONTINUED

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

2014-0257 Parkview Senior Living - Planned Unit Development

PITTOS: Staff presentation made in accordance with written staff report dated July 8, 2014.

STEPHENS: Thank you, Mr. Pittos. How long have you been working with the

petitioner on this particular petition?

PITTOS: Overall with the campus plan and the congregate elderly housing facility, on and off since 2010.

STEPHENS: Almost 4 years to get where we are today. Also a clarification on some of your conditions: Condition 3, include a sidewalk on the west side of the south leg of the full access drive adjacent to ALF main entrance. Where would that be?

PITTOS: Demonstrates on site plan.

STEPHENS: Ok Condition 4 then, remove extra pavement at Water's Edge Drive with the center pedestrian walkway.

PITTOS: Demonstrates on site plan.

STEPHENS: What is the purpose of Condition 8?

PITTOS: Waters Edge Drive is terminating into 183rd Street and as we noted, if the north bound lane is being blockaded from preventing traffic from circulating during dismissal, all traffic has to go south. Since this is the terminus here and there isn't any thru traffic to the other side, what we are asking to do is to put a right turn west and a dedicated left turn east so that there are two turning lanes to allow someone to turn east to LaGrange Road and west to Wolf Road. If someone is waiting to turn left and there is a queue, any of the people waiting to turn right will just back up. By providing a dedicated right turn lane, they will be able to exit and go around anyone waiting to make that left turn.

STEPHENS: Will that take area out of the parking area to the west there?

PITTOS: No it shouldn't. There is ample landscape area and this parkway hasn't even been constructed.

STEPHENS: Thank you. Is the petitioner present? Would you like to address this petition?

AUBIN: Swore in John Dondanville, 2685 Lapeer Road, Suite 206, Auburn Hills, Michigan.

DONDANVILLE: Short presentation and positive comments for staff regarding the planning review process.

STEPHENS: During church services you are going to block off Waters Edge Drive?

DONDANVILLE: Staff has requested that. It is Condition 7.

STEPHENS: You are not in agreement with that?

DONDANVILLE: We can't. We are not the church and the church has indicated that they really don't want to be in a police function of stopping traffic on a public road. However, if it really becomes an issue, they will work with the community to make it work. But to put it into this as condition for this site plan approval seems unusual seeing as there is no direct relationship between this petition and the church. But the church has indicated that they will work with the community.

STEPHENS: And for that reason you don't want the right turn?

DONDANVILLE: Rather than build a whole additional lane here, taking up landscape space to accommodate those two 15 minute periods a week seems like a waste of pavement.

STEPHENS: What is the rationale from the Village's perspective for the left and right turn and blocking that off?

PITTOS: From the Village's perspective blockading north bound Waters Edge Drive prohibits the traffic from accessing Fountain Hills subdivision. So we can put the road connection in and also assuage some of the concerns of Fountain Hills residents for Sunday services. If the northbound lane is being blockaded, that pushes all of the traffic south. With the dedicated right turn lane and a dedicated left turn lane, it will allow two vehicles at a time to leave the site. I understand what Mr. Dondanville is saying, if you are blockading north bound Waters Edge then why have it be two way in and out at the intersection of 183rd Street. We are also looking at it in terms of the long term picture. There are three other additional facilities that are going to line up on Waters Edge Drive in addition to Parkview Senior Living and Parkview Christian Church. We don't have any traffic counts and we don't know what those uses will be, it seems prudent from a planning and engineering perspective to address the idea of having the right and left turn lanes onto 183rd Street.

STEPHENS: Thank you.

DONDANVILLE: We have already resolved our concerns with Condition 18 regarding the wording of it. In the Special Use Condition 1, the 354% additional parking sounds like a really large number but that parking field is intended to serve these additional uses. It is strictly a matter of building it now while we're in the process of doing all this other work for the roads and utilities. It is likely that one outlet will be a medical building and will take up some parking spaces. These are all going to be uses that will not necessarily be competing with Parkview Christian Church on a Sunday. We have a team here and we are happy to answer any questions that anyone has.

