

# 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, July 10, 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**

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

**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 Thompson, seconded by Commissioner Dzierwa and carried to approve the minutes of the June 26, 2007 Plan Commission meeting minutes with the request that Staff clarify the correct address of Paul and Lynn Lang which is short one digit as it appears in the second-to-the-last paragraph on page three under "STEPHENS".

**A motion was made by Commissioner Patricia Thompson, seconded by Commissioner Steve Dzierwa, that this matter be APPROVED. The motion CARRIED unanimously.**

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

**Nay:** 0

**PUBLIC HEARINGS****2007-0156 Crystal Tree Clubhouse Redevelopment**

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

I move to continue the public hearing for file number 2007-0156, Crystal Tree Clubhouse Redevelopment, to the July 24, 2007 Plan Commission.

**A motion was made by Commissioner Steve Dzierwa, seconded by Commissioner Paul Aubin, that this matter be CONTINUED to the Plan Commission. The motion CARRIED unanimously.**

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

**Nay:** 0

**2007-0196 Main Street Triangle Development**

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

I move to continue the public hearing for file number 2007-0196, Main Street Triangle, to the July 24, 2007 Plan Commission.

**A motion was made by Commissioner Steve Dzierwa, seconded by Commissioner Paul Aubin, that this matter be CONTINUED to the Plan Commission. The motion CARRIED unanimously.**

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

**Nay:** 0

**2007-0204 Orland Park Prayer Center**

Mohamed M. Krad, M.D., 6539 West Fox Lane, Palos Heights, Petitioner Representative

Mr. Malik B. Ali, MPI Media Group, 16101 S. 108th Avenue, Orland Park, Petitioner Rep

Charles E. Smith, President, Arete'3 Ltd, 18645 South West Creek Drive, Tinley Park

Chris Johnson, Arete'3 Ltd, 18645 South West Creek Drive, Tinley Park

Robert Matthey, Tech 3 Consulting Group, Inc. 737 West Exchange Street, Crete

Richard J. Skrodzki, Esq, Goldstine, Skrodzki, Russian, Nemecek and Hoff, Ltd.

835 McClintock Drive, Burr Ridge, Attorney for the Petitioner

HOFKINS: Staff presentation made in accordance with the written Staff Report dated July 10, 2007 as presented.

AUBIN: Swore in Mr. Skrodzki.

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

SKRODZKI: Stated he distributed to each Plan Commissioner, a list of the names of the representative present this evening should there be any questions for any of them. Noted that on behalf of the Prayer Center, they are all very excited to be here this evening to present their plans to expand their parking ability and detention ability on the current Prayer Center site. Noted they are very happy at their location. Stated that Ms. Hofkens did a very good job of summarizing the nature of this petition. Indicated they are seeking annexation rezoning and amendment to the Special Use with the exceptions outlined by Ms. Hofkens. Staff's Report does set forth various recommended conditions to the approval. Seven in all. We have reviewed those. We are prepared to make our changes to the Site Plan in accordance with those recommendations with the exception of one item. We would like the opportunity to briefly discuss item number four which addresses doubling the size of six interior landscape islands. Understanding the Villages' requirements for landscape islands and landscaping, we will be presenting a very nice landscaping plan throughout the site. The color rendering on the board shows the amount of green space we currently have on this site and will be including. Asked the Plan Commissioners to consider that with that recommendation, we would lose 12 parking spaces. By doubling the size, we

currently will have nine island that will be approximately nine-feet wide by 37-feet. Looking at the property that surrounds the Prayer Center, note that the Catholic Cemetery is across the street; there is manufacturing industrial to the north and west and the property to the south is zoned Cook County residential, however, believe there is some interest for offices there. It will most likely be a commercial use as well. Therefore, we do not abut any residential. We think the landscape impact, by doubling the size, while getting closer to the code requirement (and we appreciate that) won't really have an impact on the overall look at the site. Again, that is from our perspective. Other than that, all of the other items that are listed, are matters that we will attend to including increasing the size of the sidewalks. I would also point out that Cook County is proposing, and currently has plans for improvements to 104th Avenue that will provide for a left-turn lane into this new drive that we have.

