

# 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, September 11, 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, seconded, and carried to approve the minutes of the August 28, 2007 Plan Commission meeting minutes with the following revisions: (1) on page eight in the first sentence within the fourth paragraph: (a) Commissioner Dzierwa's name is incorrectly spelled and the word "his" should be replaced with the word "this"; and (2) on page 17 within the first paragraph (Mr. Sullivan's comments), replace "Dr. Marsh" with "Doctor Marsh"

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

**Aye:** 5 - Commissioner Dzierwa, Commissioner Aubin, Commissioner Stephens, Commissioner Thompson and Commissioner Parisi

**Nay:** 0

**Abstain:** 2 - Commissioner Jacobs and Commissioner Culligan

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

STEPHENS: Entertained a motion for a continuance.

I move to continue the public hearing for file number 2006-0780, Land Development Code Amendments I (2007), to the October 23, 2007 Plan Commission.

**A motion was made by Commissioner Patricia Thompson, seconded by Commissioner Steve Dzierwa, that this matter be CONTINUED to the Plan Commission, due back on 10/23/2007. The motion CARRIED unanimously.**

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

**Nay:** 0

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

STEPHENS: Entertained a motion for a continuance.

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

23, 2007 Plan Commission

**A motion was made by Commissioner Patricia Thompson, seconded by Commissioner Steve Dzierwa, that this matter be CONTINUED to the Plan Commission, due back on 10/23/2007. The motion CARRIED unanimously.**

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

**Nay:** 0

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

STEPHENS: Entertained a motion for a continuance.

I move to continue the public hearing for file number 2007-0203, 183rd Street and LaGrange Road, to the September 25, 2007 Plan Commission

**A motion was made by Commissioner Nick Parisi, seconded by Commissioner Patricia Thompson, that this matter be CONTINUED to the Plan Commission, due back on 9/25/2007. 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**

STEPHENS: Entertained a motion for a continuance.

I move to continue the public hearing for file number 2007-0268, Comprehensive Plan Amendment, to the October 9, 2007 Plan Commission meeting.

**A motion was made by Commissioner Patricia Thompson, seconded by Commissioner Paul Aubin, that this matter be CONTINUED to the Plan Commission, due back on 10/9/2007. The motion CARRIED unanimously.**

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

**Nay:** 0

**2007-0492 Oasis Enterprises**

David Rosenstein, Linden Group Architects, 900 Ridge Road, Homewood, IL

TURLEY: Staff presentation made in accordance with the written Staff Report dated September 11, 2007 as presented.

AUBIN: Swore in Mr. Rosenstein.

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

ROSENSTEIN: Stated he really had nothing to add except to state that they did look at dumpster location. Displayed a board on the easel which illustrates that proposal. Basically what we are doing is sliding the loading space slightly west toward the street so that they can accommodate their refuse enclosure up against the north building. A garbage truck would be able to back in and empty the dumpsters out. This would be shielded with a brick wall around it that matches the brick of the building. There would be landscaping on either side of that as well to help shield it from view. In that way we could accommodate the needs we have for the dumpster without losing any space and it would still accommodate the proposed three parking spaces that were discussed, in lieu of that spot.

TURLEY: Suggested that the petitioner continue to work with Staff on that and that we refine the location of that dumpster prior to the Committee meeting.

STEPHENS: Asked Ms. Turley what is wrong with the location suggested by the petitioner.

TURLEY: If there are parking spaces there (with parked cars), it is not ideal in terms of getting to the dumpster.

ROSENSTEIN: There should be adequate room there to wheel the dumpsters out into the main aisle in the middle, however, we are certainly agreeable to working with Staff further in this regard.

STEPHENS: Okay, we will include that in our recommendation.

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

AUBIN: Swore in Nick Azmann.

AZMANN: Stated he owns the building just to the north. Wondered if the petitioner could address how they are going to handle any runoff or drainage from their roof -- that extra 4,000 feet. Currently it runs toward the street. Indicated that his property to the north gets quite a bit of run off from the building because there is only about five feet between the building and the property line. Every time it rains I get flooded out. I am curious -- are they going to tie the existing new building into the existing gutters to the north and have the water run off there and increase it or back behind the building. What are they going to do with that?

ROSENSTEIN: The addition is in the center portion. The roof will drain to the rear on the east side. It will not be tied into any of the existing roof as they stand

now so the drainage will be off to the east and not to the north onto your property. You should not see any additional water.

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

PARISI: Concur with Staff's recommendations. Visited the site earlier today. The truck access to the loading dock seems very good to me. The buffer in the back is a definite improvement.

THOMPSON: Echoed Commissioner Parisi's comments. This seems like a good plan.

AUBIN: Agree with the comments of his colleagues.

