

VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue
Orland Park, IL 60462
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Meeting Minutes

Tuesday, June 24, 2008

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

*Commissioners: Judith Jacobs, Paul Aubin, Steve Dzierwa, Patricia Thompson, and
Nick Parisi*

CALLED TO ORDER/ROLL CALL

The meeting was called to order by the Chairman, Mr. Lou Stephens, at 7:00 p.m.

Present: 6 - Commissioner Jacobs; Commissioner Dzierwa; Commissioner Aubin;
Commissioner Stephens; Commissioner Thompson, Commissioner Parisi

APPROVAL OF MINUTES

A motion was made by Commissioner Aubin, seconded by Commissioner Thompson and carried to continue the minutes of the June 10, 2008 Plan Commission Meeting to its July 8, 2008 meeting, because the minutes in their entirety, as prepared by the Recording Secretary, were not properly entered into Legistar by the Village of Orland Park's Development Services Department, the version of the minutes that were included in the Plan Commissioners' meeting packets.

A motion was made by Commissioner Paul Aubin, seconded by Commissioner Patricia Thompson, that this matter be CONTINUED to the Plan Commission, due back on 7/22/2008. The motion CARRIED by the following vote:

Aye: 6 - Commissioner Jacobs, Commissioner Dzierwa, Commissioner Aubin,
Commissioner Stephens, Commissioner Thompson and Commissioner Parisi

Nay: 0

PUBLIC HEARINGS**2008-0337 Glen Oaks Phase 5**

Ray Dignan, Petitioner

TURLEY: Staff presentation made in accordance with the written Staff Report dated June 24, 2008, as presented.

STEPHENS: Invited comments and/or questions from the petitioner.

AUBIN: Swore in Mr. Dignan.

DIGNAN, resides at 10703 Valley Court, Orland Park: Stated he worked closely and very well, together with Staff in regard to Glen Oaks Phase 5. Complimented Staff on their help and assistance to get this through with the variances; meet the existing codes; etc. Indicated he stands by Mrs. Turley's presentation.

STEPHENS: Invited comments and/or questions from the public and received none.

STEPHENS: Invited comments and/or questions from the Plan Commissioners.

PARISI: Indicated he had no comments other than some revised labeling on the drawings which Staff has already addressed. Noted that this is a very nice development and we know that Mr. Dignan does very nice work.

THOMPSON: Mr. Dignan always comes up with a very nice building. I'm sure this project will be nice also. Nothing further.

AUBIN: Mr. Dignan has obviously reviewed the report including the conditions of the motion – he has no problems with it so let's move on.

DZIERWA: Noted that Staff indicates there are 170 parking spaces, however, I count 178, including handicap spaces. Would like that clarified.

TURLEY: We will clarify that.

JACOBS: I'm confident that this continuation of this project will be of the same quality that Mr. Dignan is capable of. I think that the overall development is a real asset to this community. Thank you.

STEPHENS: I have no problem with this. The setbacks are all fine. The lot coverage is below the required allowable maximum. Preliminary Engineering, I understand, has been approved today. Asked the petitioner if he using cultured stone or split-face block at the bottom.

DIGNAN: I'm using limestone. That is a continuation of what has already been used. There is nothing like the real thing.

STEPHENS: That is all I have. Entertained a motion from the Plan Commissioners.

AUBIN: Moved to accept as findings of fact of this Plan Commission, the findings of fact set forth in the Staff Report dated June 24, 2008 and moved to recommend to the Village Board, approval of a Special Use permit for consolidated lots 3, 4, 5, 6 in the Glen Oaks Industrial Park in order to allow for a Planned Development with five buildings on one lot and including a modification to permit parking facilities in the setback area between the building and the street in a modification to reduce the landscape buffer from a required 30 feet to a provided 22.5 feet.

THOMPSON: Second.

AUBIN: Moved to recommend to the Village Board, approval of a lot consolidation of lots 3, 4, 5 and 6 into one lot subject to the submission of a Record Plan of Subdivision to the Village for recording.

THOMPSON: Second.