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

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

DZIERWA: Asked Mr. Skrodzki if he really needs those 12 parking spaces.

SKRODZKI: Replied "yes", that his clients would like to maximize their parking. It is typically the Friday afternoon prayer service and then the Holy month of Ramadan when there is the biggest need. Noted they looked at what impact this would have on the landscaping. Stated he respects the code and Staffs' requirements, however, in this case felt it would be appropriate to provide the landscaping that we did.

DZIERWA: Indicated he looked at some of the parking/landscape islands at some of the other churches along the I-80 corridor and noted they looked very nice and they are two parking spaces wide. While I really like that, if the petitioner really needs the parking and if that is the only thing in the seven conditions that the petitioner does not agree on, I could live with that. Also, complimented the petitioner on their answers to the Special Uses.

SKRODZKI: Credited Ms. Hofkens for her guidance in assuring that the answers they prepared were specific and complete.

JACOBS: Asked how long the Prayer Center has been there.

SKRODZKI: Stated he believes the Prayer Center was approved in 2004 and completed in 2005.

JACOBS: Asked if all of the parking spaces get filled at all of the services.

SKRODZKI: Deferred to Dr. Krad who is a member of the Board and one of the founders of the Prayer Center.

AUBIN: Swore in Dr. Krad.

KRAD: Stated that if you go to the Prayer Center in the morning and throughout the day, the parking spots are empty. Our main service is on Friday at which time there are not enough parking spots for everyone. Those who do not get a parking spot, park in the gravel area on the other side. On Friday's services begin at 1:00 p.m. and end at 1:30 p.m. By 1:40 p.m. the people are leaving the parking lot. During Ramadan, for 30 days once a year, there is evening prayer which starts at sunset and is held for a couple of hours. We need maximum parking spaces during Ramadan. There are a couple of holiday days. One of those days is the day after Ramadan and one day during the pilgrimage. Early morning prayers are held on those holidays and, again, maximum parking spaces are needed. Stated that if their parking can be expanded, that would be very helpful.

JACOBS: Thank you. Nothing further.

CULLIGAN: Stated he thinks that the terraced retaining walls toward the west of the property will be a good fit there and a good addition. Asked if the terraced area will have grass or flowering-type bushes.

SKRODZSKI: We are working on a Landscape Plan and will look at that issue. That is something which has been discussed.

CULLIGAN: Stated that in regard to the size of the spaces, since there are islands in the middle, the size of the spaces provided in the petition is adequate. Stated he concurs with the amount of space the petitioner is asking for.

PARISI: Stated he has no questions to ask, however, indicated he has no problem with keeping the amount of parking spaces they have right now and the rendering indicates a nice improvement to the property. As you drive by now, you see a gravel lot – this would be an improvement.

THOMPSON: Expressed her opinion that this will be a major improvement there. Indicated she has driven by the Prayer Center several times when there are many vehicles in the gravel lot and it gets very dusty in there.

AUBIN: Concurred with his fellow Plan Commissioners in regard to the parking islands. In regard to the third recommendation in the proposed motion "that the petitioner install a left turn lane into the new parking lot", ask Staff if the County improvement that is proposed on 104th Avenue will accommodate that condition.

HOFKENS: Replied that it would, however, Staffs' concern is that they do not have the timing for the 104th Avenue improvements, therefore, does not know if it is going to be done next year or in five years. The need for the left turn lane is this year. Stated she would try to obtain clarification in regard to the timing and if were

to be soon, would consider incorporating it. Otherwise, would still request that this be part of this development.

STEPHENS: In regard to recommendation for the parking island, asked Staff if it is not in compliance with code?

HOFKENS: Stated she believes they do not have enough parking islands at this time. Noted that if one were to look around Orland Park, there are a lot of projects that do not necessarily meet island code requirements. They often accommodate that through larger islands in other areas, which is why we requested the double-length size of these exterior ones versus going every seven spaces with an island.

