

# VILLAGE OF ORLAND PARK

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



## **Meeting Minutes**

**Tuesday, March 10, 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:** 7 - Chairman Stephens; Member Jacobs; Member Aubin; Member Dzierwa; Member Parisi; Member Paul, Member Murphy

**APPROVAL OF MINUTES****2014-0463 Minutes of the November 11, 2014 Plan Commission Meeting**

A motion was made by Commissioner Dzierwa, seconded by Commissioner Paul; to approve the minutes of the November 11, 2014 Plan Commission with the following changes:

On page 8 & 9, change the spelling of the name "Moussa" to "Musa".

On page 22, change DZIERWA to read AUBIN.

After page 28, insert separate document that contains the entirety of the testimony for the Park Boulevard petition.

APPROVED

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

**Nay:** 0

**Abstain:** 1 - Member Murphy

**2015-0142 Minutes of the March 24, 2015 Plan Commission**

A motion was made by Commissioner Paul, seconded by Commissioner Dzierwa to approve the minutes of the February 24, 2015 Plan Commission.

APPROVED

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

**Nay:** 0

**Abstain:** 2 - Chairman Stephens and Member Jacobs

**PUBLIC HEARINGS****2015-0176 Orland Park Nature Center**

TURLEY: Staff presentation made in accordance with written staff report dated March 10, 2015.

GARRISON: Presentation made by Daryl Garrison from Planning Resources to accompany staff's presentation.

TURLEY: This will go on to the Development Services Committee and the Village Board of Trustees for consideration. We will revise the plan as needed based on public input. This approved master plan will be used as a basis to seek grants. That is one of the most important reasons aside from providing vision and guidance on how to go forward with this site. The master plan will be a tool for us to apply for those grants. Of course the other thing is to move forward with the engineering plans. All of this is conceptual. It will need to be engineered. All of the engineered plans will return to Plan Commission and Board as a formal development petition with a public hearing. Just to make that clear, it will come back once the engineering is done and we know the specifics of the development.

STEPHENS: All that we are doing here tonight is looking to approve the conceptual master plan as proposed. Is there anyone that would like to make any comments with regards to this?

G. NONAKA: I have gone past this spot for 43 years and have seen it up and down. It is really down now. This is a wonderful plan. I was just wondering if having the driveway from LaGrange Road all the way to Southwest Highway wouldn't encourage a lot of pass through traffic to be using it as a way to get from LaGrange Road to Southwest Highway without going around. Also, there is a proposed path. Will the path have some way to access the overpass walking bridge that goes over LaGrange Road? It is on the other side of the railroad tracks.

GARRISON: Right now we haven't looked at a connection to that.

STEPHENS: You are looking for a connection to that?

PITTOS: We have looked at it from an overall village wide bikeway system and what we envision at this point is for whatever paths to be along LaGrange Road to potentially connect into the Orland Park Nature Center site and then connect onto the Southwest Highway paths that will eventually be there and use the Southwest Highway bridge to get you over and into the downtown and train station area. It would not connect to the actual pedestrian bridge to the south of the Southwest Highway bridge because of the train tracks being in the way. The only place to make a safe crossing would be at the downtown area or 143rd Street.

TURLEY: The bike path is actually a part of the 2012 Southwest Conference of Mayors mass bike plan. We are trying to hook into other regional plans but it is just not funded at this time. There will be a sidewalk along the east side of LaGrange Road so you could get to the site from the downtown area.

STEPHENS: Thank you.

TURLEY: In regards to the cut through, LaGrange Road will be a right in and a

right out. As you can see, the circulation pattern is existing. We tried to stay with as many existing features as possible. We stayed with the established and effective driveway that is there. We are just going to expand it with parking. The existing parking lot is being relocated. That area will be used for the multipurpose area. I don't know that this has been a problem with cut through traffic but the right in and right out will restrict it. There will be an unmountable median. It is part of IDOT's plan.

H. NONAKA: The other access on Southwest Highway, will that both left and right coming out of there?

TURLEY: Yes that will be full access.

STEPHENS: I would like to commend the commission for working on this plan. It has taken some time and a lot of meetings. Thank you for your work. Any comments from the commissioners?

DZIERWA: Not sure how long that full access on Southwest Highway will work but that is something we can determine later. I do have two questions for Mr. Garrison. Was there a cistern system that was planned for this or was it just going to be rain barrels?

GARRISON: Right now, just rain barrels.

