

# VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)*



## **Meeting Minutes**

**Tuesday, March 23, 2010**

**7:00 PM**

**Village Hall**

## **Plan Commission**

*Louis Stephens, Chairman*

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

**CALLED TO ORDER/ROLL CALL**

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

**Present:** 5 - Commissioner Jacobs; Commissioner Dzierwa; Commissioner Aubin;  
Commissioner Stephens, Commissioner Paul

**Absent:** 2 - Commissioner Thompson, Commissioner Parisi

**APPROVAL OF MINUTES**

A motion was made to continue the minutes of the March 9, 2010 Plan Commission meeting to the April 13th, 2010 meeting, subject to the following corrections:

Page 7 Change stripping to striping

Change counter clockwise to counter-clockwise

Page 10 Change lanes to lane.

Change with hold to withhold

Page 12 Change what so ever to whatsoever.

Page 13 Change more over if they are they... to more over it they, are they

Page 14 Change lose to lose (repeat as necessary)

Page 15 Change Burm to Berm

Page 19 Change ...as the air in the unit... to as the air handling unit

Page 22 Change signed to sworn

Page 23 Change ...and it is not siding it is very expensive. To ....and it is not siding. It is very expensive.

Page 24 Change ...upwards of 45 cars parked there, I have counted... to upwards of 45 cars parked there. I have counted...

Page 27 Change ...you don't park a cross walk... to you don't park in a cross walk...

Change ...that is fine that is great. To ...that is fine, and that is great.

Page 28 Add Seconded by Commissioner Thompson.

**A motion was made by Commissioner Paul Aubin, seconded by Commissioner Steve Dzierwa, that this matter be CONTINUED to the Plan Commission, due back on 4/13/2010. The motion CARRIED by the following vote:**

**Aye:** 4 - Commissioner Dzierwa, Commissioner Aubin, Commissioner Stephens and Commissioner Paul

**Nay:** 0

**Abstain:** 1 - Commissioner Jacobs

**Absent:** 2 - Commissioner Thompson and Commissioner Parisi

**PUBLIC HEARINGS****2010-0056 Calvary Church**

The Chairman entertained a motion to continue this item to the April 13, 2010

meeting.

AUBIN: I move to continue the public hearing for file number 2010-0056, Calvary Church, to the April 13, 2010 Plan Commission meeting.

DZIERWA: Second.

**A motion was made by Commissioner Paul Aubin, seconded by Commissioner Steve Dzierwa, that this matter be CONTINUED to the Plan Commission, due back on 4/13/2010. The motion CARRIED by the following vote:**

**Aye:** 5 - Commissioner Jacobs, Commissioner Dzierwa, Commissioner Aubin, Commissioner Stephens and Commissioner Paul

**Nay:** 0

**Absent:** 2 - Commissioner Thompson and Commissioner Parisi

**2010-0058 2010 Land Development Code Amendment  
Section 6-314 Environmental Technology Standards**

PITTOS: Staff presentation made in accordance with the written Staff Report dated March 18, 2010 as presented. All changes from the original Staff report dated February 23, 2010 were noted. Additions were also noted.

STEPHENS: With no comments from the public, the Chairman asked the Commissioners for comments and questions.

AUBIN: No Comments.

DZIERWA: I agree with all the changes, we have seen it before and we are ready to roll.

JACOBS: No comments.

PAUL: No further comments, just excellent work on this.

STEPHENS: I agree with Commissioners Aubin and Dzierwa. We have seen this before and we went through this, we just made these two minor changes and I am in agreement with that.

PAUL: I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report dated March 23, 2010 and the findings of fact set forth in the staff report dated February 23, 2010 for case number 2010-0058

and

I move to recommend to the Village Board to approve the proposed Land

Development Code Amendments titled "Section 6-314 Environmental Technology Standards", the Land Development Code Amendments in Section 6-404 Easements, and the proposed definitions, titled "Definitions" at the end of the proposed Section 6-314 for Section 2-102 Definitions, prepared by the Development Services Department and dated February 23, 2010 and March 23, 2010 subject to the following:

1. That the changes outlined in this report replace the respective proposed original amendments in the proposed Section 6-314; and
2. That a consolidated report is provided to the Committee of Trustees.