STEPHENS: So this is not a big deal one way or the other?

HOFKENS: We would obviously like to see the larger landscape islands in order to come closer to meeting our code as well bringing down the lot coverage a little bit. It is a tough call as we also know they need the parking. We put it as a condition because we want to see the islands.

STEPHENS: With this petition, are they asking at this point to increase the detention pond?

SKRODZSKI: Yes, it is being increased in size to accommodate this.

STEPHENS: Are you installing the overlook shown on here?

SKRODZSKI: Yes, I believe that will be part of these improvements.

STEPHENS: Is that going to be a ten-foot deep wet pond?

SKRODZSKI: Fifteen feet deep.

STEPHENS: Are there safety ledges on the sides?

AUBIN: Swore in Bob Matthey.

MATTHEY: Yes. The Villages' standards are being used for that detention pond including the safety ledges and the depth. Noted that they were approved today by the Village's Engineering Department.

STEPHENS: Stated his concern and recommendation that a safety fence be installed around the overlook.

MATTHEY: There will be one.

STEPHENS: Is that shown on the plan?

MATTHEY: Yes. There will be a railing which will go all the way around it.

STEPHENS: Entertained a motion for a continuance 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 July 10, 2007

and

I move to recommend to the Village Board approval of the preliminary site plan titled Community Building - Orland Park Prayer Center, prepared by Arete 3' Ltd, job number 06152, dated 08-29-06, most recent revision 06-29-07, sheet SP-1, subject to the following conditions:

- 1) That the petitioner revise the site plan to show 7' sidewalks in areas where the sidewalk is directly adjacent to the parking lot.
- 2) That the petitioner revised the site plan to accurately depict the proposed lot coverage.
- 3) That the petitioner install a left turn lane into the new parking lot.
- 4) That the petitioner double the size of the six interior landscape islands that directly front onto the drive aisles.
- 5) That the petitioner submit a plat of subdivision to consolidate the two lots upon annexation.
- 6) That the petitioner submit a landscape plan for separate review and approval within 60 days of final engineering approval.
- 7) That all final engineering related items are met.

and

I move to recommend to the Village Board approval of an amendment to Special Use Permit 3903 Amendment to provide for an over 20% increase in allowed parking stalls, a reduction in detention maintenance area from 15' to 0', a reduction in the detention pond setback from 25' to 2' (around the overlook area), and increase in lot coverage and an increase in retaining wall heights and setbacks subject to the same conditions as outlined in the preliminary site plan approval.

and

I move to recommend to the Village Board approval of a Subdivision to consolidate the 4.27 acre parcel and the 2.19 acre parcel upon annexation.

OR (to be used if preliminary engineering is not granted)

I move to continue the public hearing for file number 2007-0204, Orland Park Prayer Center Expansion, to the July 24, 2007 Plan Commission meeting in order for the petitioner to gain preliminary engineering approval.

**A motion was made by Commissioner Paul Aubin, seconded by Commissioner Steve Dzierwa, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning. The motion CARRIED unanimously.**

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

**Nay:** 0

**2007-0266 Southwest Highway Mixed Use Development**

Christopher Johnson, 1545 S. State Street, Suite #610, Chicago

HOFKENS: Staff presentation made in accordance with the written Staff Report dated July 10, 2007 as presented.