STEPHENS: Thank you very much. We will now go to the public to address this petition.

AUBIN: Swore in Gen Sawinski, 18229 Michigan Court, Orland Park.

SAWINSKI: Is this development going to get a tax exempt status?

PITTOS: From the Village, no. This will be categorized and classified by Cook County for property tax purposes. They will also be required to pay exaction fees related to road and library impact.

SAWINSKI: How will the traffic be impacted with the construction going on?

PITTOS: There shouldn't be any additional traffic concerns, 183rd Street is a major arterial and can handle a significant capacity. It is nowhere near approaching that at this point.

SAWINSKI: It is just one way both directions.

PITTOS: There is not much other development on 183rd Street to say that there will be a traffic situation there. It shouldn't make a serious impact at all.

SAWINSKI: Ok, thank you.

AUBIN: Swore in Alvin Bosma, 10549 Lynn Drive, Orland Park.

BOSMA: On 183rd Street, does that property go all the way to the east end or will there still be vacant property?

PITTOS: Demonstrates on the site plan where the property lines are.

AUBIN: Swore in Josephine Jaycox, 10720 Louisiana Court, Orland Park.

JAYCOX: I am curious to know who is paying for this project?

STEPHENS: The developer.

JAYCOX: And that is you?

DONDANVILLE: No, I am a representative. It is a partnership based out of the Bloomington-Normal area. They are called Heritage which will be the operator. They have about 40-50 senior living, assisted living, nursing homes. They are an experienced operator and the current property owner that has held the land for about 10 years.

JAYCOX: I am familiar with Heritage. I am surprised because they are known more for their nursing homes than their assisted living. That brings me to my next question. Who is going to be providing the medical care to the people that will be residing in the skilled nursing areas as well as the dementia area?

STEPHENS: I don't know that question is for this Commission.

JAYCOX: Ok. The reason that I was asking that question is when you state you are putting up a senior living area, that says to me that there will be a certain amount of traffic and it means a certain amount of use of the land contiguous with where I live. Then go into where we are putting up more of a nursing home kind of thing. We are going to have more ambulances.

STEPHENS: The petitioner will give you his card and you can speak with him afterwards.

DONDANVILLE: It is a simple answer. This is assisted living and not skilled nursing. If someone gets into a situation then they will need to be moved to a full nursing facility.

JAYCOX: I understand that. I just moved here from Oak Lawn and I know what happened to the infrastructure when they built Christ Hospital.

STEPHENS: This is not a hospital. Was that your concern?

JAYCOX: No, I am concerned about what the increased traffic will do to our surrounding communities. I lived right on Kostner Avenue and I know how we had an increase in our public facilities. It is one thing when you have well people. It is another thing when you start going into other areas of healthcare.

STEPHENS: They are not building a hospital. That amount of traffic will not exist.

JAYCOX: Oh, ok. Thank you.

AUBIN: Swore in Gerald Baumgartner, 10725 Nevada Court, Orland Park.

BAUMGARTNER: I was wondering about the drainage of clay and dirt after a heavy rain or snow that comes over the berm and there is a channel that runs into a sewer. I understand they will probably put sewers in but where are they going to go?

STEPHENS: So your concern is about additional water? We will ask the engineer to address that.

DONDANVILLE: This is a large detention pond that is designed as well as the smaller one designed to take the run off. They are going to be wet. That should

help your runoff situation and I have pictures so I know exactly what you are talking about. There is a big catch basin. I was there during the melt and walked it. The outlet is right here and eventually it should run towards it but it should control it to a much larger degree than the runoff from the frozen field.

STEPHENS: Are those two ponds going to be constructed with the first phase of this project?

DONDANVILLE: Yes.

STEPHENS: Ok. That should alleviate most of the issues they are experiencing.

BAUMGARTNER: Is this facility going to be open to the public or strictly for church members or you said it has nothing to do with the church?

DONDANVILLE: It is a private facility not directly associated with the church so not restricted in any way. It is just like Smith Crossing or any of the facilities around here. Anyone is welcome.

