

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, November 11, 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 Plan Commission's Chairman, Mr. Lou Stephens, at 7:00 p.m.

Present: 5 - Commissioner Jacobs; Commissioner Dzierwa; Commissioner Aubin; Commissioner Stephens, Commissioner Parisi

Absent: 1 - Commissioner Thompson

APPROVAL OF MINUTES

STEPHENS: Entertained a motion to continue the approval of the October 28, 2008 Plan Commission meeting minutes, to the November 25, 2008 Plan Commission meeting.

A motion was made by Commissioner Steve Dzierwa, seconded by Commissioner Nick Parisi, that this matter be CONTINUED to the Plan Commission, due back on 11/25/2008. The motion CARRIED by the following vote:

Aye: 5 - Commissioner Jacobs, Commissioner Dzierwa, Commissioner Aubin, Commissioner Stephens and Commissioner Parisi

Nay: 0

Absent: 1 - Commissioner Thompson

PUBLIC HEARINGS**2008-0550 Community Honda Lighting Variance**

George Schoenbeck, Sosin & Arnold, 11800 S. 75th Avenue, Palos Heights, IL

PITTOS: Staff presentation made in accordance with the written Staff Report dated NOVEMBER 11, 2008, as presented.

STEPHENS: Swore in George Schoenbeck, Sosin & Arnold LTD, 11800 S 75th Ave., Palos Heights, IL. Attorney.

DZIERWA: Invited comments and/or questions from the petitioners.

SCHOENBECK: It's a pleasure to be here tonight. This is a simple request as Mr. Pittos pointed out. Basically Community Honda has a lighting plan currently that provides a relatively uniform degree of lighting throughout its site at night. With the exception of the area that Nectarios pointed out. That is the entrance to its service area and, with its currently lighting system, is somewhat dim at night, which raises two key concerns on behalf of Community Honda. First of all there are security issues. Car dealerships have substantial inventory concerns with regard to security. They also have concerns regarding the safety of their customers and the safety of their facilities. This is an area where the service

entrances are, and it's poorly lit and an entrance to the facility isn't a good thing. There are other issues regarding the appearance of the facility. As you all know 159th street has a number of car dealerships that are very well lit at night and have a very uniform lighting appearance. Community Honda currently has a significant dark spot in an important part of its facilities which diminishes its aesthetic appearance for customers and potential customers. For these reasons this is a very simple and minor request, just to add a few lights to brighten up that area. As our plans demonstrated and as Mr. Pittos pointed out the effects on surrounding property owners are very minimal. The residential areas to the north have no effect, on foot candle ratings at the property line. Facing 159th street, along 159th street also there is no increase. The only place there is any increase, which is very marginal, is on the east side of the property, bordering the Lexus and I think its something like .03 increases in foot candle rating. So it's a minor request and Community Honda certainly has some valid considerations as to why it's offering this request, so therefore we respectfully ask the Plan Commission to grant the petition.

STEPHENS: Asked for comments from the public and received none, and then asked Commissioners for comments.

PARISI: I don't have any objections.

AUBIN: No questions.

DZIERWA: I understand why you are doing this so I don't have any questions either.

JACOBS: No questions.

STEPHENS: I don't have any questions either; I do not see any impact to the residents or anywhere else. I think it's a good situation.

STEPHENS: Entertained a motion from the Plan Commissioners.

AUBIN: I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated November 11, 2008

and

I move to recommend to the Village Board of Trustees approval of a variance for Community Honda to exceed the Land Development Code's section 6-302 Table 2 "Maximum Foot Candles - Internal -Horizontal Measurement" limit of 15 foot candles, but not to exceed 18.19 foot candles for one exterior wall mounted flood-lighting fixture on the southern end of the east elevation of the building near the service door, and 16.22 foot candles for one new lighting fixture on the nearest light-pole to the service garage, as depicted on the site plane titled "Composite

Site Plan Photometric of Base Bid an Alternate”, prepared by R.L. Millies and Associates, Inc., project number 08-04-58, dated 11/04/08, sheet number E1P.

DZIERWA: Second

and

AUBIN: I move to recommend to the Village Board of Trustees approval of a variance for Community Honda to exceed the Land Development Code’s requirement of 5 foot candles at he property line for non-residential to non-residential uses at the eastern property line with the Lexus car dealership but not to exceed 8.32 foot candles.