AUBIN: Swore in Christopher Johnson

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

JOHNSON: Stated he is representing Arete' 3 Ltd. Design and also presenting on behalf of Hanson Development. Thanked Staff for working so closely with them and for guiding them through the new Village Center District. This site is very challenging not only in shape but in location. It is in a very prominent location. The petitioner has been exploring options on this site over the last five years. He has waited until this point for a design to reach a higher standard and present it to you today. As mentioned by Staff, we are using best management practices – for example – pervious pavement and green deck. We are trying to be sensitive to the adjacent property owners and adjacent properties by hiding all parking and addressing the street with a building as well as carriage walks and thick foundation plantings around this pedestrian area. The 5,000 plus or minus commercial area is meant to address the intersection at the Union Street and Southwest Highway area and we have provided some additional seating and hardscape outside the front entry of that area. In regard to the building, stated they are proposing 21-to-24 units – approximately 1,500-to-2,200 square feet in area. The amenities for this building list as secured parking; floor-to-ceiling glazing as

presented on the elevations; brick and pre-cast masonry; ten-foot ceilings with 11-foot and higher ceilings at the top floors; also accommodating storage lockers and trash chutes; and 14,500 square-feet of outdoor deck – both public and private. Invited comments and thanked the Plan Commissioners for hearing his presentation.

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

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

THOMPSON: Noted that this looks very much like the Village Hall and hoped people do not get confused. Nothing further at this time but may want to comment later.

CULLIGAN: Asked the petitioner to elaborate a little in regard to the northeast part of the building where there is a private patio above the parking structure.

JOHNSON: Stated that the parking garage is fully depressed below grade. What you are looking at is a public green deck with various private patios coming off of the residential units at the second level.

CULLIGAN: If we needed an entrance off of Southwest Highway, would you be able to enter this garage area from that part of the building?

JOHNSON: The entrance off of Southwest Highway becomes problematic due to the grades at this level. The grade rises quite rapidly as you move northeast along Southwest Highway. The idea behind this is to have the most minimal impact as far as parking to the neighbors and surrounding sites. We saw the Union Street entrance as being much more feasible for traffic coming in and out due to the speed limits and the amount of traffic on Southwest Highway.

CULLIGAN: Asked the petitioner to address the above-grade of the retaining wall that will be along Union, or is the petitioner just going up to grade?

JOHNSON: Our intention is to go up to grade and further screen it with landscape planting. We will have to adhere to the building codes with either a decorative guard rail or continuing that masonry up.

CULLIGAN: Okay. We don't want a drop off there.

JOHNSON: No sir.

CULLIGAN: These are outdoor decks by the residential area, correct?

JOHNSON: Yes sir.

CULLIGAN: Asked the petitioner to elaborate on the materials to be used there.

JOHNSON: The decks are of a pedestal paver system. We are currently looking at two possible forms of green deck.

CULLIGAN: I was referring to the balconies.

JOHNSON: Currently we are looking at a decorative metal rail; possibly aluminum. There have also been some discussions of maybe a plexiglass or some sort of clear railing type as well.

JACOBS: Stated "Wow, not what I expected!" Will each condo unit have a deck or balcony or both?

JOHNSON: Currently, each unit will have a deck or a balcony or part of the communal deck.

JACOBS: Will the living units have both an east and west exposure?

JOHNSON: No, there is a central corridor, so some will have a south-eastern exposure and some will have a north-western exposure. Some of the end units will have three sides of exposure.

JACOBS: Are you anticipating one retail unit or several?

JOHNSON: Currently, we don't have an anticipated number of units. With the configuration, ideally, we would be looking for a single user just because of the difficulty of dividing the space.

JACOBS: Like a restaurant or something?

JOHNSON: At this time that is undetermined.

JACOBS: You only have 18 stalls for retail?

JOHNSON: Exterior stalls? Yes.

JACOBS: Union Street is not very big and there are two funeral parlors that exit onto Union Street and a lot of school buses and residential traffic. Have you thought about moving traffic in and out of the project, if everyone shows up at the same time?

JOHNSON: We have given that some thought and really did approach this with the most sensitive approach to the neighboring buildings. Not only in traffic patterns, however, in appearance to those surrounding properties.

JACOBS: There is only one light with a right or left turn and 143rd Street is pretty crowded anyway. This will be tough.

JOHNSON: We did consider this in the design of the building. The other consideration, of course, was Southwest Highway, however, as previously stated, the amount of traffic there coming into something on such a downhill slope – we saw that as problematic.

