

# 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, June 8, 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 Plan Commission Chairman, Mr. Lou Stephens, at 7:00 p.m.

**Present:** 7 - Jacobs; Dzierwa; Aubin; Stephens; Thompson; Parisi, Paul

## APPROVAL OF MINUTES

A motion was made to approve the minutes of the June 8, 2010 Plan Commission subject to the following corrections:

Page 4 - Under STEPHENS, change business to building

Under STEPHENS, change Lets stay out this... to Lets stay out of this

Page 7 - Under FR DIMITRIOU, line 7, change ...have not go, to ...have not gone.

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

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

**Nay:** 0

## PUBLIC HEARINGS

### 2010-0163 Sterling Ridge Re-Subdivision Lots 19 and 20 - SB

STEPHENS: Prior to staff report Chairman Stephens explained the procedures of the Plan Commission and explained the Plan Commissions function to the public and petitioners.

PITTOS: Staff presentation made in accordance with the written Staff Report dated June 8, 2010 as presented.

AUBIN: Swore in:

Himamshu Modi, 2044 Techney Rd, Northbrook, IL 60062

MODI: I am assisting Dr. Chittaranjan Patel, who is the owner of the property and is planning to develop a house after combining 2 lots. The main reason for combining two lots is because he would like to have a house situated in a well landscaped area so even though the lots are going to be combined, he proposes not going to build a huge home, but more landscaping. It might be a slightly bigger home than the typical lot than in the neighborhood, but I know that the site plan is showing the ratio of how much landscaping and the footprint of the house that would be there. The plan is to build an approximately 6800 sq ft house, maybe maximum 7000 sq ft house after combining two lots. I have some illustrations here that demonstrate the ratios between the building and the landscape area. (Mr. Modi then showed each rendering to both the Plan Commission and the public) The bigger area will be landscaped and the brown area will be landscape pavers

and landscape elements, a huge amount of landscaping will be around the house. The quality of the house will be very comparable with the neighborhood. The house will have accent areas with stucco and high-end doors and the windows will be Anderson or better, the roof will be architectural asphalt shingles and the accent area will be limestone, keystones and so forth. So this home will look pretty much, like what we have in the neighborhood, in the architectural vocabulary. Maybe some additional things to make it look more like it belongs in the neighborhood. So are the original plots, and we are willing to accommodate any neighbor that has thoughts or comments. I do have floor plans. The interior of the house will have about the same as what is in the neighborhood; it will have 3 bedrooms upstairs and a day bedroom or guest bedroom on the main level. Two story foyer in the front and the great room in the back will be two stories high.

STEPHENS: Opening the floor to the public received one comment.

AUBIN: Swore in:

John Rogers, 391 Sterling Road, Kenilworth, IL 60043

ROGERS: I, along with my father, Johnny Rogers and Jim Melka are the developers of Sterling Ridge. I serve as defacto day to day operations manager and head of the homeowners association and architectural review committee. We are in favor of Dr. Patel's consolidating of lots 19 and 20. It is both the home proposed that I have seen the preliminary plans of and the footprint of lots 19 and 20 are consistent with what we envisioned of an upscale single-family home community. We have a few lots just in their natural state are over ½ acre and we do have a few that in their natural state in the future may be consolidated. We welcome Dr. Patel to Sterling Ridge and to Orland Park.

STEPHENS: Receiving no other comments from the public, asked for comments from the Plan Commissioners.

PARISI: I have no comments.

THOMPSON: I also have no comments. Good luck with your home Dr. Patel, your home looks beautiful.

AUBIN: Nothing further.

JACOBS: I do not have any comments on the lots or the building on them, I think it is an outstanding subdivision and I think you'll look very nice there. Welcome.

PAUL: No comments.

DZIERWA: Mr. Pittos, we weren't privy to information as far as the type of structure that was going up there. Being that this is R3, can you refresh my memory as to what the maximum lot coverage is for the building footprint and

impervious surface? Mr. Modi, showed a site plan or a footprint for a structure.

