

# 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 12, 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*

**CALLED TO ORDER/ROLL CALL**

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

**APPROVAL OF MINUTES**

May 8, 2007 Minutes

**A motion was made by 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

**APPROVAL OF MINUTES**

May 22, 2007 Minutes

**A motion was made by that this matter be APPROVED. The motion CARRIED unanimously.**

**Aye:** 5 - Commissioner Jacobs, Commissioner Dzierwa, Commissioner Aubin, Commissioner Culligan and Commissioner Parisi

**Nay:** 0

**Abstain:** 2 - Commissioner Stephens and Commissioner Thompson

**PUBLIC HEARINGS**

**2006-0780 Land Development Code Amendments I (2007)**

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

I move to terminate the public hearing for file number 2006-0780, Land Development Code Amendments I (2007).

**A motion was made by Commissioner Louis Stephens, seconded by Commissioner Patricia Thompson, that this matter be TERMINATED. The motion CARRIED unanimously.**

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

**Nay:** 0

**2007-0116 Land Development Code Amendment II (2007) - MFG Manufacturing District**

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

I move to terminate the public hearing for file number 2007-0116, Land Development Code Amendments - MFG Manufacturing District

**A motion was made by Commissioner Patricia Thompson, seconded by Commissioner Paul Aubin, that this matter be TERMINATED. The motion CARRIED unanimously.**

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

**Nay:** 0

**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 June 26, 2007 Plan Commission.

**A motion was made by 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

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

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

I move to continue file number 2007-0266, Southwest Highway Mixed Use Development, to the June 26, 2007 Plan Commission

**A motion was made by 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

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

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

I move to continue the public hearing for file number 2007-0268, Comprehensive Plan Amendment, to the July 10, 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

**2007-0286 Izabela Polish Deli**

Izabela Nusko, 14913 Pheasant Lane, Homer Glen

PITTOS: Staff presentation made in accordance with the written Staff Report dated June 12, 2007 as presented.

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

AUBIN Swore in Ms. Nusko.

NUSKO: Concurred with Staff's Report.

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

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

PARISI: No comments, thank you.

THOMPSON: Noted her understanding that the petitioner, Ms. Nusko, will simply be renting the currently vacant store front in the Miles Center shopping center, however, stated that the conditions outside the rear of the unit are appalling with garbage scattered all over the ground. Asked Staff if there was any way that the owner of that mall could install one of those newer fences.

PITTOS: Indicated that some of that garbage has been created by the interior infrastructure work being done. Noted he saw pipe material out there during one of his visits to the site. That is why the condition to clean up the rear of that building was added to the recommended motion.

THOMPSON: Noted that even the current fence there is in disrepair and needs replacing. It is not very attractive back there.

PITTOS: Stated that because this is a special use for the petitioner and not for the site itself (for the owner) we really cannot go after the owner.

THOMPSON: Thank you. I have no further questions.

TURLEY: It really is an ongoing issue with these types of situations. We always try to encourage the owner of the shopping center to do as much as they are willing to do. This is always a difficult situation. We do not want to penalize the tenant, however, we do try to make incremental improvements in the shopping center.

STEPHENS: The best we can probably do is ask Staff to carry this forward back to the inspectors and ask them to visit this site and if there are tickets they can cite the owner on, then do so if that is what the Village does in these types of situations. I agree with Commissioner Thompson. It is pretty bad back there.

STEPHENS: Acknowledged a woman in the public who stood up to make a comment.

AUBIN: Swore in Ms. Helen Wagner who resides at 15040 El Camino Real (three houses in).

WAGNER: Sometimes I think I am living in the slums of Orland Park because we get trash and garbage; everything that Commissioner Thompson said. I have nothing against small businesses. I was a small business owner too when I worked. Something has to be done here, however. When the Police Department moved there I thought "oh good", maybe they will patrol down here but I do not see that happening either. Maybe you (the Plan Commissioners) could do something to get this area cleaned up.

STEPHENS: The best we can do is ask the Staff to get a hold of the proper people in the Village so they can go to this site. This petition that we are talking about here is for a Polish Deli. Ms. Nusko is just going to be a tenant there. She does not own the property so we cannot ask her to go back to the property owner.