BAUMGARTNER: I understand Smith Crossing only has about 14 memory units over there. Another concern is traffic. If you are going on 183rd Street towards Wolf Road about 15 minutes before services begin, they will run you down. You can't do 35 mph like you are supposed to do. When you get up to the parking lots its 20 mph and they are right on your tail. I was wondering if they are going to do something about that?

STEPHENS: I think you are talking about Sunday traffic? They have services on Sundays.

DONDANVILLE: This development should not make that traffic any worse. It is not designed to alleviate the church traffic substantially but it is not going to make it worse. We did a traffic study.

BAUMGARTNER: No stop lights?

STEPHENS: No. Thank you.

AUBIN: Swore in Frank Slomski, 18110 Georgia Court, Orland Park.

SLOMSKI: My principal concern is that I am going to be looking straight out my window at this new pile of bricks that you want to build on my cornfield. Are you going to be obstructing my view of my property?

STEPHENS: Is that your cornfield?

SLOMSKI: I call it my cornfield. I don't pay any taxes on it but I call it that. So if you

put a pile of bricks in front of it for me to look at with cars coming in and out 7 days a week, 365 days a year. That is going to be a little annoying to me and I wasn't anticipating when I bought this property that this property belonged to the people of Orland Park. I wasn't aware that it was private property and it was going to be sold off and built on. That kind of surprises me especially since we have Smith Crossing right down the street. That place is nice and it doesn't bother me. I even spent some time rehabbing there when I got ill. But to build something like this here in my backyard, I am not impressed with it at all. That is my opinion of this project and I wish they would go somewhere else and build it.

STEPHENS: I don't know that that is really your backyard but thank you.

AUBIN: Swore in Kay Yunker, 14900 Wolf Road, Orland Park.

YUNKER: How large are these units going to be? Two bedrooms? One bedroom? What can we expect?

AUBIN: Swore in Todd Wiltse, 212 West Superior, Suite 600, Chicago.

WILTSE: There is a mixture of units. There are a total of 76 units in the assisted living portion and 40 studio units in the memory care portion. Those are about 350 sq. ft. with shared living spaces outside of the units. The assisted living units are a mix of studio, one bedroom and two bedroom units. The studios are about 350 sq. ft. The one bedrooms are about 500 sq. ft. The two bedrooms are about 700 sq. ft. The thing that makes these projects work are the shared living spaces.

YUNKER: What do you expect these units to be renting for?

WILTSE: I don't have an answer for that. Whatever the market will bear.

YUNKER: Thank you.

AUBIN: Swore in Hil Muhlena, 18029 Connecticut Court, Orland Park.

MUHLENA: I have lived there for 25 years and I am amazed that it took this long for something to be developed in that property and I really welcome this thing happening rather than something industrial being built there.

STEPHENS: Thank you and I'm sure the petitioner thanks you.

AUBIN: Swore in Rene Cwyl, 18151 Buckingham Drive, Orland Park.

CWYL: I live right on the corner of Buckingham Drive and Waters Edge Drive. Is there going to be a retention pond right by Waters Edge Drive? Are we going to be getting a lot of traffic in that area?

PITTOS: That is a future detention pond with the phase 2 development. Obviously, these future buildings will take advantage of it then this here is the existing pond. They will also construct a pond on the west side. This ComEd utility driveway is to access the towers. The amount of traffic that we're referring to is 3-5 cars.

CWYL: Oh, Ok. Well I am in support of the assisted living facility.

STEPHENS: Thank you.

BAUMGARTNER: In that second stage, what is supposed to go in there? Is that for autistic people?

DONDANVILLE: There have been some studies for potentially using that as a day use autistic facility as well as the neighboring facility as a residential facility for 48 units. But the market is not currently supporting that. Whether that will come to pass or not that is based on the market.

STEPHENS: Market condition will drive the development. Currently you don't have any plans to build anything in there?

DONDANVILLE: No.

STEPHENS: Mr. Pittos, doesn't this phase 2 layout the campus type setting that the Village is looking for?