DZIERWA: Ok. I work for MWRD. Maybe I can get us some donated rain barrels. My next question, too, is has any thought been put into the building as far as getting it approved as a LEED structure?

GARRISON: It is something that we can look into.

DZIERWA: You're doing something really great here. To wrap it all up in one and get it some sort of LEED accreditation. That would be great. Use the recycled furniture; I don't know if that was ever something you talked about in your meetings.

TURLEY: I just don't think we're there yet. We're not addressing the building, the remodeling at this time. That is something that we can definitely look at.

AUBIN: I think this is an excellent concept for the site and I can't wait to see what the final development will look like when they bring it back to the Plan Commission. Good luck.

PARISI: I agree. It is a great gateway to the Village. I really liked Mr. Garrison's presentation. I am anxious for this to happen.

STEPHENS: I also agree. I think this is well thought out, well-conceived plan.

AUBIN:

I move to approve the conceptual Proposed Master Plan for the Orland Park Nature Center, by PRI, dated March 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.

PAUL: Second.

RECOMMENDED FOR APPROVAL

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

**Nay:** 0

**2015-0122 Park Boulevard Luxury Ranch Villas**

A motion was made by Commissioner Aubin, seconded by Commissioner Parisi; to continue the Park Boulevard Luxury Ranch Villas to the March 24, 2015 Plan Commission meeting.

AUBIN:

I move to continue case number 2015-0122, Park Boulevard Luxury Ranch Villas, to the March 24, 2015 Plan Commission meeting.

PARISI: Second.

CONTINUED

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

**Nay:** 0

**2015-0102 Kelly Grove II Subdivision**

PITTOS: Staff presentation made in accordance with written staff report dated March 10, 2015 Plan Commission meeting.

STEPHENS: Thank you. Is the petitioner present? Does he wish to make any additional comments to add to your presentation?

AUBIN: Swore in John Kelly, 14310 Raney's Lane, Orland Park, Illinois.

KELLY: I don't really have anything more to offer other than what Terry has already said. I have built homes in the area on 144th Street and 144th Place. I came up with the idea with Terry to do a bungalow there to offset what we are about to demo. It won't be a buildable piece of property if I build next door right now. That piece of property is doomed.

STEPHENS: So this makes sense. Thank you. Is there anyone in the audience that would like to comment on this petition? Seeing no one, we will go to the Commissioners?

PARISI: I don't have any comments. I like the plan. I like the houses that Mr. Kelly has already put up. It has really enhanced the area very nicely. It fits with the Village very nicely. It preserves the historic nature of that area. I have no objections.

MURPHY: I have no objections. I agree with Commissioner Parisi. It is complementary and comparable to other houses in the area.

AUBIN: I concur with my fellow commissioners. Thank you.

DZIERWA: This is a well thought out plan and Mr. Kelly you do beautiful work. Keep it up.

JACOBS: I agree with my fellow commissioners.

PAUL: This makes sense. I don't have any problem with this at all.

STEPHENS: I agree as well with my fellow commissioners. It makes sense where we are going with this.

AUBIN: Swore in Rich Curiel, 14421 Second Avenue, Orland Park, Illinois.

CURIEL: I may have missed the explanation. I see at lot 1, how is the access to the garage? Is there room on the side?

PARISI: There is a side driveway coming off of 144th.

CURIEL: What is the minimum? 10' or something?

PARISI: Yes.

CURIEL: We are allowing with this proposal a house to be built on a 45' lot instead of the regular 50'? Previously the limitation was 50'.

PARISI: That was the maximum frontage.

PITTOS: If I might clarify, the maximum in the historic district is 50' and the minimum is 25' with a lot area of 2500 sq. ft.

CURIEL: Thanks for the clarification.

STEPHENS: Seeing no further comments, we will move forward with a motion.

PARISI:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated March 10, 2015.

And

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.

MURPHY: Second.

RECOMMENDED FOR APPROVAL

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

**Nay:** 0

**2014-0703 (Heritage Square) Parkside Square**

A motion was made by Commissioner Aubin, seconded by Commissioner Parisi; to continue Heritage Square to the March 24, 2015 Plan Commission meeting.

AUBIN:

I move to continue case number 2014-0703 Heritage Square to the March 10, 2015 Plan Commission meeting.

PAUL: Second.

CONTINUED

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

**Nay:** 0

## NON-PUBLIC HEARINGS

## OTHER BUSINESS

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

None.

## ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 7:48 pm

Respectfully submitted,

Heather Zorena  
Recording Secretary  
ADJOURNED