PITTOS: I believe that the maximum lot coverage is 35% with an additional 5% assuming certain ratios were achieved.

DZIERWA: Then the only other question I had, Mr. Modi, is; were those impervious surfaces or concrete on the driveway?

MODI: They would be impervious pavers.

DZIERWA: Other than that I think it's a great idea and I like seeing people coming and putting lots together. It's a great idea to see a lot of additional landscaping.

STEPHENS: Consolidation of two lots is a good thing, because it lowers the density in the area, not by a lot, but we are going from 82 units to 81 units. With regards to the plat of consolidation, the plat needs to be revised to eliminate the utility easement that is in-between those two lots. You are going to have to record a plat of abrogation first and then you could record your plat of consolidation after that. I assume that they are going to build that house in the middle of that lot, is that correct?

MODI: Its going to be more... the building footprint will be more on lot 20 and we will keep it close on the east corner and then lot 19 will have more landscaping on it.

STEPHENS: Yes but it will straddle the center of that lot, so you have to get rid of those easements.

MODI: Yes we will work on vacating the easement.

STEPHENS: Other than that, I just have a question for Mr. Pittos. I understand that state law mandates that school districts be shown on plats of subdivision, is that required that that is shown on a plat of consolidation as well? If that is, could you make sure that that is shown on that plan?

PITTOS: Yes. I will check on that.

DZIERWA: What will the address be?

STEPHENS: That is not for us to decide.

DZIERWA: I was just curious.

PITTOS: It would likely have the lot 20 address as the house is mostly on that lot.

PARISI: I move to accept as findings of fact of this Plan Commission the findings

of fact set forth in this staff report dated June 8, 2010,

And

I move to recommend to the Village Board of Trustees to approve the re-subdivision/ lot consolidation of lots 19 and 20 in the Sterling Ridge subdivision for a 23,760 square foot lot as depicted in the Plat of Consolidation titled "Shivam Patel's Plat of Consolidation of Lots 19 and 20 of Sterling Ridge", prepared by Geopool Civil Engineering Land Surveyors, dated May 21, 2010, sheet 1 of 1, subject to the following conditions:

1. That petitioner provides a Plat of Subdivision to the Village for recording of the proposed lot consolidation;
2. That the petitioner prepares and provides a Plat of Abrogation to the Village for recording of the abrogation of the respective 7.5 foot easements on each lot before the consolidation is recorded on a Plat of Subdivision;
3. That the petitioner works with the developer of Sterling Ridge to properly maintain and control the erosion and sedimentation issues of lots 19 and 20.

THOMPSON: Second.

**A motion was made by Nick Parisi, seconded by Patricia Thompson, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning Committee, due back on 6/21/2010. The motion CARRIED by the following vote:**

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

**Nay:** 0

**2010-0221 Orland Fire Protection District - SUA, SD, RZ, AR, SP**

PITTOS: Staff presentation made in accordance with the written Staff Report dated June 8, 2010 as presented.

STEPHENS: Questioned Mr. Pittos in his report that the addition land area being required is less than 1/3 of an acre?

PITTOS: Yes.

AUBIN: Swore in:

Jamie Zaura, 1234 Harrison Ave, LaGrange Park, IL.

ZAURA: I will be able to answer architectural questions; Mr. Smith is here from the Fire Protection District to answer additional questions about the district or operations. Ms. Zaura then made a power point presentation of the project with the following comments:

I just want to give you the background of where we started. We started by meeting with the Fire District and the first goal was to create a presence of 151st street because it is difficult to see the administration building because it is so far north, and also to create a more distinct entrance to the building. So the tower aspect you saw and the stained glass sign was a way for us to create a more prominent entrance and also to direct people to the site, which is why we extended the sidewalk and used light bollards and landscaping to lead people into the site. We also wanted to be green on this project, so we incorporated natural light into the building so on the exterior of the building there are some skylights and in the training room there are some clerestory windows so that light can get into the hallways, and the kitchen is right across from the patio and this is a feature that the district really wanted. There are also many other green features to the building. The addition we also wanted to consolidate the fire station building to the administration building instead of having 3 separate ones and to maintain a consistency with the governmental corridor all the other buildings in this area have a generally more contemporary feel and we wanted to maintain that with this addition. We also wanted to create a lobby that showcases the districts achievements, because they don't currently have a prominent place to showcase things. This is the architectural site plan; I have highlighted the two existing buildings, the fire station, which is to the south, and the administration building, which is to the north. The turquoise is the new addition to the building and, as pointed out the pervious pavers, so there will no longer be asphalt on this site. This is the demolition plan, which shows the 2 existing buildings and then all of the existing site that is impervious. This is the civil site plan that shows more detail. This is the sidewalk coming up to the building and the entrance area. This is the landscape removal plan, and although there are a large number of trees here, and a large number of them are in poor to fair condition, so we are currently, if you look at the landscape plan we are removing 6 trees that are in good condition and we are planting 22 new trees. This is the landscape plan, and this is the west portion, which borders the neighbors properties. There are a few large oak trees and a large number of arborvitaes to create a border because the fence between the two properties is to remain. Here on the East is a bioswail to increase the storm water practices here and we are maintaining these existing trees.

STEPHENS: Did I understand correctly that the fence is going to stay and you are adding some arborvitaes, the whole length to screen?

ZAURA: Yes and the larger trees are oak.

This is the floor plan, the line right here is the existing building and we are keeping the shell of the building again to be more green and to conserve costs. And we are adding on more for administration and this is the new patio for Fire and it this could be for Fire and staff could use it too. This is the training room and the meeting room space that was requested and here is the main entrance so you would enter through the main space and you could be directed right into here. We also separated the public from the private just for safety because there are Fire staff living here so we have a secure door here and the rest of the space is not

public. There is another door here and someone would greet you and direct you but otherwise the rest of the building is closed off. This is the main entrance that is proposed, the sign and the curtain wall that would lead you into the site, this is the training room and meeting room area, we are still keeping the existing masonry but we are just going to dress it up a bit. This would be the entrance and the existing sign, and we would maintain the existing sign because the other station have this sign, and we would add the additional signs to direct you into the space, there would also be low light bollards and landscaping that would lead you into the site. So now, its visible back there and there would be something to guide you into the main entrance. These are the two elevations that were previously shown with the new training and meeting areas and this is the west elevation that would face the neighbors, again all the dark masonry would be the proposed areas along with the proposed patio and the kitchen. This would be the elevation looking north, and again as pointed out this is the generator that was pointed out and this is the new and existing, and this is the fire station. I will be happy to answer any questions.

STEPHENS: Turned to the public for questions and comments.

AUBIN: Swore in: Rita Mierzwa, 15025 Avenida Del Este, Orland Park

MIERZWA: I just wanted to voice my opinion today. I am a resident that will be directly affected by the project. That 70 feet that was shown on the presentation is going to affect my property. Right now behind my property, I have a beautiful view of trees wetlands and wildlife. It is very similar to the trees that you see right behind you. And from the proposed project of this 60 to 70 additional feet, it means that these majority trees, and although they may be in poor condition I can assure you that they are as green as the trees behind you. I am very concerned about the destruction of the trees and the wildlife and the wetlands behind us. I have enjoyed having the Fire Department as our neighbor, but I am definitely saddened about the project, that it is going to destroy this landscape that I feel has made my home very peaceful over the years. So to reiterate, my biggest concern is the landscaping between that buffer zone and what will be a parking lot. There is also a dumpster that will reside at the southeast boundary line of my property that I have concerns with and there are also lighting issues from the parking lot that I also feel is going to be a concern for me, and how the parking lot is going to be lit. Am I going to be able to sleep at night, because of new lights? Those are my concerns, which I wanted to voice today and I hope that if the project does go forward that careful consideration is giving to planting more than the few trees that were mentioned, because this is such a lush area and maybe trees that are tall, or seasonal trees like evergreens that will provide year round coverage between me and the new parking lot that will be behind my property.

STEPHENS: I have 3 questions from you that will need to be addressed; first will be the landscaping on the west line, number 2 is about a dumpster, and number 3 is lighting issues.