PITTOS: Yes this is just identifying where we might expect certain buildings. What we see on there are place holders. Each of these sites as they are proposed will have to come in individually for review.

STEPHENS: Each site, whether they do one building and they will have to send out notices to everyone.

PITTOS: Correct.

STEPHENS: At this point, we will go to our Commissioners. Commissioner Parisi?

PARISI: Mr. Dondanville, you had told us that we are doing this now with market forces. Can you give us a basic example of what your studies showed? What the demographics are that this is the ideal time to construct this?

DONDANVILLE: Quite honestly, I don't know the details of that. There are companies that were hired to do the research and that study was done about 3-4 years ago and recently done again in February or March. A lot of that is tied to demographics but it is also something that is called out in your comprehensive plan. There are a substantial number of elderly people in Orland Park. The market

study says that now is the time.

PARISI: Obviously you've spent a great deal of time and there are quite a few conditions that you are aware of. They have put together a nice campus and I really find it gratifying that the public in general really understands the need for this facility. You mentioned it yourself, the aging population and the need to take care of our own folks. It is a great use of the property. You had mentioned about the church not wanting to be responsible for blockading the north and I think a few residents have expressed concerns over the traffic that we already have. The suggestion of the right and the left turn lane seems like it will solve the issue for everyone. You will have a more orderly flow of traffic. To your point about not wanting to be responsible for what you think is police work on the north side, the church already has parking lot attendants trying to monitor a single lane going out into traffic. Their time would be better spent and they would use fewer people monitoring that north end during services and allowing the orderly flow of traffic with two lanes going out into traffic. That is all I have. Thank you.

STEPHENS: Your conclusion was what?

PARISI: The condition as it is and the Village's idea of having those east and west bound turn lanes makes a lot of sense. It would be more orderly flow of traffic.

STEPHENS: You like the turning lanes in?

PARISI: I do. Yes.

STEPHENS: Commissioner Murphy?

MURPHY: I concur with my fellow Commissioner on the right turn and left turn dedicated lanes. It can get quite busy and membership at Parkview has increased immensely over the last several years and I see it growing larger and larger. I think the Village makes a good point with those lanes. Otherwise, the development is a beautiful one. As one of our community members said, the alternative could be something different. I know it is hard to see the cornfields go but what we are seeing here is going to be a very beautiful campus. I am all for it.

STEPHENS: Commissioner Aubin?

AUBIN: Very little to say other than the fact to say that it took four years to get this project off the ground. Our staff does remarkable work and certainly wouldn't allow anything to come into this town that didn't fit. There are 25 conditions and the petitioner has only objected to one. It is a good petition and when you hear these conditions, you will see what the staff has done to make this project work with these people. Thank you.

STEPHENS: Commissioner Dzierwa?

DZIERWA: I agree wholeheartedly about the turn lanes. I would like to see them at Waters Edge Drive and closer to the assisted living facility. I'd like to congratulate you on your special use standards and rezoning standards responses. Most people don't take the time to put their true thoughts into these and this shows that you really took the time to do these. I need to ask, Mr. Pittos, if the MCU building were built somewhere else in the Village, what would be the required parking for that building? My concern is that enough?

PITTOS: I think for all types of congregate elderly housing, it is .5 spaces per residence.

DZIERWA: So 15 spaces for 30 units?

PITTOS: Yes, by strict interpretation of the code. But this is a bit more parking available than 12-15 spaces. Because we didn't want to get into a situation where parking was encroaching into detention ponds which would trigger a detention variance. Also, we didn't want to overload on parking on the east end due to the fact that is the most visible from Eagle Ridge. We wanted to minimize as much parking as possible so the parking lot provided on the MCU side are really for drop off and the occasional visit for a facility that really intends to keep things tranquil.

DZIERWA: I understand that. This is such a beautiful plan. You did everything right. There is a nice transition from the one story to the three story building. As far as the one fenestration on the east side, you are going to work with staff on doing something there. It's really not that boring but the outside of the building is just so busy. That is all I have. Thank you.

