

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, January 13, 2009

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 Vice-Chairman Aubin at 7:00 p.m.

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

Absent: 1 - Commissioner Stephens

APPROVAL OF MINUTES

A motion was entertained to approve the minutes of the November 25, 2008 Plan Commission meeting as presented.

A motion was made by Commissioner Thompson, seconded by Commissioner Dzierwa, that this matter be APPROVED. The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Commissioner Stephens

APPROVAL OF MINUTES

A motion was made to approve the Plan Commission meeting minutes of December 9, 2008 with the following revisions: (1) on page 18, in the fifth sentence within Kolinski's comments, replace the word "word" with the word "work"; (2) on page 8: (a) in the fourth sentence, replace "59" with "159th"; and (b) in the fifth sentence, replace "another" with "sample"; and (3) on page 19, the first sentence under "Kuhn" replace the word "piece" with the word "peace".

A motion was made by Commissioner Thompson, seconded by Commissioner Dzierwa, that this matter be APPROVED. The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Commissioner Stephens

PUBLIC HEARINGS

2008-0621 Culver's of Orland Park

Matthew Anderson, Engineer, 19350 South Harlem Avenue
Justin Obriecht, owner, 15701 Heather Glenn Drive, Orland Park

TURLEY: Clarified that action this evening in regard to this petition is not being requested because a revised Site Plan was submitted by the petitioner today at noon. We just want it to be heard and discussed. Most of the points made in

Staff's Report dated January 13, 2009 are still relevant; however, the changed plans could impact any of the analysis we've done thus far. Proceeded with Staff presentation.

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

DZIERWA: Swore in Messrs. Anderson and Obriecht.

OBRIECHT: I'm sure everyone is wonder why the change of the Site Plan. The shopping center owner is adamant about keeping that east-west access route open. I tend to agree with him in a perfect world. What we did was shift the building out because it pretty much dictates the stacking of the cars. The window that we serve the food out of is going to be the basis for all of the measurements from there back. By moving the building out we were able to keep the stacking of the cars, which is important, because if we kept the building where it was before – sure, we may have that east-west access open until two cars are in my drive-thru and then it is closed off again. This way, we are able to move the building out which moves my service window out. We may still get a car or two in that east-west area, however, that will be pretty rare. We have good stacking now by moving the building out a little bit.

AUBIN: Please define "out".

ANDERSON: The building used to be right in the corner of the lot here. Showed where that would have put the service window and the speaker. That would have left us one or two cars before we started to block that access. Therefore, the building needed to be shifted back and the dumpster has been moved into the corner.

OBRIECHT: The owner was willing to allow us to have that patio extended over and we were going to be granted an easement for that.

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

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

PARISI: My questions have been answered. My concerns were about the traffic flow and that has been addressed. I thought that the dumpster was in a better location previously, but I understand what they are doing. In order to address the traffic flow they had to shift the building and that is why the dumpster is being placed where it is.

THOMPSON: I am concerned with the traffic also. Asked if the landlord has expressed any concern because with McDonald's, they have a lot of cars coming into McDonald's. Where will all the cars go? Will they go back through the shopping center and over to Park Hill? Asked the petitioner for his thoughts on

what the traffic will be like during the noon lunch time with both Culver's and McDonald's lunch crowd. Where will the cars exit? Will they come back through the shopping center over to Park Hill Drive along with all of McDonald's patrons?

ANDERSON: They can exit through the other light by the Jiffy Lube.

THOMPSON: McDonald's drive thru exists to the east.

AUBIN: Can you turn east on 159th?

THOMPSON: Yes, but that is going to be a bit tricky. That is not a good situation.

ANDERSON: Yes. I think the traffic study said that most of those east-bound turns are pretty poor.

THOMPSON: I guess if they really wanted to, they could come back around, into Park Hill Drive and exit at the light.

TURLEY: There is also the advantage of the connecting lots to the west.

THOMPSON: That is my only concern. I think it will be workable.

JACOBS: I have no problems at this time. It looks like everything is being worked on and addressed as needed. When this comes back before us, I'm sure we will have more to say.

DZIERWA: I'm not really concerned about a traffic study. I've noticed that the Park Hill Drive stop light has improved recently partly because of residents' input. I don't think that you are really going to have a problem even if some of your customers decide to use the thru islands and go back to Park Hill Drive and turn left to go out because it is unsafe at times to make a left out of those entrances and exits because I've done it. Asked the petitioner if the island that separates the entrance and exit will be addressed/improved.

ANDERSON: It is much thinner now. We were asked to take a look at that entire entrance. We did. It is kind of disjointed. We are trying to make it smoother, enlarge it, and make it easier to turn, make it more visible; with left and right turn lanes on the outbound with the one inbound and make a smooth transition.

DZIERWA: Asked Mrs. Turley if we require stop signs in spots like this. There isn't one there now. I've seen people just fly out of there without even stopping to turn left or to turn right.

TURLEY: That is on private property. I don't really know what the legal requirements are in regard to stop signs.

DZIERWA: I like the new plan. By moving the building to the west, it is not as awkward for cars. That is an improvement. As far as your patio is concerned, I would make sure you get a letter from the other landlord clarifying that you can, in fact, put the patio there. I think that is something Staff will probably require. Asked the petitioner if he has had any thoughts about fencing that patio because it is adjacent to a drive thru.

OBRIECHT: I haven't.

