

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, May 12, 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 Chairman 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 Dzierwa, seconded by Commissioner Aubin, that this matter be CONTINUED. 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**2009-0149 Land Development Code Amendments**

STEPHENS: Entertained a motion to terminate file number 2009-0149, Land Development Code Amendments.

AUBIN: Moved to terminate file number 2009-0149, Land Development Code Amendments.

DZIERWA: Second.

A motion was made by Commissioner Patricia Thompson, seconded by Commissioner Paul Aubin, that this matter be TERMINATED. 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**2009-0226 Red Lobster**

PITTOS: Staff presentation made in accordance with the written Staff Report dated April 14, 2009 as presented.

STEPHENS: Noted that this is a non-public hearing therefore normally we do not normally request comments from anybody in the public, however, recognized the woman who just walked into the room and asked her if she had any questions or comments to make.

COLLEEN O'MALLEY, General Manager of the Red Lobster in Orland Park: This is something we have been working on for a long time (a couple of years) in hopes of getting it because our guests in the community have been wanting it due to safety concerns. They do park in the Taj Mahal parking lot, walk over that landscaping – that curb is sometimes difficult for a lot of our senior citizen patrons. They are looking for a different way to get into the Orland Red Lobster because of the traffic on LaGrange Road.

STEPHENS: Addressing his comment to Ms. O'Malley, asked if she has any plans to put up signs at the entrance or throughout the parking lot to let people know that there is a rear entrance and exit?

O'MALLEY: What we talked to the Village about doing was a directional sign which is basically what they told us we would be allowed to do. If we could do other signage, we would be willing to do that as well. A lot of our guests do park at Taj Mahal's parking lot and Dania's parking lot that is close to the restaurant. To me that is a safety issue because of the curbs and senior citizens cutting through the grass when it is rainy and muddy. It is also an issue with traffic on LaGrange Road – people getting stuck in that median which is another safety issue for us as well. We are trying to look at an alternative route. We tried for a cross access with our neighbors, however, they are not willing to comply. I've gone to numerous meetings for that. This is something we are looking at as a possible alternative. It will help with the traffic and the community who want to get in the back.

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

PARISI: Without belaboring it, this makes sense for all of the right reasons. I think this is a good plan.

THOMPSON: I did speak to the Township today and my concern was the property where the road is going to come out on. If the Township wanted to put in more parking, apparently the Township will lose 20 parking spaces because of that. They don't seem to have a problem with it because of the agreement with Red Lobster to share. Other than that, I have nothing. Thank you.

AUBIN: Asked Mr. Pittos if Red Lobster is limited to only directional signs there or can they put up a sign that indicates an entrance and exit at the back.

PITTOS: She is limited by the sign ordinance of the Land Development Code but if there were to be a sign there off on Ravinia or if there was a sign on LaGrange, it would not be a very large sign.

AUBIN: But there could be some information put on the sign to let customers know that they have an alternative.

PITTOS: There would be low signs to the ground big enough to see from a car as

you are passing as I understand the code.

AUBIN: Okay, thank you very much.

DZIERWA: Asked Mr. Pittos to bring up the screen that had the cross on it – that grid system. I'd like to know who denied cross access. Is there any specific reason that it was denied? I can see what is going to work. Basically you are going to have 148th Street there from LaGrange Road to Ravinia Avenue. That works. Are we losing what is going north for cross access? I'm trying to picture who might be saying no at this point.

PITTOS: These discussions have occurred in the past (before my time). From what I understand from Red Lobster, their immediate neighbors, particularly to the south, were not in agreement to cross access agreements.

DZIERWA: I think we should keep that in mind next time they come looking for something from us. You would think they would be a good neighbor. This seems to be the best possible alternative to what is going on. Other than that I have no further questions. If this comes to a vote, I'd agree to it.

JACOBS: I agree with my colleagues. It is very confusing over there. Once you get in one of those parking lots you cannot get out so you have to drive all over the place. I think it is important that there be another way out for those customers to get out of Red Lobster – especially not to have to go onto LaGrange Road. I feel Red Lobster should have the driveway.

STEPHENS: I agree. I think for safety reasons they really need that driveway. I've been in that parking lot and trying to get out of your parking lot on a Saturday night is very difficult especially if you are going northbound. I think this is a much needed improvement for safety reasons. Asked Mr. Pittos if they can put a sign on the back of their building or on the side of their building as you are driving in to let their people know that there is an entrance and an exit off of the rear.