STEPHENS: Commissioner Jacobs?

JACOBS: What is the start time expected for this facility?

DONDANVILLE: Soon, dependent on weather.

JACOBS: Thank you. I congratulate you on moving forward with this project in this undeveloped area. I think it is a great amenity for the community and good luck.

STEPHENS: Commissioner Paul?

PAUL: Thank you. My fellow commissioners pretty much made the comments that I wanted to make. One question or clarification: who exactly blocks off that street?

PITTOS: From the Village's perspective this would be the Parkview Christian Church parking attendants.

PAUL: So there is no CSO out there?

PITTOS: No. The main reason the burden of blockading northbound traffic into Fountain Hills subdivision falls on Parkview Christian Church is because the Church platted the right of way for Waters Edge Drive. They will be using the shared parking lot on weekends. It is a precedent in Orland Park where residents can blockade certain streets to direct traffic, especially around schools, down collector streets rather than local roads. In the case here, if the onus was put on the residents then that would mean someone would have already driven down the street and would not want to make a three point turn so they would just go around the blockade. By putting it farther down by the church, you can prevent the traffic from getting further up the street. When talking about the blockade it can be as much as three orange cones across the street.

PAUL: How can we enforce that?

PITTOS: It will be a part of the special use ordinance so yes it can be enforced.

PAUL: That is all that I have. Thanks.

STEPHENS: You have spent four years on this plan. Your market conditions are such that it makes sense to move forward. It is a well thought out concept plan and it is sensitive to the needs of the people that live close by. Your land plan shows the MCU building has two inside court yards. This means that the people living there will be going inside the building rather than on the outside. My only question is did staff require the right and left turn lane at the Waters Edge Drive on 183rd?

PITTOS: The right and left turn lane are at Waters Edge Drive and not at the assisted living facility. The assisted living facility is right in and right out.

STEPHENS: Well, I think this has been pretty well talked out. I don't have any other comments and now the chair will entertain 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 July 8, 2014.

And

I move to recommend to the Village Board of Trustees to approve the lot consolidation and pursuant subdivision of 10758 183rd Street into two lots as indicated in the plat of subdivision titled "Parkview Campus Subdivision", prepared by Robinson Engineering, Ltd., dated 5.16.14;

1. That the petitioner submit a Record Plat of Subdivision to the Village for

recording.

And

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled “Michuda - Parkview Campus”, prepared by Worn Jerabek Architects, P.C., sheets A1.1 and A1.2, dated 6.24.14, project number 14714, 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. Meet all final engineering and building code related items.
3. Do not convert Outlot 1 to parking for any parking lot expansion.
4. Convert the full access drive-aisle west of the main ALF entrance to right-in/right-out if the geometry of 183rd Street is not conducive to full access.
5. Include a sidewalk on the west side of the south leg of the full-access drive adjacent to the ALF main entrance.
6. Remove extra pavement at Waters Edge Drive where the center pedestrian walkway leading to Parkview Christian Church crosses to meet the shared parking lot’s pedestrian network.
7. Block northbound Waters Edge Drive in to Fountain Hills Subdivision during church dismissal to prevent church traffic from entering the subdivision, per the responsibility of Parkview Christian Church’s traffic coordinators.
8. Add a dedicated right and left turn lanes on Waters Edge Drive at the intersection with 183rd Street.
9. Demonstrate on the site plan all existing striping and driveways along 183rd Street from Wolf Road to Smith Crossing in order to comprehensively plan the corridor’s left and right turn movements.
10. Demonstrate the median’s nose at the ALF full access drive is adjusted to accommodate southbound left turns from the ALF full-access drive.
11. Consider bi-directional left turning lanes from the existing church parking lot entrance west of Waters Edge Drive to the east ALF access drive.
12. Show all setback dimensions using clear labels on the site plan.

and

I move to recommend to the Village Board of Trustees to approve the elevations titled “Michuda - Parkview Campus”, prepared by Worn Jerabek Architects, P.C., sheets A4.1, A4.2, and A4.3 subject to the same above conditions and the following:

13. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
14. All masonry must be of anchored veneer type masonry with a 2.265” minimum thickness.
15. Work with staff to provide additional architectural articulation at the gateway to

the I-80 Corridor.
16. Consider the inclusion of clerestory windows for the service quarters of the building on the south elevation to enable daylighting and provide some architectural articulation to the blank part of this elevation.
17. 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 rezoning for the newly subdivided southern lot (Phase 1) from ORI Mixed Use District to COR Mixed Use District subject to the same conditions outlined above and the following:

18. Work with staff via the Development Agreement to address the rezoning of the Southern Lot (Phase 1) from COR Mixed Use District to the new I-80 zoning district upon the Village's implementation of that new zoning district.
19. Work with staff to incorporate incremental improvements and amenities as concepts within the campus master plan as part of this rezoning and the Special Use Permit below.
20. Prepare and provide an emergency relocation plan for the project using standards similar to the Collaborative Healthcare Urgency Group (CHUG) for a Congregate Elderly Housing facility in the COR Mixed Use District/ Future I-80 Zoning District.
21. Incorporate the Master Plan Design Guidelines outlined in this staff report into the future development of the northern lot (Phase 2).

and

I move to recommend to the Village Board of Trustees to approve a Special Use Permit for a Planned Unit Development for Parkview Senior Living and the Concept Campus Master Plan identified by the aforementioned site plans subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use Permit include:

1. Increase parking 354% from 81 required spaces to 287 parking spaces.
2. Accommodate loading/ service yard of the Future Autism Day Program building off future Waters Edge Drive.
3. Allow the shared parking lot between the 183rd Street right-of-way and the future buildings of the northern lot (Phase 2).

All changes must be made prior to the Board meeting.

PARISI: Second.
RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

NON-PUBLIC HEARINGS

2014-0380 Centennial School Driveway

LELO: Staff presentation made in accordance with written staff report dated July 8, 2014.

STEPHENS: Thank you. Is the petitioner present? My only thought is your traffic is coming in on Brigitte Terrace. Would it make sense to have a right turn only there because if you have them coming out left, aren't you going to have another traffic problem?

HUGHES: I am going to ask Steve Corcoran, our traffic engineer to address that because he studied that pretty closely.

CORCORAN: Demonstrates school boundaries on site plan. We have people coming up Will-Cook Road and Wolf Road and there really is no road in between that brings them up to the west side of the site. What ends up happening is we get people coming up from both directions.

STEPHENS: You can get in off of Will-Cook?

CORCORAN: No, you have to turn in off of 143rd Street and then turn at Creek Crossing. So you have traffic coming from both directions and to limit it to right in and right out in either direction you are going to create a problem and a lot of people don't like to then have to cut back and travel again. We were afraid if we did restrict it, then people coming in off of Wolf Road would still come down Brigitte and make a U-turn somewhere west of the school entrance and then come back and make the right in. That is why we didn't make the lane restrictions in or out.

STEPHENS: You're talking about to come in. I'm talking about to go out?

CORCORAN: That comes to the same thing. If people come out of that driveway right only, they have it in their handbook and people aren't following it.

STEPHENS: So they are not going to be coming in off of Haverhill?

CORCORAN: No they are exiting. If we force all of our traffic to make a right out a good portion of them still want to go west. So they may make a U-turn on Brigitte Terrace. We feel it is better to not provide that extent of a restriction.

STEPHENS: They are going to turn right or turn left. As long as it is going to make the problem better than what it is.

CORCORAN: This is just for the main peaks of the day. The other times of the day we are going to gate off the entrance so the neighbors won't have traffic going up and down Haverhill all day.

STEPHENS: Thank you.

HUGHES: To add to your question, it has been a right turn only out. It is very difficult to enforce as you can probably imagine. You can probably stand there and watch every third car go left.

STEPHENS: Do any of our Commissioners have any comments or concerns?

DZIERWA: There is a pork chop (right turn island) there in that entrance right now?

STEPHENS: No.

