

# 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 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 Thompson, seconded by Commissioner Aubin and carried to approve the minutes of the July 10, 2007 Plan Commission with the following revision: on page 4, replace the word "island" with the word "islands."

**This matter was APPROVED**

**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 continuance from the Plan Commissioners.

I move to continue the public hearing for file number 2007-0156, Crystal Tree Clubhouse Site Redevelopment, to the August 28, 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, due back on 8/28/2007. The motion CARRIED unanimously.**

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

**Nay:** 0

**2007-0196 Main Street Triangle Development**

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 August 14, 2007

and

I move to recommend approval of a special use for a planned development to allow up to 155,000 square feet of commercial space and up to 240 residential units with 509 parking spaces.

and

I move to recommend approval of the Concept Plan entitled 'Preliminary Site Plan, Orland Park Main Street Triangle' on page 2 of the Orland Park Main Street Triangle booklet subject to the following conditions:

1) That each phase of the project be developed congruent to the Concept Plan and Design Guidelines.

And

2) That the petitioner work with staff as the project moves forward to address the specific project issues as highlighted by this staff report, including but not limited to, the parking spaces adjacent to Overlook Park, setback requirements along 143rd and LaGrange Road, parking lot screening, floor area ratio, internal roadway access, townhome garage access, the location of the pedestrian bridge over LaGrange Road, the scale of the retail buildings along LaGrange Road and the architectural design of the townhomes attached to the mixed-use buildings.

And

I move to recommend approval of the subdivision to divide the 26.83 acre parcel into 11 lots excluding public areas as indicated on the Sub-Area Key Plan in the Orland Park Main Street Triangle booklet; and

And

I move to recommend approval of the design guidelines as described in the Orland Park Main Street Triangle booklet on the pages entitled: 'Sub-Area A: Mixed Use', 'Sub-Area B: Retail', 'Sub-Area C: Residential', 'Sub-Area D: Metra Parking', and 'Sub-Area E: Public Amenities'.

**A motion was made by Commissioner Steve Dzierwa, 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

**2007-0203 183rd Street & LaGrange Road**

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

I move to continue the public hearing for file number 2007-0203, 183rd Street and LaGrange Road, to the August 14, 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, 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

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

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

I move to continue the public hearing for file number 2007-0266, Southwest Highway Mixed Use Development, to the August 14, 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, 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

**2007-0314 Three Bridges of Orland**

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

I move to continue the public hearing for file number 2007-0314, Three Bridges of Orland, to the August 14, 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, 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

**2007-0267 Park Corners II**

STEPHENS: Stated that just prior to the meeting, he was informed that there may

have been a misunderstanding with the date of this public hearing.

TURLEY: Yes, that is correct. Some misinformation may have been given out indicating that this agenda item was going to be continued, when, in fact, it is scheduled to be heard tonight. We are uncertain how this happened, however, that is what appears to have happened.

STEPHENS: In fairness to everyone involved who would like to speak on this issue, we will probably have to continue this public hearing.

TURLEY: Offered for consideration that we go ahead and open the public hearing and we can make our presentation and hear any speakers here as well at this time. However, not necessarily take action.

STEPHENS: After that we will continue this public hearing to the August 14th Plan Commission meeting.

TURLEY: Noted that continuing to the date of August 14th would not slow the process for the petitioner because the next Committee meeting is on August 27th. Therefore, it will continue on the schedule.

TURLEY: Staff presentation made in accordance with the written staff report dated July 24, 2007, as presented.

STEPHENS: State he understands at this time, we have received information that the residents of the community in the area had called Staff's office and were mistakenly told that this petition would be continued to August 14th.

TURLEY: That is correct. However, since this is a public hearing, you might want to ask if there is anyone in the public tonight who might wish to speak.

STEPHENS: Before going to the public, asked the petitioner if he wanted to make a presentation at this time and was informed by the petitioner that since this hearing is going to be continued, he would prefer to wait until the August 14th meeting to make his presentation.

