

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, April 27, 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: 7 - Jacobs; Dzierwa; Aubin; Stephens; Thompson; Parisi, Paul

APPROVAL OF MINUTES

STEPHENS: Entertained a motion to approve the minutes of the April 13, 2010 Plan Commission meeting, subject to the following correction:

Page 4 - Under Currier – change congregation bills to congregation’s bills.

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

Aye: 6 - Jacobs, Dzierwa, Aubin, Thompson, Parisi and Paul

Nay: 0

Abstain: 1 - Stephens

PUBLIC HEARINGS**2010-0164 Paddy B’s Restaurant and Pub - Special Use Permit**

SULLIVAN: Staff presentation made in accordance with the written Staff Report dated April 27, 2010 as presented.

AUBIN: Swore in: Tim McCarthy, 14466 Beacon Ave, Orland Park, IL

McCarthy: The only thing I’d like to add to what was stated was, I did contact all the residents. I went to the township and got addresses for all the homes there and sent them a certified letter, as required, and I also contacted the homeowners association across the street to put to rest any problems that they might come up with. I was contacted by one of those residents and told they didn’t have any issues, but Mr. Sullivan told me that it would probably be in my best interest to tell them what was going on, so I did do that. In my letter I did include my personal cell phone number and as of this day I have not received any negative comments, and I have received a lot of positive reinforcement. Personally I have lived in Orland Park for 40 years and in Old Orland for approximately 18 years, I am a retired police officer in town, and I run a pretty tight ship if you talk to some people about my restaurant and bar. I love Old Orland and I wish circumstances were better and I could stay (where I am currently located), however as time marches on its important that I relocate and I welcome the new opportunity. So I’d appreciate your good wishes in helping me along this path. Thank you.

STEPHENS: I have a question for you. You said you contacted the people across the street, are you talking about the north side of 143rd street?

McCarthy: Yes sir. The condo association, I sent them a certified letter, also spoke to a woman on the phone and sent them two emails.

STEPHENS: Ok. Thank you.

SULLIVAN: It's the Long Run Creek Homeowners Association.

STEPHENS: Went to the public for comments and receiving none asked the Commissions for their comments and questions.

PARISI: I hate to see you move too. The only question I would have had was would there be an issues with the homeowners, but it seems you have been very proactive, a very good neighbor and addressed all of that. I wish you a lot of luck.

THOMPSON: I wish you all the luck in the world; we are going to miss you in that location. You've been like a corner stone over there. I think you'll do well (in the new location) you've covered all your bases and good luck to you.

Aubin: Agreed with the other commissioners.

DZIERWA: I realize nothing really lasts forever. I have been a patron in your place in the past and I used to like the street fests and the ambiance and I do know how things work in situations like that. So the only question I have is, probably for staff. The new site plan you gave us, where the new Walgreens is now in place. Where the detention is going in, where the old Walgreens was, it looks like it's just a dry bottom thing for when we get a lot of rain. I am noticing there are new parking spaces in that green space where they aren't any (in the photo), do you know anything about that? Just for instance, if I was going by there and we are only talking about 8 or 9 spaces, are they required there? Because I know they are not there now.

SULLIVAN: It looks like there were some approved along there at some point but we can double check that for you.

DZIERWA: My next question is for Mr. McCarthy. I know this is a shared parking agreement with the whole plaza, but I notice that Walgreen's has some spaces that are designated for their customers, and the proximity of your business is going to be near that first aisle there where Walgreen's has 15 minute parking. I know that the people that go there want that 15 minute parking available. I am just worried about your patrons parking where it's for people to be able to get in and out. Believe me I know people will park there and I don't know if you have any plans to let your patrons know that they should not park in Walgreen's designated parking. I am not going to make it a requirement, because it is basically shared parking, but that is a convenience for the patrons that are there now. That is all I have.

JACOBS: I too feel sad that you are leaving your current location, but I am glad you are still going to be within the confines in Orland Park. I just have one comment or correction. It is on the Special Uses standards page, number 7; it says your development will adversely affect a known architectural, historic or cultural resource. I don't think you mean that.

STEPHENS: I think you meant "will not", is that correct?

McCarthy: Yes I did mean "will not"

STEPHENS: So you are making a correction to the Special use standards.

McCarthy: Yes.

JACOBS: That is all I have to say, thank you very much.