AUBIN: Moved to recommend to the Village Board, approval of a Preliminary Site Plan entitled Lots 3, 4, 5 and 6, Glen Oaks Industrial Park Preliminary Site Plan by Raymond Derbas and Associates, dated 6.12.08, subject to the following conditions: (1) that the proposed buildings are bolded and the surrounding area is faded out so that it is clear what buildings are being petitioned; (2) that bike racks are added near the front of building entrances and are shown on the Site Plan; (3) that all mechanical equipment is screened with walls, fencing or plant material; (4) that all final engineering-related items are met; (5) that an erosion control plan is submitted for approval; (6) that a Final Landscape Plan including parkway trees is submitted for approval within 60 days of final engineering approval. This is to include detailing of an outdoor seating/picnic area with landscaping next to the existing detention pond in the general area depicted on the Site Plan; (7) that loading areas are labeled as temporary at certain hours so spaces still count toward parking requirements; and (8) that the petitioner confirm that he is adhering to code and providing the number of parking spaces needed for the project.

THOMPSON: Second.

AUBIN: Moved to recommend to the Village Board, approval of the proposed Building Elevations entitled Glen Oaks Industrial Park Professional Office Center, dated 9-14-06, lots 3, 4, 5 and 6, subject to the following conditions: (1) that the primary body of the building on the elevations is labeled as brick construction; (2) that clarification of elevation labeling based on cardinal direction is provided; (3) that a revision date is added to the elevations; and (4) that utilities and conduits are to be inside the building or a screening plan must be submitted - NOTE: this approval is subject to meeting Building Code-related items; sign permits will be required for all signage; this case will go before the Community Development/Building Committee for review prior to being sent to the Board of Trustees for final review/approval.

THOMPSON: Second.

A motion was made by Commissioner Paul Aubin, seconded by Commissioner Patricia Thompson, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning, due back on 7/28/2008. The motion CARRIED by the following vote:

Aye: 6 - Commissioner Jacobs, Commissioner Dzierwa, Commissioner Aubin, Commissioner Stephens, Commissioner Thompson and Commissioner Parisi

Nay: 0

2008-0329 Jewel of Siam Restaurant Relocation

Rick Strusiner, 401 Huehl Road, Northbrook
Don Schultz, 401 Huehl Road, Northbrook

TURLEY: Staff presentation made in accordance with the written Staff Report dated June 24, 2008, as presented.

STEPHENS: Invited comments and/or questions from the petitioner.

AUBIN: Swore in Messrs. Strusiner and Schultz.

STRUSINER: Agreed with Staff's report. That is exactly what we plan on doing. Commented that one of the purposes of the move is because the dialysis center wants to expand. They are taking two more stores in expanding their location. Ownership is therefore relocating the Jewel of Siam Restaurant. Mo's was in here for a Special Use recently. Their business is so good that they just wanted to double their size. That is why they had come before the Plan Commission recently for a Special Use Permit. We are excited about both of these changes. This actually puts the Jewel of Siam in a much better parking field. All of our restaurants were at that east end. They were all sharing the smaller part behind McDonald's Restaurant. They are very pleased with the move as they get some very nice visibility and better parking. This is a good move for the Jewel of Siam and a good move for this center.

STEPHENS: Asked if the square footage of the new location the same as the old location?

STRUSINER: The square footage is identical. I'm happy that you asked that question. There is one thing in here that I do not understand and would like to clarify. In the "purpose", it says 31 seats which is what the architect might have drawn, however, our obligation as owners is to reproduce their center and I have never counted the seats and I think that the architect drew exactly what they have. Somewhere in the records – is that where the 48 comes from?

TURLEY: The 48 was written in the Special Use Permit for the former location.

STRUSINER: Can we change that to the 48 even if they do the 31 seats? Whatever is on the drawing is what we are building and what we will do, however, I am not looking to change whatever they were granted the first time. We promised that nothing would change other than the location.

TURLEY: I was just reflecting what submitted in the documentation that showed the 31 seats.

STEPHENS: There is a line in here that says that the Special Use Permit for the former restaurant location, 9168 West 159th Street was for a 48-seat restaurant and a 1,420 square foot space.

TURLEY: Right. That is correct.

STEPHENS: If it is the same square footage, why wouldn't we allow the same number of seats.

TURLEY: I don't have an issue with that. I was just reporting what was in the documents.

STRUSINER: I'd like not to change the record.

AUBIN: Whoever makes the motion should change that number from 31 to 48.

STEPHENS: Asked who submitted Exhibit A.

TURLEY: The petitioner.

STEPHENS: I would assume the petitioner submitted it for 9216, however, it shows 9126. The address is simply wrong. (In the title block)

STRUSINER: I want to correct Exhibit A to reflect that it is 9216 and not 9126. Yes, I want the corrected. I will let someone in the office know that tomorrow.

TURLEY: Good catch.

STEPHENS: Invited comments and/or questions from the public and received none.

STEPHENS: Invited comments and/or questions from the Plan Commissioners.