AUBIN: Swore in:

Joseph Howicz, 15005 Avenida del Este, Orland Park, IL

HOWICZ: My property does not adjoin the project, I am a little to the north, but I can certainly see to this area. I would like to confirm to the commission that this is a green area and that the conditions of the trees are like that of those behind us. And as a side notes I like to share that we had a deer in our yard today for the first time, we have had foxes and a variety of other animals that have come to live in the woods and we are very appreciative of that. I would like to say that I am very appreciative of having the Fire Department as a neighbor to help us if we are in trouble and we are very appreciative of their efforts. But I would like to just say one thing, which is that as the west elevations are constituted they have a large green dumpster and they also have some sort of a trailer, probably to keep haz mat materials in. It sort of has a detrimental effect on the back of the building and it really is a downscale side of the site. It would be much appreciated if they could remediate this in some way that would give the whole building the feeling that was presented tonight.

STEPHENS: Is that the trailer that is parked all the way to the north of the building? And there is a dumpster there?

PITTOS: (Pulled up the slide showing the area in question with the dumpster and trailer on it)

HOWICZ: Yes there it is, in fact that is the view, but when you are on Avenida del Este, you see it from the west, that would be looking northeast from the fire station or something.

STEPHENS: Ok. Is there anyone else?

AUBIN: Swore in:

Victor Omiecinski, 14925 Avenida del Este, Orland Park, IL

OMIECINSKI: I am considerable further north. But the question I basically have is regarding the rezoning issue. That is what really bothers me. Can someone come in there and ask for rezoning of more area, and effect take all the land and affect the whole area at some point?

STEPHENS: Thank you, we will answer your questions. (With that being all the Chairman asked that Ms. Zaura answer the questions of Ms. Mierzwa) Ms. Mierzwa asked if number 1 her concerns about the landscaping along the west side there, she pointed out that there could be spruce trees along there so there could be buffering all year along there.

ZAURA: Was that on the west property or the north?

STEPHENS: It is the northwest property, that 70 feet that is being proposed. That is the first question. I believe she also mentioned the dumpster, which I think you are relocating that, but if we could bring that out. And finally the lighting issue over there.

ZAURA: I am looking at the landscape plan and I see that these two large trees are oak right now, and I am sure we can change that to something that doesn't just bloom in the summer and spring. I am sure we can make that adjustment. We did move the trash enclosure per staff's recommendation, and it is now an enclosure with louvered doors so you won't be able to see it.

STEPHENS: So you are moving it all the way to the east?

ZAURA: Yes.

STEPHENS: I am sure that works out ok.

ZAURA: Regarding the lighting in that area we are proposing 2 light poles in that area and looking at the photometric it's about a 4 at the property line....

STEPHENS: I don't know what a 4 means and I am sure they don't know what that means either.

ZAURA: Well the way we have it designed right now, at this property line the line is about a zero, which is very dim. But we could look at lighting on the building, but I am not sure if that would be too dim. What we were doing was to match the poles on the other parts of the property, but we can look at different lighting that would be off the building rather than in this area. Actually it looks like 2.7 is the lowest and 6 is the highest in that area.

STEPHENS: So we are going to ask you to work with staff on the lighting so it doesn't affect the people who live in the area. It would seem to me since that is an administration building you may not need that lighting during the evening, maybe you could just look at some lighting that would just provide some lighting on the building in the evening hours.

ZAURA: Yes that is something we could definitely do.

STEPHENS: So we have addressed the landscaping.

ZAURA: Yes, we can talk with the landscape architect to revise that so long as it is trees that will survive in that area, because it is trees that were selected for the area because they are hardier and can accept the salt and the narrow area that is provided here. So as long as they can plant and sustain something else here, we

just don't want to plant trees that will die.

STEPHENS: I think we have addressed the questions for Mr. Howicz on the dumpster, but we still have the trailer.

AUBIN: Swore in  
Daniel Smith, 17048 Westbrook Dr., Orland Park

STEPHENS: As I understand it, Mr. Smith, currently you can't come in and go around the building. But now you would be able to drive all the way around the building?