AUBIN: Second.

**A motion was made by Commissioner John J. Paul, seconded by Commissioner Paul Aubin, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning Committee, due back on 4/19/2010. The motion CARRIED by the following vote:**

**Aye:** 5 - Commissioner Jacobs, Commissioner Dzierwa, Commissioner Aubin, Commissioner Stephens and Commissioner Paul

**Nay:** 0

**Absent:** 2 - Commissioner Thompson and Commissioner Parisi

#### **2009-0605 2010 Land Development Code Amendments I**

PITTOS: Staff presentation made in accordance with the written Staff Report dated March 5, 2010 as presented. All changes from the original Staff report dated February 23, 2010 were noted. Additions were also noted.

STEPHENS: Is there any language in there that excludes lawn sodding?

PITTOS: Yes.

STEPHENS: Ok, here it is; "In single family detached developments, private foundation landscaping and lawn seeding are not included in the letter of credit." Please continue Mr. PITTOS.

STEPHENS: With no comments from the public, Commissioner Stephens asked for comments and questions from the Commissioners.

DZIERWA: Under section 5-101 G 2 B 3, you say that the new size for the public hearing signs will be 3 feet by 4 feet or 44 inches by 34 inches. Which is it? Is one a minimum and one a maximum?

PITTOS: Both actually. It depends on the circumstances of the printers abilities,

sometimes you can do 3 feet by 4 feet and sometimes its easier to do 44 inches by 34 inches.

DZIERWA: So we are saying that that is the minimum?

PITTOS: Yes.

STEPHENS: The way it is written it is either, or.

DZIERWA: Ok. I certainly welcome the increasing of the print size, because when I am riding by I like to make sure the signs are posted first, because you don't always get a chance to walk up to them. I was glad to see the transmission tower C6 13 B 5, I think that is a good thing. And the next item for temporary usage for storage units. We haven't been allowing them at the schools for paper recycling?

PITTOS: They have been implemented at the schools and the library. What we were proposing at the previous Plan Commission was to prohibit any temporary storage units, and these could be readily considered temporary storage units. The original spirit of that amendment was to prohibit the things like the clothing drop off containers at the edges of parking lots and what not. But the way you could interpret it is the prohibiting of these paper recycling containers. This particular update is a reaction to the previous amendments at Plan Commission, so that schools and similar governmental uses can be allowed to do that.

DZIERWA: Ok. Thank you.

JACOBS: I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report dated March 23, 2010, and the findings of fact set forth in the staff report dated February 9, 2010, for case number 2009-0605,

and

I move to recommend to the Village Board approval of the proposed amendments to the Land Development Code Sections 2-102, 5-101, 5-105, 5-112, 6-103, 6-104, 6-201, 6-202, 6-203, 6-203.5, 6-204, 6-204.5, 6-205, 6-205.1, 6-206, 6-207, 6-208, 6-210, 6-211, 6-212, 6-302, 6-304, 6-306, 6-307, 6-310, 6-310.1, 6-311, 6-407 and 6-407.1 as written in the attached exhibit titled "Land Development Code Amendments Part Two", prepared by the Development Services Department and dated February 9, 2010 and the attached exhibit titled "Land Development Code Amendments Part Two Addendum", prepared by the same and dated March 16, 2010 subject to the following:

1. That the changes outlined in the Part Two Addendum replace the respective proposed original amendments in Part Two; and
2. That a consolidated report is provided to the Committee of Trustees.

AUBIN: Second.

**A motion was made by Commissioner Judith Jacobs, seconded by Commissioner Paul Aubin, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning Committee, due back on 4/19/2010. The motion CARRIED by the following vote:**

**Aye:** 5 - Commissioner Jacobs, Commissioner Dzierwa, Commissioner Aubin, Commissioner Stephens and Commissioner Paul

**Nay:** 0

**Absent:** 2 - Commissioner Thompson and Commissioner Parisi

**2010-0082 Terry's Lincoln Mercury - Special Use Amendment, Site Plan, Elevations**

TURLEY: Staff presentation made in accordance with the written Staff Report dated March 19, 2010 as presented, with the notation that the P.I.N. numbers need to be corrected to 27-10-100-024-0000 and 27-10-100-025-0000.