DZIERWA: A lot of restaurants just have that open patio and you can just exit in any direction. I just think that at the exit of the drive-thru, just that one small portion, even if you don't put the fence all the way onto your neighbor's property. Just that small part by the building because there are doors there and people will just walk out those doors and just cut right across.

OBRIECHT: Oh, I see what you are saying. We have a rail that is standard at Culvers.

DZIERWA: Okay. I didn't see that on the elevations; if you could put that on the Site Plan, that would help. No real problem. You can work that out with Staff.

AUBIN: Entertained a motion from the Plan Commissioners.

DZIERWA: Moved to accept as findings of fact of this Plan Commission, the findings of fact set forth in this Staff Report dated January 13, 2009 and move to continue the public hearing for file number 2008-0621, Culver's of Orland Park, to the January 27, 2009 Plan Commission Meeting.

THOMPSON: Second.

A motion was made by Commissioner Dzierwa, seconded by Commissioner Thompson, that this matter be CONTINUED to the Plan Commission, due back on 1/27/2009. The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Commissioner Stephens

2008-0727 Fat Sam's Property - Rezoning

Sam Larocco, 20049 Pine Grove Court, Mokena
Dave Fewkes, Attorney, 7420 College Drive, Palos Heights

PITTOS: Staff presentation made in accordance with the written Staff Report dated January 13, 2009 as presented

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

DZIERWA: Swore in Messrs. Larocco and Fewkes.

FEWKES: Indicated they had nothing to add to Staff's report but would answer any questions that anyone may have.

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

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

JACOBS: I have no comments. Everything seems to be in order.

DZIERWA: Did we check with the Orland Park Police to see if "U" turns are allowed?

PITTOS: "U" turns are allowed. According to IDOT rules, when there is a double left turn you can use the inner left turn lane to make that "u" turn.

DZIERWA: Okay, just wanted to make sure someone had checked on that.

AUBIN: To put your mind at ease, the "u" turn going eastbound on 159th Street and Harlem, the inside left, you can "u" turn and visa versa going westbound.

PITTOS: I was under the impression that "u" turns were allowed throughout the State of Illinois unless it is stated, "No U turn".

DZIERWA: Okay, thank you. My next question is do you plan to petition IDOT to remove the concrete swale? Anyone can jump in on this one.

PITTOS: We are in discussion at this point with IDOT in regard to the concrete swale. At this point in time it would probably be safe to say that IDOT is not considering removing the concrete swale.

DZIERWA: A ton of money was spent to put that in. I was surprised to hear that question was going to be asked of IDOT.

PITTOS: It was worth a try.

DZIERWA: Does the petitioner have a problem with removing that sign and agreeing to the cross access? I think that is a definite positive for your property and the adjacent property. Have the petitioners seen the conditions of the motion and are you in agreement with them?

FEWKES AND LAROCCO: Yes, in agreement.

DZIERWA: Thank you. I have no more questions.

PARISI: I like the gateway sign.

THOMPSON: I agree with my fellow Plan Commissioners. I think this will be an asset to that corner which is pretty ugly right now. Thank you very much.

AUBIN: Concurred with his fellow Plan Commissioners. Entertained a motion from the Plan Commissioners.

PARISI: Moved to accept as findings of fact of this Plan Commission, the findings of fact set forth in the Staff Report dated January 13, 2009, and move to recommend to the Village Board of Trustees to approve the rezoning of the property located at 15882 S. La Grange Road, the northwest corner of 159th Street and La Grange Road, from E-1 Estate Residential to COR Mixed Use Core District subject to the following conditions: (1) that the petitioner consolidates the two subject lots (PIN's 27-16-403-004 and -005) into a single lot to conform the property to COR Mixed Use Core District lot size and area requirements within six months of a Village Board decision; (2) that the petitioner work with the Village to install a new gateway sign at the northwest corner of 159th Street and LaGrange Road; and (3) that the petitioner work with the owners of Lakeview Plaza to the west at the appropriate time to establish a cross-access connection between the sites.

DZIERWA: Second.

PARISI: Moved to accept as findings of fact of this Plan Commission, the findings of fact set forth in the Staff Report dated January 13, 2009, and move to recommend to the Village Board of Trustees to approve as part of the rezoning the Landscape Plan entitled "Fat Sam's Orland Park, IL Landscape Plan for Rezoning", prepared by the Village of Orland Park Development Services Department and the petitioner, dated January 13, 2009.

DZIERWA: Second.

A motion was made by Commissioner Parisi, seconded by Commissioner Dzierwa, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning Committee, due back on 1/26/2009. The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Commissioner Stephens

OTHER BUSINESS

AUBIN: Introduced into the record, correspondence dated January 8, 2009 from

Paul R. McNaughton in regard to Park Corners II Office Building wherein it thanked Mayor Dan McLaughlin and all the Staff involved for the support they received in the zoning and construction of their new office building. Without the professionalism of the Village and its Staff they could never have completed their construction in four months and ten days. They enjoyed over 20 years at Park Corners I in Palos Park and look forward to their future at their new location in Orland Park. They are very proud of the outcome and they will be scheduling an open house in the spring and hope you'll stop by for a visit. Copied on this correspondence are the Trustees, Planning Department, Building Department and Engineering Department. This is entered as Exhibit 1.

ADJOURNMENT

AUBIN: There being no further business before the Plan Commissioners, the Vice Chairman adjourned the meeting at 7:50 p.m.

Respectfully submitted,

Teri Dougherty
Recording Secretary