SMITH: Yes.

STEPHENS: Well that being the case you wouldn't be putting a trailer there or storing it there anymore.

SMITH: That trailer is only there for a week or two, while we are in a process of a transition of moving our basic supplies out of the basement of that building and will now be stored in our training building which will now become our central supply.

STEPHENS: The training building off 108th Ave?

SMITH: Yes. So we are in a transition period and we are cleaning house a little bit, which is the reason for the dumpster in the back, and we are getting rid of old things that have been in storage for many years and not used. And that trailer is being used to move things back and forth from this building to the training building for central supplies and things of that nature.

STEPHENS: Well when you do this new addition that will not be stored there?

SMITH: No, it will not. That trailer is actually going to become a landscaping trailer and will be housed on at the training center.

STEPHENS: And the permanent dumpster is going to be on the east property line.

SMITH: Yes, and the dumpster that is in question will be moving out on June 18th.

STEPHENS: Ok, in two Fridays, very good. Thank you. Our final question, to you Mr. Pittos, is regarding the possibly rezoning of that entire area there.

PITTOS: The intent of the Village is to maintain it as open space. In this particular space, it is being rezoned to facilitate the expansion of the Fire District and the emergency services that it provides.

STEPHENS: Do you know the remaining acreage on that remaining space?

PITTOS: It is 2.9 acres total.

STEPHENS: And we are only taking out 1/3 of an acre off. I would say that, although no one could guarantee no rezoning, but I could speak for our commissioners in saying none of us would agree to rezone anything on the balance of that land. The only reason we are discussing it now is because the Fire District is an issue of public safety and they have been there since 1972, I believe, and it is going to be a very minimized area that will be affected.

PITTOS: And the Village has worked diligently with the Fire District to use a small portion of the land, to minimize the impact, and to conserve the vast majority of the land.

STEPHENS: Just as a personal note Mr. Omiecinski, my daughter lives on that street just to the north of you and we agree that I agree with you that we would all like to see that remain an open space. I think we have addressed all the questions here so we will go to our commissioners for questions here.

PAUL: Just a couple of thoughts I have, you have answered most of the questions here tonight. I just wanted to say that I appreciate that the residents came out and voiced some opinions because we need to hear that. We need to hear both sides to that. I guess when are dealing with an area that is going to be rezoned, I mean the animals and such that live there. I would ask what is going to ask what would happen to the animals that are going to be moved out, I know that the deer and stuff will just move into the other area, but what about the smaller things. I don't want them going into these people's homes.

ZAURA: You mean like squirrels, possums, and things?

PAUL: Can there be any provisions to keep that from happening?

ZAURA: I suppose we can advise the construction manager to take care with demolition and that the living creatures do not have their homes damaged. Honestly, I have not been asked this question before.

STEPHENS: I think, Commissioner Paul, that this is a small area, it is only 71 feet by 199 feet, we are talking about .33 of an acre....

PAUL: So basically they can just move their homes, to the other area.

STEPHENS: Yes, I don't think they make their homes in only one space and do travel from spot to spot frequently.

PAUL: Ok, so realistically the animals can just move to the other areas. Other than that, I don't have other issues with this I think it is a good idea.

JACOBS: Thank you Mr. Chairman. I have no questions.

DZIERWA: First off I believe that the east or west drive isles are going to simply be that, drive isles, I think it is going to be a passive thing and that your concentration as far as people entering will be on the east, it will basically be for the people to exit at some point. I was surprised that people didn't ask about the generator being in your back yards. If you were worried about the noise of the generator and I would tell you that I work with generators in outdoor spaces like this and that if the Fire District say its not going to be any more than 80 decibels, your lawn mower is 90 so you are going to run the generator for 1 hour a week, I am ok with that so long as we stipulate that they use the sound abatement and proper screening. I was really glad to see Ms. Zaura added some green elements on the building, I didn't see it in the staff report, skylights and windows on various fenestrations that would bring natural light into the building. I didn't see that and any other green things other than in the parking lot and I was going to mention that. I was really going to encourage you to incorporate that, but now I don't have to say it. This is for staff, how much of the parking will be porous pavers? I am just curious because we were right at 80% or 81% for lot coverage before the project, and there was actually there was actually an 8% reduction.