DZIERWA: I'm not even sure that would help. Just create a few flat tires. I think this is a really good idea and we should let them do what they want to do.

STEPHENS: This is not a public hearing but if someone from the audience would like to comment, please come up to the microphone.

RESIDENT: Where that driveway is emptying out is my driveway. Our concern (the neighbors on the block right there) is that we are worried about a bottleneck at the entrance and exit of the existing school that has zero instances recorded. If you see these mothers driving their kids to school, they're running late and they blast out as soon as they hit the road. We're moving the problem down. Something is going to happen. We appreciate the gate and that it is going to be locked at morning and at night, when school is not in session. We really don't want the driveway there because we don't see it fixing the problem but instead of it being 24' with two lanes to go left and right because there is only one lane coming in, if you can get to the drop off lane. It is a two lane road there but you can't have two drop off lanes because the concern is the kids crossing in front of the cars. So it's one lane in and why can't it be one lane out to turn left and take the short distance to Brigitte Terrace and get the heck off of our quiet street? Why turn right to go all the way around back to Brigitte Terrace. It was mentioned before about a traffic buildup. I live there and I would bet that there are no more than 50 cars that go in and out there. Our thing is we can suck it up and it's a better pill to swallow if it's just a left turn lane. Thank you very much.

STEPHENS: Thank you.

PARISI: You know, I was looking at that myself and I tend to agree with him. Direct

the traffic left to Brigitte Terrace. If you take a right, they are going to go around to another residential street, with condos on one side and townhomes on the other. I see his point.

DZIERWA: Very good point. You had said earlier that there are going to be more classes added so you are also going to have more people dropping their kids off. The traffic is going to increase. It may be 50 cars currently, but if you are talking about adding 3 classrooms with 60 kids, you have 60 more parents. So now you have to expedite the traffic out of the site in a more orderly fashion.

HUGHES: In response to that, why there is a right turn and a left turn, it creates an opportunity for some people to turn right and alleviate a backup at the stop sign to get back on Brigitte Terrace. Our primary concern is to alleviate the congestion on Brigitte Terrace and create a smoother flow of traffic. Whether they turn right or they turn left is not really a primary concern, but the reason there is both options is because it will tend to create an opportunity to go the other way and clear things out faster. Again, this is ten minutes in the morning and ten minutes in the afternoon. That is all this is. That was the point I wanted to make.

MURPHY: My comment would be that I raised four kids through Centennial so I have been in this traffic but I tend to agree that the two options will alleviate the congestion. Making a left, unfortunately, takes longer because you have traffic coming. I see that becoming a larger problem to be forced one way or the other.

STEPHENS: I tend to agree. Ok, the chair will now entertain a motion.

PAUL:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated July 8, 2014

And

I move to recommend to the Village Board approval of the preliminary site plan titled, "Orland Park School District 135 Centennial School District Driveway Addition" dated, 5/12/2014, prepared by Eriksson Engineering Associates LTD. , Sheet No. EX-1, EX-2 and EX-4, subject to the following conditions:

1) Replace the parkway tree removed for the construction of the driveway in the parkway north of the proposed driveway on the west side of Haverhill Lane. Any additional landscaping that is removed must be replaced on site.
2) Plant three evergreen trees east of the existing parking lot. Plant the trees between existing landscaping to better screen the parking lot.
3) Remove impervious surface onsite equivalent to the amount of impervious surface that is added for the construction of the new driveway.

4) Install a gate at the the mouth of the proposed exit driveway so that it can only be accessed during designated drop off and pick up times.
5) Adjust the storm sewer manholes in the path of the proposed driveway to the appropriate elevation as needed.
6) Provide EJIW ADA warning plates instead of the proposed stamped tactile warning for the public sidewalk on Haverhill Lane.
7) Add a striped crosswalk at the Brigitte Terrace entrance to the parking lot.

All changes must be made prior to the Board meeting.

DZIERWA: Second.
RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

OTHER BUSINESS

None.

ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 9:08 p.m.

Respectfully submitted,

Heather Zorena
Recording Secretary