AUBIN: Swore in: Jim Clumpner 10075 Lincoln Highway, New Lenox, IL  
David Corradino, 9401 W 143rd St, Orland Park, IL

CLUMPNER: Brought out and showed both a color rendering of the building and a color board of the materials to be used. These were made available for the Commissioners and public to view. The only other item Mr. Clumpner brought up was the issue of screening the mechanical items on the existing building. He asked if those were not being touched at this time wouldn't they be exempt from having to screen the existing mechanical items and just limit screening to any new mechanical items.

TURLEY: That is correct. Our standard requirement is for new mechanical to require screening not existing that is not being touched.

CLUMPNER: Just added that he felt that the addition and changes would make great positive changes to the building.

STEPHENS: With no comments from the public the Chairman asked the Commissioners for their comments and questions.

AUBIN: I have no problem with phase I. I will withhold my comments on Phase II until it comes back to us.

DZIERWA: I have no comments.

PAUL: I think it's nice and a good addition.

JACOBS: I think it is a terrific looking plan. And happy to see an older building being updated.

STEPHENS: I think it's a marked improvement for the existing dealership and I have no problems with that at all.

AUBIN: I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated March 23, 2010.

and

I move to recommend to the Village Board approval of a Special Use Amendment for Terry's Lincoln Mercury, subject to the same conditions as outlined in the Preliminary Site Plan motion.

and

I move to recommend to the Village Board approval of the site plan titled "Preliminary Architectural Site Plan Terry's Lincoln Mercury", sheet AC1 and dated 3/15/10 by Architectural Resource Corporation, subject to the following conditions. All changes should be made prior to the Committee Meeting wherever possible unless otherwise noted.

1. Engineering approval must be granted prior to the issuance of building permits for Phase II. If site plan changes are made, including those due to engineering issues, a new petition and public hearing will be required.
2. Proposed lighting changes must be submitted and approved with engineering. If lighting variances are required, a new public hearing will be required.
3. Submit a final landscape plan for the site, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval Phase II.
4. Cooperate in the construction of a shared entrance along the western property boundary at the time Marquette Bank is ready to construct it. Show the proposed entry way and future landscape areas on the site plan.
5. Dedicate utility easements, as required by ComEd and the Village, along 143rd Street and/or John Humphrey Drive for utility improvements.
6. Add labels and dimensions to the site plan, including the building setback from 143rd Street to the vestibule addition, the Phase I (proposed building addition vestibule) and Phase II (future building addition), the proposed planting bed in front of the building and the planting island to be constructed in the northwest corner of the site in Phase I.
7. Show and label all proposed plant material in Phase I.
8. Add bike rack to site plan.
9. Building materials and construction methods are subject to approval by Village building code officials.
10. Meet all final engineering and building code related items.

and

I move to recommend to the Village Board approval of the Elevations titled "A926A Terry's Lincoln Mercury and dated 3.15.10 subject to the following conditions. All changes should be made prior to the Committee Meeting wherever possible unless otherwise noted.

1. Screen all new mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. Add "Elevations" to the sheet title.
3. Label material colors.
4. All new signage subject to approval through the sign permit process.
5. Provide a color board of proposed new materials at Plan Commission.

JACOBS: Second.

**A motion was made by Commissioner Paul Aubin, seconded by Commissioner Judith Jacobs, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning Committee, due back on 4/19/2010. The motion CARRIED by the following vote:**

**Aye:** 4 - Commissioner Jacobs, Commissioner Aubin, Commissioner Stephens and Commissioner Paul

**Nay:** 0

**Abstain:** 1 - Commissioner Dzierwa

**Absent:** 2 - Commissioner Thompson and Commissioner Parisi

## **OTHER BUSINESS**

There was no further business from Staff or the Plan Commissioners.

## **ADJOURNMENT**

There being no further business before the Plan Commission for discussion, the Chairman adjourned the meeting at 7:48p.m.

Respectfully submitted,

Linda White  
Recording Secretary