PITTOS: Correct. That is a net reduction. So it would be that there is currently 89% lot coverage and with the addition and the pervious paver allotment the total lot coverage comes down to 81%.

DZIERWA: Ok, very good. I think I have just one more question. Ms. Zaura, is this the current tree survey from the arborist? (Shows a list given in the Commissioners packets)

ZAURA: Yes.

ZAURA: I think it did say in the presentation that was the arborist, but there is no name on it, but I did give it to Mr. Pittos, I don't remember it. But it did provide that she who she works for V3, which is a survey company and it did provide when she was certified and when it expires, I also do have her name.

DZIERWA: My fellow commissioners know all the pain I do go through number crunching and I do see that some trees, and maybe I shouldn't be too picky about this, but you did address 118 trees in this survey and we were told that 6 trees were good trees and there seems to be 6 trees missing. And when I looked at the column for the condition some of the dead trees were in poor condition. It may have been an error from a copy paste, but...

ZAURA: Yes they did and I believe that when they sent it to you they compiled it they listed the only the trees that were on the subject parcel and did not include the trees on the existing parcel, because it was done at two different times.

DZIERWA: I would be ok that who ever makes the motion would put that you would work with staff on the western buffer to put in appropriate buffer as far a screening for the neighbors. That is all Mr. Chairman.

AUBIN: Just to help put the neighbors at ease here. I want you to know that the first consideration when they came to work with staff was how is was going to affect your area. As I see the number of motions here attached regarding the lighting, screening and generators and such I think you will be a lot more comfortable with this project as it goes ahead. Our staff analyzes how it is going to affect the neighbors in every project that they are going to do. As I read this I think you will feel much more comfortable regarding exactly how it is going to affect you.

THOMPSON: I just have one question for Mr. Pittos. Is that a metal, or chain link?

PITTOS: I believe it is a, and I think I have a picture of it. There is a chain link here on the east property line and on the west, it is a split rail.

THOMPSON: And that will remain?

ZAURA: Yes.

THOMPSON: Other than that I think it will be a wonderful addition and I hope we can get along with the residents.

PARISI: I think the Fire Station was in need of a facelift and it's a very attractive one at that. I think what the residents said was very important and pertinent questions and I think what Commissioner Aubin said you'll be happy with the petition. Also as the Chairman said we take our open spaces very seriously and we are not trying to set a president with this, and if not for the fact that it is less than a 1/3 of an acre and that it is for public safety it is acceptable and we are very protective of open lands.

STEPHENS: I echo your sentiments and I think that the only reason that we would be in favor of this is because it is a Fire District entity and a public safety issue and we need to be concerned with that in this community. Beyond that I want to thank staff for working with this petitioner, because what many of you may not be aware of is that our planning staff works with the petitioners that come in pretty extensively to try and get things to work for the residents and the people that are trying to get something in the town (that both are happy with). Those three prior options that the Fire District have come up have never come before us before because the staff has told the department that it is not going to fly. This one makes a lot of sense, it works for the Fire District and it works for those people who live on Avenida del Este and it works for the community. It makes a lot of sense, it is such a small piece of open space that we don't have a problem with

that, but I would definitely have a problem with any of that other area there. I think staff and the architect have done a nice job and I think it will benefit our community and the safety of our community in the future. At this point we are taking in consideration your comments and we are going to include them in the conditions when we pass this forward.

