

# 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, April 24, 2007**

**7:00 PM**

**Village Hall**

## **Plan Commission**

*Louis Stephens, Chairman*

*Commissioners: Judith Jacobs, Paul Aubin, Steve Dzierwa, Mike Culligan, Patricia Thompson, and Nick Parisi*

**CALL TO ORDER/ROLL CALL**

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

**APPROVAL OF MINUTES**

A motion was made by Commissioner Aubin, seconded by Commissioner Dzierwa and carried to approve the minutes of the April 10, 2007 Plan Commission meeting with one correction: (1) on page three under 2006-0780 Land Development Code Amendments I (2007) – Termination, Commissioner Jacobs, not Commissioner Thompson, seconded that motion.

**A motion was made by Commissioner Aubin, seconded by Commissioner Dzierwa, that this matter be APPROVE . The motion carried by the following vote:**

**Aye:** 6 - Commissioner Jacobs, Commissioner Dzierwa, Commissioner Aubin, Commissioner Stephens, Commissioner Culligan and Commissioner Parisi

**Nay:** 0

**Abstain:** 1 - Commissioner Thompson

**PUBLIC HEARINGS****2006-0536 Olympus Trail Subdivision**

STEPHENS: Entertained a motion for a continuance from the Plan Commissioners.

I move to continue the public hearing for file number 2006-0536, Olympus Trail Subdivision, to the May 8, 2007 Plan Commission.

**A motion was made by Commissioner Steve Dzierwa, seconded by Commissioner Patricia Thompson, that this matter be CONTINUED to the Plan Commission. The motion CARRIEDunanimously.**

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

**Nay:** 0

**2007-0034 Toures Car Wash**

STEPHENS: Entertained a motion for a continuance from the Plan Commissioners.

I move to continue the public hearing for file number 2007-0034, Toures Car Wash, to the May 8, 2007 Plan Commission

**A motion was made by Commissioner Steve Dzierwa, seconded by Commissioner Patricia Thompson, that this matter be CONTINUED to the Plan Commission. The motion CARRIEDunanimously.**

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

**Nay:** 0

**2007-0186 Midwest Animal Hospital**

STEPHENS: Entertained a motion for a continuance from the Plan Commissioners.

I move to continue file number 2007-0186, Midwest Animal Hospital, to the May 8, 2007 Plan Commissio

**A motion was made by Commissioner Steve Dzierwa, seconded by Commissioner Patricia Thompson, that this matter be CONTINUED to the Plan Commission. The motion CARRIEDunanimously.**

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

**Nay:** 0

**2007-0113 Lora's Lithuanian Cuisine (Formerly known as Felora's)**

Robert A. Kezelis, 6151 W. 125th Place, Palos Heights, Attorney for the petitioner.

TURLEY: Staff presentation made in accordance with the written Staff Report dated April 24, 2007 as presented.

STEPHENS: Invited comments and/or questions from the petitioner.

AUBIN: Swore in Mr. Kezelis.

KEZELIS: Had no comments to add to Staff's report other than to extend an invitation to the Plan Commissioners (with the understanding that said invitation is nothing more than a friendly gesture, not to be taken as an over-confident statement) to attend their grand opening when all of the rebuilding has been completed. Indicated he welcomed any questions anyone may have.

STEPHENS: Invited comments and/or questions from the public and received none.

STEPHENS: Invited comments and/or questions from the Plan Commissioners.

JACOBS: Noted that on Exhibit A, the buildings marked 4 and 5 are not the buildings that Ms. Turley pointed to. Pointed out there is a space/alley-way right after buildings 4 and 5. Stated it appears as though buildings 4 and 5 are leased. Buildings 2 and 3 are a liquor store. Asked for clarification.

KEZELIS: Apparently this used to be part of the liquor store, however, that space has been dropped from their lease.

TURLEY: Clarified that is buildings 4 and 5; they are recessed a little bit. Pointed out on the Exhibit, the space that Felora's Lithuanian Cuisine will occupy.

JACOBS: Noted then perhaps that is Building 3.

KEZELIS: Yes.

TURLEY: Indicated that is how the address was identified on their application; they called it Suite 4.5.

JACOBS: Asked if Staff could contact the owner of this shopping center to address both of the driveway off of 86th Avenue which are in disrepair.

CULLIGAN: Informed the petitioner he appreciates the responses submitted for the Special Use Standards which answer many of the questions he had (i.e. hours of operation, delivery times, garbage pick ups). Noted that their parking survey does show quite a bit of available spaces, therefore, he feels that the additional restaurant will fit in just fine here. Any other items or issues I have in regard to this area do not pertain to this petitioner in particular, but to the owner of the property instead which he will discuss with Staff.

PARISI: No questions to add.

THOMPSON: No questions to add, however, indicated she looks forward to some kugala.

AUBIN: Asked the petitioner if he is familiar with the conditions that need to be met and whether or not he has any problem with any of Staff's recommended conditions to the motion.

KEZELIS: Indicated the conditions are understood and agreed to.