PITTOS: I would have to check with the sign ordinance. I do not know if the sign would actually be an advertising sign. I think the sign ordinance limits only advertising signs so I'm guessing that you could probably put a sign that said "entrance/exit".

STEPHENS: "Entrance/Exit at the Rear".

PITTOS: Right. I think that would be possible.

DZIERWA: In follow up to that, perhaps Mrs. O'Malley could expound on that. Maybe when you hand a menu to a customer you let them know that now there is access out the back way to Ravinia and that it is a great secret and only a few people know about it and everybody will start using it. I think that if you highlight it

on your menu somehow or as people walk in and are greeted, they will get used to the idea and I think word of mouth and even the little bit of signage that you could provide will definitely get people on board with it.

STEPHENS: Maybe, instead of handing it out with menus, maybe you could put a sign right as you walk in.

DZIERWA: Yes, like did you see our new entrance/exit? Yes.

O'MALLEY: Would it be possible to put a sign on the back of the building like we have on the front – like a big red lobster that we have on the front – that would probably draw attention too.

DZIERWA: You would have to meet sign ordinance.

AUBIN: Here is what I'm going to put in the requested action. That you work with Staff. That you be shown what she is limited to by the code and come to common ground where we can get a sign that will let your customers know for sure that they can get in and out through the rear.

STEPHENS: I don't know about putting a big Red Lobster sign on the back of the building. What I'm talking about is maybe putting something along the side; maybe inside as people walk in; and on the back of the building to make them aware that there is an additional entrance and exit at the rear.

PARISI: Are you all familiar with, just off of 191st there is an access road when you want to go to the Cracker Barrel. It is set way back but right out there on the street there is a real low directional sign with their logo on it – perhaps something like that on Ravinia might be helpful.

STEPHENS: That is what Mr. Pittos was talking about possibly having on Ravinia Avenue. Yes. We are also talking about making them aware when they come in and out. If they are used to coming in off of LaGrange Road, they are not going to know that there is an entrance/exit off the back.

O'MALLEY: I'll be honest. I think a lot of people in Orland have used Ravinia and they do a lot of walking over the grass - even at Grant's. I do go to a lot of the cross access meetings and a lot of our neighbors didn't want to comply just because of wear and tear. To me, wear and tear means good business – you are getting people going into your lot. But they didn't want that. I think word of mouth will transfer through. People park in Taj Mahal's parking lot now and Dania's parking lot now. My concern is that I do not want anyone falling.

STEPHENS: A couple of signs might work because not all of your customers come from Orland Park

O'MALLEY: Any signage would be perfect.

DZIERWA: How is business. Are you doing good?

O'MALLEY: We are doing okay.

DZIERWA: Okay, you are getting people in to your restaurant. Once you get them in, you can show them the way out.

O'MALLEY: I agree. We have been there a long time.

DZIERWA: Good luck. We hope that this services the community better and is safer for the patrons of Red Lobster.

O'MALLEY: Thank you very much.

STEPHENS: 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 this Staff Report dated May 12, 2009 and moved to recommend to the Village Board of Trustees, approval of the Site Plan titled "New Access Drive Red Lobster, Orland Park", prepared by Robert C. Vagnieres Jr. and Associates Architects, dated 5/6/09, subject to the following conditions: (1) that the project is subject to Township approval in order for it to go forward; (2) that Red Lobster specifically demarcates on their Site Plan future cross-access easements to neighboring properties; (3) that Red Lobster installs yield signs to face outbound traffic from the Red Lobster and the Township parking lots; (4) that a shared parking and cross-access agreement be established between Red Lobster and Orland Township; (5) that Red Lobster submit a landscape plan to the Village for the proposed improvements, including any tree mitigation, within 60 days of Village Board approval; and (6) that the petitioner work with Staff to put signage in that would advise their customers that there is an entrance and exit at the rear of the property.

THOMPSON: Second.

A motion was made by Commissioner Paul Aubin, seconded by Commissioner Steve Dzierwa, that this matter be RECOMMENDED FOR APPROVAL to the Community Development and Building Committee, due back on 5/26/2009. The motion CARRIED by the following vote:

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

Nay: 0

OTHER BUSINESS

STEPHENS: There will be three Plan Commissioners who will not be able to attend the May 26, 2009 Plan Commission meeting, therefore, it will have to be canceled.

AUBIN: Noted that Staff is going to the ICSC Convention this weekend in Los Vegas.

ADJOURNMENT

There being no further business before this Plan Commission, the meeting was adjourned at 7:23 p.m.