AUBIN: I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report dated June 8, 2010

And

I move to recommend to the Village Board to approve the subdivision of 14,300 square feet (.33 acres) of the southernmost portion of a 3.9 acre parcel of the Ravinia Avenue wetlands, lot 5 of the Village Center Subdivision Phase 2, subject to the submission of a Record Plat of Subdivision to the Village for recording;

And

I move to recommend to the Village Board to approve the rezoning of the 14,300 square foot (.33 acre) parcel of open land from OS Open Space to Village Center district;

And

I move to recommend to the Village Board to approve the lot consolidation of the 14,300 square foot parcel of open land, the Administration Building's lot (PIN 27-09-401-036) and the Fire Station's lot (PIN 27-09-401-015) into a single lot, subject to the submission of a Record Plat of Consolidation to the Village for recording;

And

I move to recommend to the Village Board to approve the site plan titled "Orland Fire Protection District Fire Administration Addition and Remodel Site Plan", prepared by SRBL Architects, dated May 14, 2010, project number 09120, sheet A1.1 and the elevation drawings titled "Orland Fire Protection District Fire Administration Addition and Remodel Exterior Elevations", prepared by SRBL Architects, dated May 14, 2010, project number 09120, sheet A2.1, subject to the following conditions:

1. That the OFPD verifies the tree survey results were determined by a certified arborist prior to appearing before the Committee of Trustees;
2. That the OFPD revises the proposed site plan lot coverage calculations to reflect the attached revised lot coverage calculations, dated June 3, 2010, prior to appearing before the Committee of Trustees;
3. That the OFPD establishes a shared parking agreement with neighboring

- properties in order to accommodate the parking shortage;
4. That the sidewalk on the east side of the fire station is either continued around the parking spaces south of the main entrance to the new building or a cross-walk is added from the point where the sidewalk ends across to the main entrance area;
  5. That the new flag pole be limited to 18 feet in height per Section 6-302.C.12 of the Land Development Code;
  6. That the site plan includes a bicycle rack for nine (9) bicycles near the main entrance to the building;
  7. That if the generator must stay in the proposed location, the enclosure be made of masonry materials that match the building elevations and that the generator enclosure be sound proofed with mufflers and wall treatments to mitigate any audio impacts;
  8. That the generator is operated from 11:00 a.m. to 12:00 p.m. once a week on the same day each week;
  9. That the elevation drawings indicate the color of all the materials;
  10. That the OFPD clarify a note on the north elevation which indicates a prefinished metal canopy that would continue on the west elevation but is missing thereon;
  11. That exterior lighting is focused down or onto the building to mitigate any glare;
  12. That the language "Orland Fire" on the sign at the main entrance is lowered beneath the parapet wall coping;
  13. That all utility conduits and rooftop mechanicals related to the proposed project must be screened from the public right-of-way and from any sight lines from neighboring properties;
  14. That all building code items are met and all building permits are obtained;
  15. That a final landscape plan, meeting all Village Codes, is submitted for separate review and approval within 60 days of final engineering approval;
  16. That the petitioner work with staff on the lighting equipment on the north property line.
  17. That the petitioner work with staff on the northwest area with landscaping.

And

I move to recommend to the Village Board to approve an amendment to the Special Use Permit for a Planned Development for one principal building for two or more principal uses of a fire station and administration offices via the construction of an 8,685 square foot Administration Building expansion connecting the OFPD Administration Building and Fire Station Number 1 subject to the same conditions as outlined in the site plan and elevations motion.

Modifications to the Special Use Amendment include:

1. A modification to increase the permitted lot coverage from 80% using best management practices, to 81% using best management practices;
2. A modification to reduce the required amount of parking from 93 spaces to 69

parking spaces;

3. A modification to reduce the required amount of parking lot landscape islands from ten (10) to five (5);

4. A modification to reduce the widths of the east and north bufferyards (Type C) from

fifteen (15) feet to ten (10) feet, and the west bufferyard (Type C) from fifteen (15) feet to three (3) feet gradually increasing to ten (10) feet until the parking lot landscape island;

5. A modification to reduce the west parking lot setback from ten (10) feet to three (3) feet gradually increasing to ten (10) feet until the parking lot landscape island.

THOMPSON: Second.

**A motion was made by Paul Aubin, seconded by Patricia Thompson, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning Committee, due back on 6/21/2010. The motion CARRIED by the following vote:**

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

**Nay:** 0

#### **2010-0226 Pizzeria Bella - Special Use**

PITTOS: Staff presentation made in accordance with the written Staff Report dated June 8, 2010 as presented.