JACOBS: Yes. Well, this is interesting. It is kind of on the big side for this site. Don't you think?

JOHNSON: On a personal level, I'm very fond of the scale on the site and we know there is future development coming in that area that is coming much closer to what you see there currently.

JACOBS: Okay, thank you.

DZIERWA: Although I don't think this is unique, it is certainly rare as it is adjacent to the Triangle site. Asked the petitioner if a traffic study has been considered.

JOHNSON: One has been done.

DZIERWA: We were not provided with a traffic study.

JOHNSON: Indicated he would make one available to Staff.

STEPHENS: Asked that a copy of the Traffic Study be included in the Plan Commissioners' meeting packet when this petition is next heard.

DZIERWA: Thank you. I'll reserve my further comments until the next meeting.

AUBIN: Nothing.

PARISI: My concern is in regard to the traffic on Union, however, that issue has already been raised. I also had a concern in regard to the adjoining house to the north and the affect on that, however, after reviewing this, the petitioner did a pretty nice job with the way they hid the parking below grade. Have a concern in regard to how this will blend in with the historic district as this has more of a contemporary look

THOMPSON: Expressed concern in regard to the trash area. How do the residents get their trash into this area?

JOHNSON: There is a chute from each floor.

THOMPSON: This is an enclosed area?

JOHNSON: Yes.

STEPHENS: Expressed his opinion that the petitioner did a good job fitting this building into a difficult site with the contours and the topography as it exists. They did a nice job hiding the parking. The foundation plantings are nice. Like the fact that the entrance is on Union Street. We currently have two or three drives off of Southwest Highway. I think it is a better fit to be on Union Street. The one problem that I have is with the building. Stated he feels the building is awfully cold looking and very institutional looking. Would like to see you soften the building up and give it more of a residential feel. To me, it looks like a big hospital or something along those lines. If the petitioner could work on some architectural enhancements to soften this up, at that point, this would be a better fit for this particular site within the community. Asked the petitioner if he could work on that.

JOHNSON: Stated he would be happy to approach the petitioner with that to see what can be done.

STEPHENS: Okay and I don't have any problem with your variances on your rear yard. That has been treated very well by putting the plantings on the outside.

DZIERWA: Referenced a copy of the January, 2007 Planner publication wherein it shows a building that looks very similar on the end to what is being proposed here and it shows how they used different colors to soften it up. Noted he thinks that is what the Chairman is talking about.

STEPHENS: Entertained a motion for a continuance 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 July 10, 2007

and

I move to recommend to the Village Board approval of the preliminary site plan titled 'Proposed Site Plan - Southwest Mixed-Use Facility,' prepared by Arete 3, Ltd., job number 03154, dated 05-31-06, most recent revision 06-29-07, sheet SP-1a and SP-1b and the building elevations titled 'Proposed Elevations - Southwest Mixed-Use Facility,' prepared by Arete 3, Ltd., job number 03154, dated 09-05-06, most recent revision 06-29-07, sheet EL-1, subject to the following conditions:

1) That the petitioner revise the site plan to correctly label the impervious surface percentage at grade and add bike racks per code.

- 2) That any required right of way dedications along 143rd or Southwest Highway are dedicated for future improvements per McDonough's engineering design..
- 3) That the petitioner should confirm that the building height does not exceed 55', based on the average grade plane, as regulated by the building code.
- 4) That the petitioner apply and pay fees for a subdivision to consolidate the multiple lots of the project before the Committee Meeting.
- 5) That the petitioner provide a section or sketch the better illustrates the sidewalk and grading condition adjacent to the parking lot along Union Avenue.
- 6) That the petitioner submit a landscape plan for separate review and approval within 60 days of final engineering approval.
- 7) That all final engineering related items are met.

and

I move to recommend to the Village Board approval/denial of the requested Variance to reduce the parking lot setback along Union Avenue from 10' to 5' and to reduce the rear yard setback from 30' to 10', subject to the same conditions as highlighted in the preliminary site plan motion.