AUBIIN: Nothing further to add.

DZIERWA: Stated he felt everything had already been said by his colleagues, however,  
Noted he appreciated the petitioner's answer to #3 on the Special Use Standards. It looks like a little desire to help clean up the property.

JACOBS: Echoed the comments of her fellow Plan Commissioners. Expressed her opinion that the owner needs to be contacted.

CULLIGAN: Asked the petitioner for an idea of what her business hours might be.

NUSKO: Stated her intentions to open at 8:00 a.m. to 8:00 p.m. On Sundays, from 9:00 a.m. to 4:00 p.m.

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 June 12, 2007

and

I move to recommend to the Village Board approval of a Special Use Permit for Izabela Polish Deli with the following condition:

1. Clean the rear of the Miles Center's proposed deli after work on pipes and utilities is completed. Discarded building materials and undesirable plant growth should be removed from the site once the necessary utility work is finished.

**A motion was made by that this matter be RECOMMENDED FOR APPROVAL. 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

### 2007-0202 Parkway Bank and Trust

David B. Sosin, Attorney, 11800 South 75th Avenue

TURLEY: Staff presentation made in accordance with the written Staff Report dated June 12, 2007 as presented. Noted that on the elevations, the signs will be approved through a separate process. That should be added as a condition to the motion.

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

SOSIN: Our client's architect has worked with Staff for a number of months on this project. We understand this is not a public hearing and the property is zoned. The Parkway Bank acquired this property and is working to redevelop it as indicated. Stated he reviewed Staff's Report with their attorney. We have an old survey from 1986 that shows all of the parking spaces well within the lot line. That happens some times. Two surveyors disagree. Now we have a new survey that shows part of the parking spaces are over the lot line. One of them is wrong and one is right. As I stand here tonight, I do not know, however, we will find out before we build this. We have some solutions. We are happy with the condition. We will work it out with Staff. We will either put them on an angle so that they fit or put them parallel as there is quite a bit of room on the site. It was the intention of our client to try to eliminate with Staff, most of the non-conforming characteristics of this much older building. I think we have been able to do that. Believe that within the

next week we will be able to determine why one of the surveys is wrong (on the east line), however, that will not impact our final parking in regard to conformance with code. It could reduce the parking. Other than that, we are happy to have this worked out and we are ready to proceed.

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

CULLIGAN: As mentioned by Staff and Mr. Sosin, items #1 and #2 will be worked out eventually. Currently there are 14 parking spaces minus the eight in the back. The petitioner will get at least two to meet code and then there will be more so this will end up fine back there.

SOSIN: Correct.

CULLIGAN: Asked Mr. Sosin to say a little more about the existing access drive. Is it a shared driveway? Is that the property next door? Will the potholes be fixed?

SOSIN: That is off of the property and there is an easement. It was used originally, for Mindy's, as their extra lane when cars went around the back to get out. They had the drive thru so far up that there was no real setback on the north. The cars were right up against the property line. Then there was that shared driveway for the old pancake house and Mindy's. We are just eliminating that which gives us the ability to have a setback without moving the building. Staff has asked us (as was done with AMCOR Bank) to move the drive thru to the back. They are doing that and actually putting in a modern drive thru. It is pretty expensive to rehab this building and it is a lot of work, however, it is a good building, made of brick, and worth saving. As you can see from the plans, I think it will turn out very nice when it is done.

CULLIGAN: If there is going to be a new access drive going to the south in the southeast portion of the property, we might want to keep in mind that lower plantings should be planned for that area. We need to keep in mind, vehicular views and safety. The way the access is, you would come around a curved area, therefore, something too tall there would not be prudent. As you are entering the property, I am guessing there will be some type of stamping to instruct people to drive straight for the drive thru and to veer to the right to circle around.

SOSIN: There will be directional signage there.

CULLIGAN: In regard to the existing driveway to the east that the petitioner is proposing, there is traffic that will be going both north and south. As they come to the south end of the property, that there will be "do not enter signs" there to indicate they are not to go back to the west.