DZIERWA: Questioned whether or not the public hearing notice posted was appropriate in size, material, etc. Indicated when he saw it, it looked like a piece of paper tied with a rope to a light pole. Stated he did see the posted public hearing sign earlier in the day as it blew in the wind. Noted such signs are posted so people can see them. The way it was folded back in the wind, unless you looked very, very close, you'd not have seen it was there. They are supposed to

stand out to be seen; prominently displayed.

AUBIN: Pointed out that the past two days had 80-mile-per-hour winds.

DZIERWA: Thank you for pointing that out; will leave this as a non-issue. Noted that the parking lot is in disrepair, however, that is an issue not for this petitioner to contend with but for the property owner. Noted there is an attempt to make the garbage enclosures better with new fence panels. There are two dumpsters located outside the enclosure. They should not be there. Recommended the petitioner speak to the property owner about the Nissan dealership that constantly uses the entire front row as Nissan employee parking. Not sure how that gets enforced, however, that takes away from available parking in the parking lot. It is bad enough they park on 86th Avenue, however, we cannot stop that.

STEPHENS: Indicated he visited the site, saw the public hearing sign and had no problem with it. Noted he has no problem with this petition, however, asked if the petitioner could perhaps talk to the shopping center owner because the drives into that parking lot are filled with pot holes. Noted the liquor store has dedicated parking space signs in front of that store. Asked for clarification on that.

KEZELIS: We do not know why the liquor store has dedicated parking, however, will find out about that. In regard to the other issues noted (i.e. the driveways, the Nissan employees parking in the front row, etc.), noted he did the negotiations for his clients with the building owner. Stated he would be so glad to work with the Plan Commission and the building owner to get those improvements made. Indicated it has been like pulling teeth, without Novocain, working with the owner.

STEPHENS: Noted he understands that. Expressed his belief there will be ample parking. Stated he has no problem with Staff's recommendation in regard to the parking. For the petitioner's own purposes, think they should discuss with the owner, whether or not those are actually dedicated parking spaces for that liquor store because they are located right in front of the petitioner's store. Perhaps the liquor store can move their dedicated parking stalls a little to the south.

STEPHENS: Entertained a motion from the Plan Commissioners.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated April 24, 2007.

and

I move to recommend to the Village Board approval of the Special Use Permit not to exceed 36 seats at Felora's Lithuanian Restaurant located within the Seville Plaza Shopping Center at 8600 W. 159th Street, as shown on the site plan titled "Exhibit B" Seville Plaza dated February 19, 2007 with the following conditions:

- 1) That the existing rust colored guard rail to the south of the dumpster shown in attached photograph is replaced by a wooden fence matching the new wooden fence.
- 2) That all dumpsters are fully enclosed by new wooden fence.
- 3) That all building code related items are met.
- 4) That all proposed signage is approved separately for sign permits.

**A motion was made by Commissioner Mike Culligan, seconded by Commissioner Steve Dzierwa, that this matter be RECOMMENDED FOR APPROVAL to the Planning and Economic Development Committee. The motion CARRIEDunanimously.**

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

**Nay:** 0

**2007-0131 Hagn Annexation**

Christian F. Hagn, 9209 West 144th Place, Orland Park

TURLEY: Staff presentation made in accordance with the written Staff Report dated April 24, 2007 as presented.

STEPHENS: Invited comments and/or questions from the petitioner.

AUBIN: Swore in Mr. Hagn.

HAGN: Thanked the members of the board for giving him the opportunity to annex into the Village of Orland Park.

STEPHENS: Invited comments and/or questions from the public and received none.

STEPHENS: Invited comments and/or questions from the Plan Commissioners.

PARISI: Stated he has driven past the property several times and has no questions to ask.

THOMPSON: No questions to ask.

AUBIN: Nothing to ask.

DZIERWA: Looks like the petitioner's property is contiguous on three sides. If Mr. Hagn had an emergency hook up for water and sewer, contingent upon annexation, I don't really think we should say no. I'd be in favor of this petition.

JACOBS: Asked Mr. Hagn when he had that sewer work done.

HAGN: It was completed in March.

JACOBS: Asked the petitioner if he has any immediate plans for landscaping the front yard.

HAGN: Yes. That will be taken care of.

JACOBS: Asked the petitioner if the cyclone fence to the west is his or his neighbor's.

HAGN: Indicated it is his and he will fix it. Once the landscaping is completed, the fence will look perfect. That is on my to-do list of things to do.

CULLIGAN: No comment, thank you.

STEPHENS: Entertained a motion from the Plan Commissioners.

I move to terminate the public hearing for file number 2007-0131, Hagn Annexation.

**A motion was made by Commissioner Paul Aubin, seconded by Commissioner Patricia Thompson, that this matter be RECOMMENDED FOR APPROVAL to the Planning and Economic Development Committee. The motion CARRIED unanimously.**

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

**Nay:** 0

## **OTHER BUSINESS**

PLAN COMMISSIONERS: Those whose packet arrived (except for Commissioner Thompson whose packet never arrived) stated they liked the fact it came on Thursday.

## **ADJOURNMENT**

STEPHENS: There being no further business before the Plan Commissioners, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Teri Dougherty  
Recording Secretary