JACOBS: Stated that whoever is in charge of cleaning up the back of that building, should be notified that those dumpsters are all over the place; they don't have specific enclosures; there is a big section of fence down that opens up onto that retention pond. Clarified that there is no debris back there that I saw.

STEPHENS: Asked Mr. Strusiner if he is the owner.

STRUSINER: Yes I am.

STEPHENS: Asked if Mr. Schultz is also an owner.

STRUSINER: No, he is a Project Manager. I am one of the owners.

STEPHENS: Asked Mr. Strusiner if he clean that up.

STRUSINER: Absolutely. I will get that taken care of this summer, along with our remodeling.

STEPHENS: By September 1, 2008?

STRUSINER: By October 1, 2008.

STEPHENS: Okay, we'll give you until October 1, 2008.

STRUSINER: I am actually an architect and 90% of what we own, I design and build. This center, we happened to buy eight or nine years ago. We are in the process now of totally cleaning that up. If you remember, I put in all those planters up front. Those used to be falling sidewalks. I never quite could understand what that was. I tore them all out and put in caissons and we built all those planters. We are going to continue to make that center as nice as everything else in the Village of Orland Park.

STEPHENS: We look forward to seeing your improvements by October 1, 2008.

TURLEY: You might want to expand the condition – add the fence which I was not aware of. I know part of the motion is to clean up and to screen the dumpster but you could add – to replace or repair the fence and the deadline if you wish.

STRUSINER: Asked a question about the dumpsters. They are all on an angle. There are those big green boxes and they are obviously on an angle because that is the way the truck then backs up, picks them up, dumps them and puts them back down. Are you looking for a wing wall to be built at each one so you don't see them?

STEPHENS: Okay, we'll give you until October 1, 2008.

AUBIN: Recommended Mr. Strusiner talk to Staff in regard to what the code is as it relates to this petition.

STRUSINER: You have my word that I will work with Staff and get it corrected.

DZIERWA: On Sheet A-O, you put a direction on B, the location plan, so you can see where it is in the strip mall but you did not label direction on your floor plan. Asked for clarification where south is.

STRUSINER: Provided clarification.

DZIERWA: I did count your tables. You had nine four-tops and two, two-tops which gives you seating for 40. However, I'm all in agreement to keep 48 seats as previously approved in the Special Use. Also, concurred with the petitioner that this move does give the Jewel of Siam better visibility and better parking. Thank you. Nothing further to add.

PARISI: I'm fine with this.

THOMPSON: I'm fine with this.

AUBIN: I'm fine with this.

STEPHENS: I'm fine with this too. Entertained a motion from the Plan Commissioners.

AUBIN: Moved to accept as findings of fact of this Plan Commission, the findings of fact set forth in the Staff Report dated June 24, 2008 and moved to recommend to the Village Board, approval of a Special Use Permit to operate a 48-seat restaurant at 9216 West 159th Street in the Park Hill Plaza Shopping Center subject to the following conditions: (1) that the Site Manager's/Petitioner provide a dumpster specifically for the use of Jewel of Siam that follows and meets the Village's code requirements for screening and enclosure; (2) that the Site Manager's/Petitioner clean up the entire site to the rear of the Park Hill Plaza Shopping Center, removing debris, materials, and any undesirable plant growth; (3) that all building code related items are met; (4) that all health code-related items are met; (5) that all sign-related materials be approved by the Building Division; and (6) that the petitioner repair the rear fence of the plaza by October 1, 2008.

THOMPSON: Second.

A motion was made by Commissioner Paul Aubin, seconded by Commissioner Patricia Thompson, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees, due back on 7/7/2008. The motion CARRIED by the following vote:

Aye: 6 - Commissioner Jacobs, Commissioner Dzierwa, Commissioner Aubin, Commissioner Stephens, Commissioner Thompson and Commissioner Parisi

Nay: 0

NON-PUBLIC HEARINGS

OTHER BUSINESS

STEPHENS: Directing his comment to Staff, noted that on the meeting's agenda, the names of the Plan Commissioners were omitted. I looks like we are going backwards and not forward. Whoever is responsible for doing this, please ask that the meeting agenda be done as it has been done in the past.

TURLEY: Yes, I will do that.

STEPHENS: Also, we need to find out where the errors are happening with our minutes – if it is a Legistar issue, that needs to be corrected.

TURLEY: Yes sir.

ADJOURNMENT

STEPHENS: There being no further business before the Plan Commissioners, the Chairman adjourned the meeting at 7:36 p.m.

Respectfully submitted,

Teri Dougherty
Recording Secretary