AUBIN: Swore in:

Terry Harper, 13727 Mary Dr., Orland Park, IL

HARPER: The only thing that I wanted to add to Nectarios' presentation is that we will not be the first food location in there. There is Coach's Corner, a Chinese place, and Zorba's. So we will not be the first food establishment. Also, there is another garbage enclosure in the back behind Coach's Corner and that there are several dumpsters located back there for all the tenants. That is all I wanted to add.

STEPHENS: With no one from the public wishing to make comments or ask questions the chairman asked the Commissioners for their comments and/or questions.

PAUL: I think it is a good location. As was stated there are already 3 other restaurants there, and from the staff, have we ever had any other issues from those other restaurants?

PITTOS: Not that I am aware of.

PAUL: And with nobody here from the subdivision I have no problem with it.

DZIERWA: There have been a number of restaurants in this strip mall and none of them seems to make it. I am not going to stand in your way; if you want to open up shop there I wish you success there.

JACOBS: I just have one question regarding the garbage situation. That enclosure is far from your back door...

HARPER: Actually it is not.

JACOBS: How are you going to do that, are you going to just wheel it down there?

HARPER: The main location for the garbage is behind Coach's Corner, which is the main location for the garbage, and I did go and check.

JACOBS: I understand that, but to get the wet garbage, and I am assuming you are going to have wet garbage, to get it from your back door to that enclosure you are going to have to wheel it in some sort of container.

HARPER: That is correct.

JACOBS: So are there provisions for maintaining that driveway so that it doesn't get all greasy and sloppy? I know there are other restaurants there and I assume they have to get their garbage there as well.

HARPER: Yes, with Zorbas, they have been there about 3 years and the Chinese restaurant is over here (pointing to the rendering of the plaza)... And to be quite honest I have not gotten that far with that.

JACOBS: Well I just wanted to bring that up because there could be a big mess back there if it wasn't handled properly down there.

HARPER: The Chinese place has been there 15 years.

JACOBS: So that is your intent.

HARPER: Yes, that is what the landlord informed me. I mean if we could get one of the small one down there...

JACOBS: I think it has to be in an enclosure.

HARPER: Yes, it does.

AUBIN: No comments.

THOMPSON: No comments, but good luck.

PARISI: No comment. Good luck.

STEPHENS: Mr. Pittos, do you recall if we have had, any complaints from that development back there regarding the garbage?

PITTOS: I am not aware of any complaints.

STEPHENS: It looks like the restaurant operators that are operating in there are keeping it pretty well. I can not recall any complaints from the homeowners in there, so I don't think we are going to have any problems as long as Ms. Harper agrees to do what she has stated to do here. It will be fine. I think it is a good fit and hope you have a good pizza so you will be there for a long time.

PAUL: I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report dated June 8, 2010,

And

I move to recommend to the Village Board of Trustees to approve a special use permit for Pizzeria Bella located at 8112 W. 143rd Street as depicted in the floor plan titled "Proposed Retail Build-Out Pizzeria Bella 8112 W. 143rd Street", prepared by Ideal Custom Designs, dated 4-4-10, project number 21028 and subject to the following conditions:

1. That the petitioner obtains all the necessary building permits and complies with all building code related items;
2. That the seating for dining indicated on the floor plan be removed prior to Committee.
3. That all utility conduits and rooftop mechanicals that result from this project are screened from view of the public right-of-way and from neighboring properties to the east.

THOMPSON: Second.

**A motion was made by John J. Paul, seconded by Patricia Thompson, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning Committee, due back on 6/21/2010. The motion CARRIED by the following vote:**

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

**Nay:** 0

## **OTHER BUSINESS**

No other business was discussed.

**ADJOURNMENT**

There being no further business before the Plan Commission for discussion, the Chairman adjourned the meeting.

STEPHENS: This meeting is adjourned at 8:38p.m.

Respectfully submitted,

Linda White  
Recording Secretary