OR (to be used if preliminary engineering is not granted)

I move to continue petition 2007-0266, Southwest Highway Mixed Use Development, to the July 24, 2007 Plan Commission meeting in order to give the petitioner time to gain preliminary engineering approval.

**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 8/14/2007. The motion CARRIED unanimously.**

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

**Nay:** 0

#### **2007-0268 Open Space Amendment to the Comprehensive Plan**

TURLEY: Staff presentation made in accordance with the written Staff Report dated July 10, 2007 as presented and with the introduction of two maps: (1) the Orland Park Open Space Master Plan (an open space component to the comprehensive plan); and (2) the Orland Park Environmental Sensitivity Plan (an open space component to the comprehensive plan). Clarified that this is a work in progress with input coming from the Plan Commissioners, internally with Parks

and Recreation, Open Lands, and any other citizen commissions that may want to have input on this. Welcomed comments tonight, by e-mail, by phone, etc.

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

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

DZIERWA: Looking at the Orland Park Open Space Master Plan, noticed at the bottom, it was updated July 2, 2007, yet he could point out two signalized intersections that are not noted on this map.

TURLEY: That is an example of why we want to get this out to as many people as possible because we are hoping for such input.

DZIERWA: Noted that at 157th and 80th Avenue, there is a signal. There is another by Silver Lake Country Club at 151st Street.

TURLEY: She will look at that. Noted that these had been taken from existing GIS layers. We are always trying to look at those for accuracy and improving the accuracy.

JACOBS: This is a tremendous undertaking, one that I know we have to work on and bring it forward. In regard to the Gallagher and Henry property for the Spring Creek Park, how are we going to get that?

TURLEY: It is my understanding that they would be willing to sell that land.

JACOBS: Thank you.

CULLIGAN: Agreed with Commissioner Jacobs' comment that this is a tremendous undertaking and encouraged everyone to look at the material provided and continue to give Staff input.

PARISI: Agreed that this is an ambitious undertaking. Particularly like the idea of the proposed Spring Creek Park. (Conceptual plan for Spring Creek Park distributed before meeting). We have a world class community. One of our shortcomings just might be what you are proposing there. This is terrific.

THOMPSON: Asked how many acres the proposed Spring Creek Park will be.

TURLEY: Approximately 40 acres.

THOMPSON: On the map where it says "proposed paths", asked who determines what the path is going to be?

TURLEY: Some of them have are already shown as proposed paths. I believe how that layer was done was in consultation with bicycle groups in the community. I am not sure of who said they were going to go where, however, this has been developed over the years.

THOMPSON: The reason I ask is because I looked at the Orland Grasslands Forest Preserves and the proposed path goes all the way around it, however, it is just a beautiful site and wondered why we couldn't have a path going through it.

SULLIVAN: Stated that is being restored with a lot of work going into removing the tiles and recreating the wetlands and creating habitat so all of the groups working on it (Audibon, Army Corps of Engineers, Forest Preserves) do not want a lot of intrusion into the middle of it because it will disturb the habitat, therefore, they have asked that the path be on the perimeter.

THOMPSON: So no one will be able to see in there?

SULLIVAN: You can walk in there.

THOMPSON: Will there be a walking path?

SULLIVAN: There are informal walking areas, however, the official trail will be kept to the perimeter for the majority of people.

AUBIN: No comment.

STEPHEN: Complimented Staff on this massive undertaking. The work done thus far has been just great. Continue and bring to completion. You are doing a very fine job.

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 July 10, 2007

and

I move to recommend (discussion and) continuance to the August 14, 2007 Plan Commission meeting.

**A motion was made by Commissioner Mike Culligan, seconded by Commissioner Patricia Thompson, that this matter be CONTINUED to the Plan Commission, due back on 8/14/2007. The motion CARRIED unanimously.**

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

Nay: 0

**2007-0352 American Technical Publishers, Inc.**

Robert Deisinger, 8926 Pebble Beach Lane, Orland Park  
Ken Wahlin, 10204 Worths Drive, Woodridge  
Joseph Pasquinelli, 3825 Central Avenue, Western Springs, IL  
Luis Kay, 1901 South Myers Road, Oakbrook Terrace, IL  
Chris Gary, 16800 Lee Street, Orland Park

HOFKENS: Staff presentation made in accordance with the written Staff Report dated July 10, 2007 as presented.