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

AUBIN: Swore in Vicki Ciullo.

CIULLO, resides at 13547 Circle Drive. Stated she called Bob Sullivan's office today at 9:30 a.m. to verify that the meeting was going to be held tonight. Indicated she spoke with a woman who identified herself as Michelle and asked her if McNaughton's hearing was going to be held tonight. Michelle took a moment to find out and then informed that in fact, it was not, that it was going to be continued to August 14. With that information, I e-mailed or called my neighbors to

relay this information. We appreciate the Plan Commission continuing this hearing due to the misinformation we received which left many people at home tonight who otherwise would have been in attendance.

STEPHENS: In light of the circumstances and in fairness to both the petitioner and the residents of that area who have been misinformed about tonight's meeting, entertained a motion from the Plan Commissioners to continue this hearing to the August 14, 2007 meeting.

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

and

I move to recommend to the Village Board approval of the preliminary site plan titled "Preliminary Engineering Plan for Park Corners II", prepared by DesignTek Engineering Inc. with McNaughton Development Inc., and dated June 15, 2007, subject to the following conditions:

1. That the petitioner provide a sidewalk/ pedestrian path connection between the sidewalk and the parking lot at the corner of La Grange and 135th with a crosswalk crossing the parking lot to the building's sidewalk system;
2. That the petitioner place a sign that reads "No Outlet" south of the access driveway to the site parking lot in order to prevent erroneous travel into the residential Circle Drive cul-de-sac;
3. That the petitioner mitigate the silver maple tree at the southeast end of the site if it is removed or damaged and to include that mitigation in the landscape plan;
4. That the petitioner submits a landscape plan within 60 days of final engineering approval. The submitted landscape plan should reflect native landscaping in the bio-swales, which should take into consideration the view triangle at the 135th Street and Circle Drive intersection, and the revised grading on the preliminary engineering plan dated June 15, 2007;
5. That the petitioner transplant or save the parkway trees and indicate this in the landscape plan;
6. That the maintenance of the proposed landscape island at the center of Circle Drive is the responsibility of the petitioner/ land owner of the subject property;
7. That the petitioner designate a 12' x 25' loading area to the site plan;
8. That the petitioner submits labeled and scaled elevation drawings that include

a title block and data box, elevations clearly marked by cardinal directions, and elevations that illustrate and point out the dimensions, materials, and colors etc. of the proposed building to ensure height limitations are not exceeded and what materials will be used.

and

I move to recommend to the Village Board approval of the requested variance for Park Corners II to allow the parking lot to locate between the building and the public right-of-ways along the La Grange Road side and the 135th Street side of the building.

and

I move to recommend to the Village Board approval of the requested variance for Park Corners II to allow the garbage enclosure to locate within the building setback along Circle Drive 10 feet from the property line.

and

I move to recommend to the Village Board approval of the requested variance for Park Corners II to reduce the landscape bufferyard width requirement along La Grange Road from 15 feet to 10 feet.

and

I move to recommend to the Village Board approval of the requested variance for Park Corners II to reduce the foundation planting bed requirements along La Grange Road and 135th Street from 75% planting along the La Grange façade to 40% and from 10 foot wide areas for foundation plantings to 5 foot wide areas.

and

I move to recommend to the Village Board approval of the requested variance for Park Corners II to allow a reduction in the required number of tree/ landscape islands in the parking lot from four to one.

and

I move to recommend to the Village Board approval of a rezoning of the subject property at 13510 and 13520 Circle Drive from an R-2 Residential District to a BIZ General Business District.

OR - If preliminary engineering has not been granted;

I move to continue the public hearing for file number 2007-0267, Park Corners II, to the August 14, 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 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

## **NON-PUBLIC HEARINGS**

## **OTHER BUSINESS**

## **ADJOURNMENT**

STEPHENS: There being no further business before this Plan Commission, the meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Teri Dougherty,  
Recording Secretary