DZIERWA: Second

A motion was made by Commissioner Aubin, seconded by Commissioner Dzierwa, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning Committee, due back on 11/24/2008.

Aye: 5 - Commissioner Jacobs, Commissioner Dzierwa, Commissioner Aubin, Commissioner Stephens and Commissioner Parisi

Nay: 0

Absent: 1 - Commissioner Thompson

2008-0622 Article 6 Development Regulations, Part 3 Regulations of General Applicability, Section 6-311

TURLEY: Staff presentation made in accordance with the written Staff Report dated November 11, 2008 as presented.

STEPHENS: Asked for questions and comments from the audience and received none. He then asked for the Commissioners comments.

JACOBS: I have no questions thank you Mr. Chairman.

DZIERWA: Jane, was this drawn up with advice of the telecommunications board, were they involved in this at all?

TURLEY: No, they were not involved with it. We did work with our attorneys on it.

DZIERWA: I was just curious if they might have had some input because, they meet monthly don’t they?

TURLEY: I think so.

DZIERWA: I was just curious, I hadn’t heard if they had seen it or not. I just thought

they might have, because they might have more insight than we would have. Or if they had recommendations to send to us, say what you are doing is probably the right thing, just for a little more advice before hand. Not that I am disagreeing with anything going on here, I really think it's a good idea. I think about the only other question I have is, in the requested action that was changed, basically you just highlighted in yellow that you added the VCD and you changed residential to any?

TURLEY: Right.

DZIERWA: Ok, I'm alright with that. I think my final question would be, under locations and standards where you had a stipulation where it wouldn't go 50' higher than the existing structure, under section G – locations and standards. Is that just an arbitrary number you picked? Or is there industry standard? Do other Villages do something like that too?

TURLEY: It's from the current Code and from discussions I had with the engineers it seems to be a reasonable limit, it seems to be working.

DZIERWA: Do you know the average height of the existing free standing towers?

TURLEY: I don't know. I know that the ones we looked at recently are within this range.

DZIERWA: I just thought 50' might have been excessive, it's just my own opinion, I don't know if it's an educated opinion but I will leave it up to staff.

TURLEY: A lots of times the co-location isn't extending the height at all. They are getting better and better at it and it is kind of a higher limit, but then again you do want to encourage it, so if that's what they need to co-locate.

DZIERWA: Ok. That's all Mr. Chairman.

AUBIN: No questions.

PARISI: No questions.

STEPHENS: I think this is very good, it's reasonable and it clarifies a lot of things. Petitioners coming in are given much better guides to what they can do and what they can't do. I only have 2 questions here. How wide is the "C" buffer yard?

TURLEY: 15 feet.

STEPHENS: And "D" is what?

TURLEY: 30 feet.

STEPHENS: The other comment I have is, do we really want to enroll wood fencing?

TURLEY: It's a good screen and if it's maintained it's attractive.

STEPHENS: After a while it starts to fall apart.

TURLEY: They do need to be maintained, but they are effective and reasonable priced.

STEPHENS: Do you know if they are maintaining them around the Village?

TURLEY: For the most part yes, you do need some enforcement there.

STEPHENS: Would it be reasonable to strike that and leave just masonry or neutral colored non-white vinyl?

TURLEY: I think we should leave the option in there. It still widely used and for the most part they are maintained and effective.

STEPHENS: Ok. I have no further questions. The Chair will entertain a motion.

DZIERWA: I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report dated November 11, 2008,

And

I move to recommend to the Village Board of Trustees approval of the proposed amendments to the Land Development Code Sections 6-311 as written in the attached Exhibit "A", subject to the following conditions:

1. The required landscape buffer yard in Section G Locations and Standards of Wireless Communication Facilities is changed from Type "D" to a Type "C".
2. The following text is added to all Land Development Code Residential Districts under the Special Use section:
"Wireless Community Facilities located on institutional parcels per Code section 6-311".

AUBIN: Second

A motion was made by Commissioner Dzierwa, seconded by Commissioner Aubin, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning Committee, due back on 11/24/2008.