AUBIN: Swore in the petitioners.

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

PASQUINELLI: Greeted the Plan Commissioners. Indicated he represents the development team. Stated he is Principal of the Architectural firm, Archideas (311 West Superior, Suite 410, Chicago) who prepared the Site Plan and the building elevations for review this evening. We are here tonight to request approval for rezoning the property from E-1 to ORI. We are also seeking preliminary engineering approval and subdivision approval. Stated that Staff has done an excellent job presenting the project. Noted that represented here tonight is the ownership of American Technical Publishers as well as the Design Build Team, Civil Engineer and Real Estate. We are very excited to be a part of this project and I know the ownership of American Technical Publishers are very excited to be a part of Orland Park as Bob Deisinger is a resident of the Orland Park Community. Invited any questions anyone may have of their proposal.

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

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

DZIERWA: Stated he is very pleased the petitioner is attempting to build a LEED Certified Silver or Gold building. Understand the petitioner is not in agreement with putting in a stub road for possible connectivity to other sites. Is that true?

PASQUINELLI: We are willing to discuss the possibility that in the event, future development would require it.

DZIERWA: Keep in mind that if we make you do it, we will make everyone else do it so it will work. I think it is a great idea. Asked the petitioner if he has been in the Horton lot.

PASQUINELLI: I've driven into the Horton lot

DZIERWA: Noted there is a stub road that goes right into that big sheet metal barn to the north. However, also noted that St. Xaviers' does not have a stub road. So we have one with and one without. I would like to see one. We've had two petitions in the past where one went in and then the one next door did not go in. That upset me a little bit, however, that is the democratic process. If you could consider putting a stub road in, work with Staff in that regard.

JACOBS: Indicated she had nothing to add, however, took the opportunity to welcome the petitioner to the community.

THOMPSON: Nothing to add except to compliment the petitioner on the beautiful building they've proposed.

CULLIGAN: Noted that on the southwest corner of the elevation there are large open spaces in the brick wall. Is that correct?

PASQUINELLI: That is correct.

CULLIGAN: The west elevation shows the glass windows and some type of railing there. Is that a balcony?

PASQUINELLI: Yes.

CULLIGAN: Asked if that balcony goes part of the way to the very of the brick of the west elevation?

PASQUINELLI: It goes all the way from the north to the south along the west face of the building at the second and third floors. That is behind the openings you see on the southwest view.

CULLIGAN: The south elevation reminds me of the terminal at Midway with all of that glass. It is a nice look. There really is not a lot more to say. As I look at the recommendations provided in Staffs' Report, most of them are things that we always get such as 60 days for landscaping; getting final engineering, etc. Between the petitioner and Staff, I think a fantastic job was done putting this together. Thank you.

AUBIN: Asked the petitioners if they had any problems with the recommended conditions, including cash in lieu of the sidewalk

PASQUINELLI: No.

PARISI: No further comments.

STEPHENS: On the southwest corner of the building, is that metal coming up or just a shadow.

PASQUINELLI: We are studying that area at the moment to determine what it really is going to be. Our intention is depicted here on the west elevation with the horizontal balconies with horizontal railings. At one time (and we are still looking into it) we were looking at providing a vertical emphasis with connection between the balconies on the second floor and the balconies on the third floor with some sort of vertical element. We are still studying that at the moment. And yes, that is metal. Since we are trying to be a lead project, the building wants to be responsive to the orientations that are present on the site and how it relates to those orientations. The west side is a side of the building that has a very difficult time shading from direct sun when the sun gets low in the sky late in the day. Initially it was intended to be some sort of louvered screen that would shade the west end of the building. We are still playing with that notion because we think that the balconies themselves, that project ten feet from the face of the wall, may provide the necessary shading at the times that the building is occupied.