TURLEY: You mean if it connects, you are thinking that you really do not want

people to be turning into the bank parking lot?

CULLIGAN: Back into the drive thru area. I think that flow should come from LaGrange Road and go on the south side of the bank. Does that make sense?

SOSIN: It could. The problem is that LaGrange Road is busy. There will be people who will turn into the existing access drive to the north. Once they get in there, they will go that way anyway. The area of the driveway is not one lane. It is 24 feet. It is wider than 143rd Street is out west. That is like 19 feet wide. This is 24 feet wide. So it will accommodate the cars. It is pretty typical of any kind of lane in the Lowe's or Walmart or K-Mart, etc. in terms of the width of the lanes. Having them come in from both sides I think is a convenience to people. At least if people know they're coming both ways, I think it might be better. If you make it one way, people won't look the other way. There will be cars coming there anyway. I don't know how Staff feels about that, however, we feel it makes sense leaving it the way it is. There is plenty of width on those driveways to accommodate traffic going both ways.

CULLIGAN: Sought Staff's comment.

TURLEY: Indicated she can understand what Commissioner Culligan is saying, however, feels the flexibility of it being two ways is important as well and might create other issues if it is just one way. As Mr. Sosin noted, with people turning in there then realizing they cannot even get into their bank...

CULLIGAN: We have 14 parking lanes in the east that would provide access to the walk to the bank. Okay, that is fine.

STEPHENS: Just as a practical matter, I would add to that, that at any of these drive thrus, I don't see that many cars backing up and stacking. I don't think that will create a problem. I also agree that it may be a short cut for residents living here to come in off of that drive to the north.

CULLIGAN: Thank you. I had just wanted to open that up for discussion.

JACOBS: Indicated she totally concurs with Staff's Report and the recommendations they have made.

DZIERWA: Nothing to add.

AUBIN: Nothing to add.

THOMPSON: Nothing to add.

PARISI: Nothing to add.

STEPHENS: Expressed his opinion that this is a good fit for a building that used to be a restaurant, to be converted into a bank. The petitioner did an excellent job and the land plan works very well. Commended the petitioner for adding approximately 5,000 square feet of landscaping in the front of there which has been nothing more than a sea of asphalt.

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 June 12, 2007,

and

I move to recommend to the Village Board approval of the preliminary Site Plan titled Parkway Bank and Trust Company by Veterans Engineering Consultants Ltd submitted June 1, 2007 subject to the following conditions:

1. Resolve ten foot discrepancy in eastern boundary prior to Village Board consideration; either through ownership or cross access /easement agreement with neighbor as necessary to allow legal access to use of facilities.
2. Confirm that shown LaGrange right of way is 60' from the center line reflecting future widening requirements prior to Village Board consideration.
3. Agree to provide a cross access easement to the property to the south when the connection is completed in the future.
4. Add updated data box and date to Site Plan prior to Village Board consideration.
5. Replace the dumpster gate with an opaque wooden-like fence that is the same height as the brick wall within 60 days of Village Board approval.
6. Agree to provide a 5' sidewalk to the north of the existing dumpster, shifting it to the south as necessary, when sidewalk connection to the east is made in the future.
7. Include bike rack adjacent to building.
8. Secure sign permits.
9. Secure Final Engineering approval
10. Submit a Final Landscape Plan for approval within sixty days of Final Engineering approval;

and

I move to recommend to the Village Board approval of proposed Building Elevations entitled Parkway Bank & Trust Co. by Veterans Engineering Consultants Ltd. and received June 1, 2007, subject to the following condition:

1. Label elevations with all proposed colors and materials. Indicate areas where no change in either is proposed. Add date to elevation drawings.

**A motion was made by that this matter be RECOMMENDED FOR APPROVAL to the Planning and Economic Development Committee. The motion CARRIED by the following vote:**

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

**Nay:** 0

**Abstain:** 1 - Commissioner Parisi

**2007-0351 Houlihan's Restaurant, Appearance Review**

Kurt Thueneman, 8700 State Line Road, Leewood Kansas

TURLEY: Staff presentation made in accordance with the written Staff Report dated June 12, 2007 as presented.

