

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, June 9, 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 the Plan Commission's 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

STEPHENS: Asked for any revisions or corrections to the April 14, 2009 Plan Commission Minutes.

DZIERWA: Page 4 – line 3, change word 5 from Tend to Intended; Page 10– paragraph 3 – speaking change STEPHENS to FRIKER; Question mark after “Are you going to tell them” and “Are you going to advise the Village Manager; the Director of the Building Department”; Page 10 – paragraph 11 – last line – change “keep in mind that you are a position of authority” to keep in mind that you are IN a position of authority.

STEPHENS: Corrections noted. Chair will entertain a motion.

A motion was made by Commissioner Paul Aubin, seconded by Commissioner Nick Parisi, that this matter be APPROVED. The motion CARRIED by the following vote:

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

Nay: 0

Abstain: 1 - Commissioner Thompson

APPROVAL OF MINUTES

STEPHENS: Asked for any revisions or corrections to the May 12, 2009 Plan Commission Minutes and received none. Chair will entertain a motion.

A motion was made by Commissioner Paul Aubin, seconded by Commissioner Patricia Thompson, that this matter be APPROVED. 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**2009-0240 Winterset IV Office Park Revised Plan**

TURLEY: Staff presentation made in accordance with the written Staff Report dated June 9, 2009 as presented.

STEPHENS: Swore in Ray Dignan.

DIGNAN: I met with Mrs. Turley and we agreed on all the changes to make it work. I am happy with the change and hopefully you see it the same way.

DZIERWA: Just curious about how those parking spaces popped up over here on 164th place on the revised.

DIGNAN: Those 4 parking spots were closer to 108th Avenue, so...

DZIERWA: Actually it looks like there were 5.

TURLEY: I think one of them was relocated, but I don't know that they all were. There was modification in the original approval because technically you're supposed to have 30' landscape buffer between industrial and ORI, but there was a modification for that so the parking spaces can be located there.

DZIERWA: Ok that was all my questions.

STEPHENS: I have a question, Mr. Dignan. What are you going to do with the 176 feet that you are leaving open? Are you eventually going to build on that?

DIGNAN: The rear east? That is going to be all landscaped and open green space.

STEPHENS: You're not going to come back to us? Do you have the property to the south?

DIGNAN: I have the property to the south, yes.

STEPHENS: Can you make a connection and add more buildings in there?

DIGNAN: That is a detention area.

STEPHENS: Ok, so you're not going to build on that.

DIGNAN: No. We couldn't build on that because our percentages for green space work with the green space back there.

STEPHENS: So you have no intention on building on that?

DIGNAN: Correct, and to the east of the detention pond as well. That is also all green space, and an asset to the office park.

STEPHENS: Ok.

TURLEY: One other thing that was left off of this plan and was on the original plan was a seating area behind that building, and we have asked that that be added back in.

DIGNAN: That will be on the landscape plan.

STEPHENS: Where is that going to be? Where are you going to put the seating area?

TURLEY: Just to the east of the building in the green space there.

STEPHENS: On the piece all the way to the east then?

DIGNAN: Yes.

TURLEY: And it will be detailed in the landscape plan.

STEPHENS: Chair will entertain a motion.

AUBIN: I move to recommend to the Village Board approval of the final Site Plan titled "Revised Site Plan Winterset IV Office Park" dated 7-09-08 and revised 5-4-09 by Raymond E Derbas and Associates subject to the following conditions:

1. Work with staff to remove four parking spaces from the plan and restore pedestrian connections similar to Exhibit 'A'.
2. Relocate seating area that was adjacent to the cul de sac on the approved plan to the revised plan.
3. Dedicate to the Village the 50' right of way along 108 Avenue prior to issuance of building permits.
4. Provide a cross access easement agreement with property to south prior to issuance of building permits.
5. Provide a landscape plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval. This is to include a detail for an outdoor seating area to be located to the rear of building 'A'. Also to be included is a tree survey and Mitigation Plan for all existing trees that will be impacted by construction and that exceed 4" in diameter.
6. All engineering related items are met.

THOMPSON: Second.

This matter was RECOMMENDED FOR APPROVAL to the Development Services & Planning Committee, due back on 6/22/2009. 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: Is there any other business from staff?

TURLEY: No.

STEPHENS: Any other business from the Commissioners?

DZIERWA: Have my fellow commissioners had a chance to look at this month's Planning magazine from the APA? There are some interesting articles, since we are going through updating our comprehensive plan there are some articles about ways to get input from the public. I mentioned to Mrs. Turley before the meeting that they are even talking about facebook and twitter and just weeding out the good from the bad. So I think if you want to read an interesting article read the article in June's APA,

ADJOURNMENT

There being no further business before the Plan Commission for discussion, the Chairman adjourned the meeting at 7:20 p.m.

Respectfully submitted,

Linda White
Recording Secretary