STEPHENS: You are still working with that?

PASQUINELLI: Yes.

STEPHENS: Thanked the petitioner for working with Staff and complying with all of the code requirements. Complemented the petitioner especially on the architectural elevations of this building. It will set a trend. It is very appropriate and it works very well. It is a beautiful building.

DEISINGER: Introduced himself again. He is the President of American Technical Publishers. He is an Orland Park resident. As a resident of Orland Park, this is exactly the kind of building and company we should try to get into the Village. It is non-polluting; we have a highly-educated group of individuals; 90% of our employees are college educated; 30% of those have masters or a PhD. We all live in this or neighboring communities. We are employee owned. We are not owned by an organization far away to decide to move our jobs out of our community. The jobs will not leave our community. However, our employee owners do have a problem with condition number one. We looked at the property to the north side of Horton. One of the reasons we did not buy it was because of the cross easement. Having to cross someone else's easement to get into our own was something we were not in favor of and we are not in favor of having other people cross through our property to get into their property. While we are willing to consider it and to work with future people coming in, adjacent to our property, we are not at this point in time, willing to grant any kind of cross easement now knowing what type of neighbors are going to go in next door to us. Just wanted to make this understood.

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 July 10, 2007

and

I move to recommend to the Village Board approval of the preliminary site plan titled "American Technical Publishers Preliminary Site Plan", prepared by Archideas Inc. dated June 20, 2007 and the preliminary building elevations titled "American Technical Publishers North and South Elevations; West and East Elevations; Trash Enclosure Elevations", prepared by Archideas Inc. dated June 20, 2007 subject to the following conditions:

- 1) That the petitioner agrees to work with Village staff on cross access easement when adjacent areas are developed.
- 2) American Technical Publishers must meet all final engineering related items;
- 3) American Technical Publishers should submit a landscape plan within 60 days of final engineering approval;
- 4) American Technical Publishers should submit to the building department signage related items for review;
- 5) American Technical Publishers must submit a plat of subdivision for separate review and approval to the planning department;

And

- 6) That the petitioner provide cash in lieu of construction a sidewalk along Orland Parkway to be placed in an escrow account.

and

I move to recommend to the Village Board approval of a 4.46 acre parcel Subdivision for American Technical Publishers subject to the same conditions as were highlighted in the preliminary site plan approval motion;

and

I move to recommend to the Village Board approval of a rezoning for this 4.46-acre parcel from E-1 Estate Residential district to an ORI Office/ Research/ Industrial district.

OR - If preliminary engineering has not been granted

I move to continue petition number 2007-0352, American Technical Publishers to the July 24, 2007 Plan Commission meeting in order for the petitioner to gain preliminary engineering approval.

**A motion was made by Commissioner Paul Aubin, seconded by Commissioner Patricia Thompson, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning, due back on 7/23/2007. The motion CARRIED unanimously.**

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

**Nay:** 0

## **NON-PUBLIC HEARINGS**

### **OTHER BUSINESS**

STEPHENS: Asked Staff if they could provide the "Motion to recommend as findings of fact" blurb before each proposed motion to help the Plan Commissioners when making motions.

HOFKENS: Stated that the Village's Attorney has now indicated that when there are multiple motions for a petition, the Plan Commissioner making the motion is required to only say that blurb for the first motion made.

SULLIVAN: Mentioned that the Village has received a \$25,000 award for environmental efforts and tree planting. Stated that Staff feels the Plan Commission has a big role in that, thank you. Also, the DePaul University awarded the Village of Orland Park the best process review in the Chicagoland area.

STEPHENS: It is a good process and we compliment our Staff. Thank you.

### **ADJOURNMENT**

STEPHENS: There being no further business before the Plan Commissioners, the meeting was adjourned at 8:28 p.m.

Respectfully submitted,

Teri Dougherty  
Recording Secretary