

VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue
Orland Park, IL 60462
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Meeting Minutes

Tuesday, July 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 at 7:00 p.m. by acting Chairman Steve Dzierwa.

Present: 5 - Jacobs; Dzierwa; Thompson; Parisi, Paul

Absent: 2 - Aubin, Stephens

APPROVAL OF MINUTES

A motion was made by Commissioner Thompson, seconded by Commissioner Parisi, to approve the minutes of the June 22, 2010 Plan Commission, as presented.

A motion was made by Patricia Thompson, seconded by Nick Parisi, that the minutes of the June 22, 2010 Plan Commission be APPROVED, as presented. The motion CARRIED by the following vote:

Aye: 5 - Jacobs, Dzierwa, Thompson, Parisi and Paul

Nay: 0

Absent: 2 - Aubin and Stephens

PUBLIC HEARINGS**2010-0257 Subway - Special Use**

TURLEY: Staff presentation made in accordance with the written Staff Report dated June 22, 2010 as presented.

DZIERWA: Asked the petitioner for comments.

PARISI: Swore in Harold Beron, 3711 Red Oak Lane, Lisle, IL

BERON: Right now we have locations on South 159th and we are moving to the store to Wolf Road because of the exposure. It's going to bring good traffic in. I see people like to eat healthy and that is what we provide at Subway. Also we now have breakfast. I think it is a new thing for Subway, and I believe that is going to work good for the location. Do you have any questions about it? I would be more than happy to answer.

DZIERWA: We will get back to you if need be. This is a public hearing. If there is anyone from the public that would like to come up and speak you may speak now. Receiving no comments, the Chairman proceeded to ask the commissioners for their comments.

PAUL: What are the hours going to be at this restaurant?

BERON: Breakfast will be Monday through Saturday 7 to 10, and if breakfast

doesn't work then we will be open from 10 to 9.

PAUL: What about Sunday?

BERON: Sunday is from 9 to 9.

PAUL: Okay. My understanding is that there will be a separate dumpster enclosed behind the restaurant itself. Something has got to be done about that other one back there. It is an...

BERON: Yes, they said that it is a little set back on the one to the north, but it is actually one store to the North, and I have seen that is where the dumpsters are.

PAUL: That's not even enclosed or anything. But yours will be properly enclosed, right?

BERON: Yes.

PAUL: Okay. That's all I have thanks.

JACOBS: I have no questions. I am glad you are going to be there. It's closer to me. Welcome!

BERON: Thank you.

PARISI: I don't have any questions, but just to point out information, we said we have 16 spaces left for the Subway because we allotted 3 spaces to Chicago Taste Gyros. They came before this committee a couple of months ago, and this was just going to be a carryout. At the time I was wondering 'What are you going to do with all of this empty space, and now you know what they are going to do with it. They have a bunch of tables in there and only 3 spaces.

TURLEY: They have a number of tables? We will have to look at that.

PARISI: They have plenty of tables and I just feel like that was the intention all along to fill that space. I just think it is something we should check out.

TURLEY: Ok, we will look at that.

THOMPSON: I think you answered one of my questions. I was curious why there was a Subway over at the former Bobak's Plaza, and I thought 'Why are they coming so close?' I did have concerns with the dumpster, and I see that you are going to put your own closure in. I think you are going to do very well over there and I welcome you to the change. That is all I have, thank you.

STEPHENS: I don't really have anything to add. I was pleased to see that there

was going to be a new dumpster going in there. I also see that there has been a little diversity as far as the food that is offered in that area, with Jalapenos, Baba Hara's, and Chicago Taste Gyros. Having the Subway in there gives another choice, and I think it's a good use for that space. With that, the Chair will entertain a motion.