PAUL: My only concern was to the homeowners behind there and you did reach out and they are not here to object so that must mean that they are happy. I think it's a good location and that berm in the back will block out any additional noise so I don't think it will adversely affect them.

STEPHENS: It seems to me that everybody is in favor of this. My opinion is that in the same store we have had 2 restaurants already, and you'll be the third restaurant and you're not making any changes, so I don't have any problem with this at all. As far as the parking, it is difficult to go outside and police those parking spots, but if it gets to be a point of contention with Walgreens, I'm sure you can put up a sign or something in your store to inform the people to park in the other spots. I do not recall if that is a 24 hour Walgreens.

SULLIVAN: I am not sure, but I have been there during the typical peak times and the customers typically park in the double aisle to the east.

STEPHENS: I agree, I don't see any problem there or with the petition.

SULLIVAN: I believe that the petitioner is going to request to skip the committee.

McCarthy: I have an agreement to vacate the property that I am in by June 1st. Accordingly I would ask any assistance to expedite this matter, because I hope to open at the new location on June 1st, we will be leaving the current location on May 23rd. I do this because I have 10 employees and I am taking them with me and I'd like to have as little disruption in their lives (as I can). So I would respectfully, if there is any help I can get with skipping the committee, I would like it so I can just get this done.

STEPHENS: Do we have any authority to do that?

SULLIVAN: No. We will just have it on record and ask the Chairman of that committee if he is ok to do that. He is just making the request public. And we would just like to ask the petitioner to correct the Special Use Standards and resubmit them before we go to the board.

McCarthy: Yes, I will do that.

STEPHENS: That is also reflected in our records. The chair will entertain a motion.

JACOBS: I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report dated April 27, 2010.

and

I move to approve a special use permit for Paddy B's Restaurant located at 11967 W. 143rd Street in the Pinewood Shopping Plaza with the following conditions:

1. That one dedicated dumpster is maintained for Paddy B's and is stored in an enclosure behind the restaurant that meets Village Code.
2. That Petitioner comply with all Building and Health Code requirements; and
3. That all new signage is approved through a separate permitting process.

PAUL: Second.

A motion was made by Commissioner Judith Jacobs, seconded by Commissioner John J. Paul, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees, due back on 5/3/2010. The motion CARRIED by the following vote:

Aye: 7 - Jacobs, Dzierwa, Aubin, Stephens, Thompson, Parisi and Paul

Nay: 0

OTHER BUSINESS

STEPHENS: With no other business from staff, I will ask if the Commissioners have anything.

DZIERWA: I spoke with Mr. Sullivan yesterday about if anyone was concerned about the right hand turn lane at Autumn leaves on 151st Street by the fire station, if Mr. Sullivan could fill us in on the plans for that situation, because that right hand turn lane was supposed to be lengthened and Mr. Sullivan enlightened me on that. That was part of the petition and was turned over to the Village so if Mr. Sullivan can explain it if anyone has any concerns.

SULLIVAN: As part of the Autumn Leaves approval there was a requirement to improve the intersection with a right hand turn extension. Instead of doing that we have been talking to the Fire District and we have come up with another approach, as you know right now there is no right hand turn allowed there at all, going east bound to south bound on 80th Avenue, and the reason is because the Fire District is concerned with getting out in emergencies. As you might imagine that the amount of time emergency vehicles are coming out of there is an extremely small amount of the typical day or night so, what we are working with the Fire District on is a signal that when they come out, it will actually alert a person not to turn right, other wise it will be allowed on red all the time unless they are coming out. That way we don't have to pave over additional lanes or anything.

STEPHENS: So it is a safety standard.

SULLIVAN: Right.

DZIERWA: Now there can be 7 cars stacking because there is no right turn so that will be a good thing. One other question; Can you find out when there is going to be a connection between Lowe's and Kohl's?

SULLIVAN: Yes, that has been a long time. We are working with the petitioner on that. There is ownership on both sides and a lot of signatures and legal things to do, but right now it looks like we may get it in the late summer or fall.

DZIERWA: So for the Christmas shopping season someone will be able to go from Target to 151st Street?

SULLIVAN: We are, optimistically, going to hope for that.

STEPHENS: With no other business the Chairman adjourned the meeting.

ADJOURNMENT

There being no further business before the Plan Commission for discussion, the Chairman adjourned the meeting at 7:21 p.m.

Respectfully submitted,

Linda White
Recording Secretary