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

THEUNEMAN: Introduced Mr. Joe Hess, Design Consultant on the project. Thanked the Plan Commissioners for allowing them the time tonight. Noted they met last August at which time they presented an all-masonry building. At this time, we respectfully request a change to that design to incorporate some EIFS (stucco-like in appearance) on the building along with a change on their patio. The change is made primarily for two reasons. At the beginning of this year we adopted the design we presented here to an area that is less prominent. The reviews and criticism that came back from that is that it is very cold and institutional. Our Executive Committee has asked us to warm the building up a bit. At the time we designed the building, we designed it under possibly a miscommunication between our office and how we interpreted the code that the building had to be all masonry for appearance. As we saw the buildings going up around our building, we noticed that EIFS was incorporated as a percentage of their exterior elevation. That is the building change. The first building we did a year ago under this new look that we have was made with the enclosure of the patio being all ground face CMU block. Once again, the comments that were coming back were that everyone loved the patio; the feel of the patio; but that it is a very cold institutional "prison like" atmosphere. Therefore, we've incorporated a new design, ipe wood, a Brazilian hardwood; extremely durable – probably the most durable exterior wood you can use right now. There will also be stainless steel cable wire, heavy landscaping and a fire pit. That is to replace the CMU. In the meeting's packet, there is a picture of the patio, one showing CMU and the other showing ipe. That is what we are requesting.

STEPHENS: Asked the petitioner to point out the differences of what was approved for both the patio and the exterior.

THEUNEMAN: Provided a comparison of the exterior. Stated that the light-colored brick now is stucco. While the look has not changed significantly, the material has. This is a large departure from our prototype design which currently has three stucco colors and stone. Noted that Houlihan's typically inserts one red signature piece on its façade. Previously it had been red brick we are now proposing to be red stucco. The patio will feature painted metal posts, not stainless steel posts. There will be a fire pit banked by ipe on both sides. The patio is opened up a bit. The reason we've not submitted a landscape plan is because the design of the patio directly reflects what will be done with the landscape. Circulated a sample of the ipe wood which is stainable.

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

CULLIGAN: Noted he liked what he is seeing here and the fire pit is a nice idea.

THEUNEMAN: Indicated they haven't yet checked with the Building Department in regard to the fireplace.

JACOBS: No comments.

DZIERWA: Stated he liked the changes to the new elevations which he finds more colorful. Likes the ipe which looks nice and is a nice conversation piece.

AUBIN: No comments.

THOMPSON: No comments.

PARISI: No comments.

STEPHENS: Stated the petitioner has done a nice job. This has a warmer feel to it. 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 June 12, 2007,

And

I move to approve the Appearance Review for Houlihan's Restaurant as shown on the colored elevations titled Houlihan's Restaurants Inc, prepared by TRM architects and dated May 31, 2007 with the following conditions.

1. That the beige stucco replaces the light brick only above the upper limits of the adjacent window.
2. That the downspouts are painted to match their background.

3. That the petitioner submits a landscape plan showing proposed foundation plantings for Village review and approval within fourteen days of Plan Commission approval.
4. That the red stucco accent area below the tops of windows be constructed of extra durable materials as outlined in the Building Code.
5. That all final engineering and building code and related items are met.
6. That the applicant obtains a liquor license from the Village as required by law.

**A motion was made by Commissioner Steve Dzierwa, seconded by Commissioner Patricia Thompson, 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

## **OTHER BUSINESS**

STEPHENS: Stated that the Plan Commission has received two letters in regard to the Crystal Tree Clubhouse Redevelopment. One from Mr. Hansen who lives in Crystal Tree and the other from Mr. Abramowitz who lives in Crystal Tree. Both are positive and ask for us to move forward with the Crystal Tree Clubhouse Redevelopment Plan. Asked Staff to include both of these letters into the next meeting packet. Provided Ms. Turley a copy of the letters.

## **ADJOURNMENT**

STEPHENS: There being no further business before the Plan Commissioners, the meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Teri Dougherty  
Recording Secretary