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

and

I move to recommend to the Village Board to approve the special use permit for 24 seat, 1,200 square foot Subway Restaurant in the County West Plaza shopping center, as depicted in the floor plan titled "New Subway Store # 48740 1492 S. Randall Road Geneva, Illinois 60134", prepared by Beron Design Group, project number 3002, dated 1-4-10, sheet number A1-2, subject to the following conditions:

1. That the petitioner constructs a separate garbage enclosure for the Subway restaurant at the rear of the center behind the subject unit;
2. That all utility conduits and equipment are screened from view of the public rights-of-way and neighboring properties;
3. That all building code related items are met;
4. That the correct Orland Park address and municipal name is indicated in the title of the floor plan and in all the references on the plan sheet prior to this project appearing before the Committee of Trustees.

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 8/16/2010.

The motion CARRIED by the following vote:

Aye: 5 - Jacobs, Dzierwa, Thompson, Parisi and Paul

Nay: 0

Absent: 2 - Aubin and Stephens

NON-PUBLIC HEARINGS

2010-0056 Calvary Church - Revised Site Plan & Elevations

TURLEY: Staff presentation made in accordance with the written Staff Report dated June 22, 2010 as presented.

DZIERWA: Asked the petitioner for comments. (Petitioner was sworn in at previous meeting when original Site Plans and Elevations were approved, and

was therefore still under oath)

SOSIN: We are happy with the staff report. There are two things that I want to point out, this room was part of the original plan, but it was part of the crosshatch. We never thought we'd be back 2 months later, but it's kind of maybe a good part of what's going on in the economy. There is the foundation area showing and this drawing shows the building, and of course, we have already submitted a landscape plan and the landscape is substantial. The foundation has to be there to support the design, and I can assure the board that it will be well landscaped as well and if we tried not to, we know staff would make us anyway. My understanding is that the plan is at Design Concepts and we should hearing from them in a week or two as well.

DZIERWA:

PARISI: As we know this is a minor change to what was previously approved, and I don't really have anything to add.

THOMPSON: I am happy to see the canopy going up, I know we had a long discussion on that previously...

SOSIN: I recall you also (pointing that out) and encouraging it.

THOMPSON: Yes, it makes a big difference and doesn't look quite so commercial. I don't have any problems and I see you have finally started to break ground after the strike was over. Good luck to you.

JACOBS: I congratulate you on your ability to move forward with this addition, I believe that this will make a big difference in your overall plans going down the road. I am happy about the canopy too. Thank you.

SOSIN: I am remiss not to have introduced Bruce Hanson who will run the day-to-day operations of the church. (Mr. Hanson then stood and acknowledged by the Commissioners)

PAUL: I don't have any further comment, it looks good. I have no other comments.

DZIERWA: I guess I can agree with my fellow commissioners. You are the beneficiary of the slow economy with you bid to come in so low that you were able to do this. I have just one question for you about that railing that was mentioned by Mrs. Turley. Is that because there is going to be a steep drop off, is it just an aesthetic thing or is it a necessary thing?

SOSIN: Grant Currier is here and can answer that.

CURRIER: There is a secondary exit from that activity room that we have added

and that walkway is a handicapped accessible slope that was added.

DZIERWA: That was the only question I had. Other than that, I am happy to see the canopy go up also. The Chair will entertain a motion.

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

And

I move to recommend to the Village Board approval of the REVISED site plan titled 'Concept Land Plan' dated 7-15-10 by Linden Group, Job #143-09, page P.1, subject to the same conditions of approval as the previously approved site plan.

I move to recommend to the Village Board approval of the REVISED elevation titled "Concept East and North Elevations" by Linden Group, page P.3 dated 7-15-10, Job #143-09; and "Concept West and South Elevations" by Linden Group, page P.4 dated 7-15-10, Job #143-09; and "Concept Elevation with Canopy", by Linden Group, P.5 dated 7-15-10, Job # 143-09; subject to the same conditions of approval as the previously approved elevations.

THOMPSON: Second.

A motion was made by Nick Parisi, seconded by Patricia Thompson, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees, due back on 8/2/2010. The motion CARRIED by the following vote:

Aye: 5 - Jacobs, Dzierwa, Thompson, Parisi and Paul

Nay: 0

Absent: 2 - Aubin and Stephens

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

There being no further business before the Plan Commission for discussion, the Chairman adjourned the meeting at 7:23 p.m..

Respectfully submitted,

Linda White
Recording Secretary