Aye: 5 - Commissioner Jacobs, Commissioner Dzierwa, Commissioner Aubin, Commissioner Stephens and Commissioner Parisi

Nay: 0

Absent: 1 - Commissioner Thompson

OTHER BUSINESS

TURLEY: You have a memo in your packets about the Community Development Awards, if you'd like to remain just a minute to discuss it. Or have a look at the book, or if you have any questions please let me know.

STEPHENS: When are we required to vote? Is there a deadline?

TURLEY: I think she is looking for something in a couple of weeks. But there is no pressure; I know you want a chance to look at the books.

STEPHENS: Asked the commissioners to discuss it during the meeting as a quorum is present.

TURLEY: We do need the book by Friday, because Pat Thompson will be coming in on Friday to see the book.

STEVENS: We have several different categories we have to vote on.

PARISI: I'd like to know how many we choose in each category. And are we voting as a committee or do we each vote?

TURLEY: You'll each have your individual vote.

PARISI: I understand we each have forms but, I would know if we have to come to a consensus as a committee or how it's going to work.

STEPHENS: It seems to me we just vote our ballot, they count the votes and then that will determine who the winner is.

PARISI: And the votes are strictly the members of this committee?

TURLEY: Yes.

STEPHENS: It's been moved to this committee because, from what I understand, we have a better feel for the buildings. We visit and see the sites.

DZIERWA: I did have a conversation with Liz yesterday, I picked up the book and I had a chance to look at it, and she said we don't necessarily have to vote 1st – 4th place. We just have to put what we think is the best. It's not like all star voting where you get so many points for 1st, 2nd and so on. It's basically who ever gets the most 1st place votes is going to get it.

STEPHENS: There is going to be one winner in each category.

DZIERWA: Since it is a ballot we don't have to put our name on it. But I would like to bring up a few questions. I noticed in the book they had some buildings that weren't in the book but were on our ballot. But I also saw some buildings in the book that were not on the ballot, for instance, Staples. In section C commercial retail monument sign, we had 27 on the list, Staples was not on the list but their picture was in the section of the book for the monument sign.

TURLEY: It wasn't on your ballot?

DZIERWA: It wasn't on the ballot, but it was depicted in the book. You just might want to check the ballot to the pictures. It's ok if you don't have a picture of a certain one. I understand you can't get pictures of all of them; it was probably a lot to do. I mean we'd have a lot of pictures in there. But some of them were in the book but weren't in here (refers to the ballot).

TURLEY: I think some of them didn't qualify for some reason and were eliminated. But I do not have details because I wasn't the one who put it together.

STEPHENS: When are these awards supposed to be presented?

TURLEY: There is nothing carved in stone. She says here in the next couple of weeks.

DZIERWA: Liz told me that it is something done by the Village Board so it would probably be after the 1st of the year because it wasn't something that was going to get done right away.

STEPHENS: I have a problem with doing it in two weeks because I am going to be out of town for the next two weeks.

TURLEY: I don't think it's carved in stone that there has to be any certain deadline. Of course we don't want a big delay.

STEPHENS: I think we can get it done before the Christmas holiday, I'm sure. That gives us a little more time than 2 weeks.

PARISI: Are we limited to what is in the book.

TURLEY: If you see something that you think should have been in there that wasn't give Liz a call, there maybe some reason.

STEPHENS: But the limitation is basically to go through this book, this is what we are going to be judging?

TURLEY: Yes, that is the idea.

STEPHENS: Versus, driving around and looking around?

TURLEY: Yes, but its better for you to go out and look at them too, of course.

STEPHENS: But I think if we reduce it down to a couple, we can go look at a couple.

TURLEY: Yes, again the more you can go out; it's really hard to get feel from just the book. The staff would recommend you go look at the site.

STEPHENS: A lot of these things we have passed over the years so we have a good feel of them.

DZIERWA: We have seen all of these mostly as concepts, in all fairness a lot of them we haven't seen once they have been completed. I'll be the first to say I don't see everything once it's completed. I do take pride in some of the stuff we have worked very hard on and a lot of times I'll make an exception to go and see that. But some stuff just kind of goes fast and you just don't get a chance to go see it. everything that is on this list is not in that book, so if you have a personal preference by all means go out and look at it.

ADJOURNMENT

There being no further business before the Plan Commission for discussion, the Chairman adjourned the meeting at 7:42 p.m.

Respectfully submitted,

Linda White
Recording Secretary