CULLIGAN: Agreed with his fellow Plan Commissioners and stated he appreciates the concept as to why this is being put together – developing the skills of the adults. Any kind of truck issues or vehicular traffic through this site really will not have any impact on a minor use street anyway.

JACOBS: Totally agree with everyone. Think this is a great plan. It is a nice site. I agree.

DZIERWA: Indicated he understands the nature of this is for job training and light assembly. Asked if there will be any cooking. If there is, I don't have a problem with that, however, I think the dumpster location would be an important issue to be worked out with Staff. That is all I have.

STEPHENS: I'm fine with this. I think that Staff has done a good job in working this out with the petitioner. I have no problems with this petition.

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 September 11, 2007

and

I move to recommend to the Village Board approval of the Preliminary Site Plan for Oasis Enterprises, dated July 30, 2007, drawn by Lagestee-Mulder Construction, Development and Real Estate, project number 213-06, with the following conditions that are to be completed prior to committee consideration unless otherwise noted:

- a) Remove the 12 X 25 loading space and replace with three head-in parking spaces.
- b) Designate and sign a temporary loading area in parking area.
- c) Remove the on street parking spaces along 70th Court from the plan.

- d) Add a bike rack to front of building.
- e) Reflect the site consolidation of the two lots for 15565 & 15601 S. 70th Court on the Site Plan.
- f) Submit a Final Landscape Plan within 60 days of Final Engineering that includes the following:
  - a. Add a "Type D buffer yard" (See Land Development Code Section 6-305) in the 30' setback to the rear of the building, including the preservation of any existing healthy plant material.
  - b. Plant two additional Honey locust Trees in the parkway, to be located in front of the southern parking lot.
  - c. Add a minimum of 14 additional evergreen shrubs between the face of the southern parking lot and 70th Court.
  - d. Add a minimum of one tree and five low shrubs in each new tree island.
  - e. Add five evergreen trees to the south of the southern parking lot expansion.
  - f. Add a minimum of three evergreen or ornamental trees and ten shrubs in each of the two new planting beds adjacent to the loading docks
  - g. Preserve existing healthy plant material on the site wherever possible.
  - g) A dumpster location is shown on the site plan.

I move to recommend to the Village Board approval of the requested Variance for:

1. A reduction in required parking spaces from the required 47 spaces to 35 spaces; in conjunction with the replacement of the proposed 12 X 25 loading space with three head-in parking spaces.
2. The location of loading docks between the building and the street with the condition that the landscaping required for Site Plan approval is completed.

and

I move to recommend to the Village Board approval of the consolidation of the two lots at 15565 and 15601 S. 70th Ct into one lot. This must be finalized prior to the issuance of Final Building permits.

**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, due back on 9/24/2007. The motion CARRIED unanimously.**

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

**Nay:** 0

**2007-0513 Ethan Allen Interior Design Center**

Bill Matthys, Linden Group Architects, 900 Ridge Road, Homewood, IL  
Bob Bonack, Bonack Engineering, 8405 Radcliff Road, Tinley Park

HOFKENS: Staff presentation made in accordance with the written Staff Report dated September 11, 2007 as presented.

AUBIN: Swore in Messrs Matthys and Bonack.

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

MATTHYS: Stated that Ms. Hofkens did a good job. She explained the project very well. Stated they will answer any questions anyone may have. Thank you.

BONACK: Stated he confirmed, looking at the final Plat, that the right-of-way was dedicated for the 143rd Street future right-of-way based on the final plat that was done for Orland Crossing.

STEPHENS: So your setback is from the future right-of-way.

BONACK: Correct.

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

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

CULLIGAN: Looking at the plan and the type of business the petitioner proposes here, stated he feels the petitioner has placed the building in the best possible location on this plan. As Ms. Hofkens stated, this will maximize visibility for the business. I think the elevations are quite attractive for a prototype building. Like the fact that the docking area is to the north and is hidden from 143rd and from LaGrange Road. In regard to the west elevation and the blank wall, etc., I believe that is one of the better blank walls I've seen. What I did like about the black and white was the different brick and maybe the offsetting color in the columns. I like the variation of the roof line there. Nice landscaping and a little lighting will soften that up nicely and it will look attractive. I know the parking issues will get worked out. Thank you.

JACOBS: Agree with everything, however, on the exterior finish schedule where you show the west elevation and the area – do we have a restriction on signage? Would it make any sense to put another Ethan Allen on that raised area to mimic the north elevation and the south elevation and the east elevation?

HOFKENS: The sign code does restrict it, however, I believe they can have it on multiple sides of the building. You can see that the north elevation is only visible from the loading dock so perhaps the sign could be switched from the north elevation to the west.

JACOBS: That might help break up some of the blandness of that wall.

MATTHYS: We'd love to do that.

HOFKENS: Ultimately, the sign code is reviewed by the Building Department, however, if those three are allowed per our code, that would be a good solution.

JACOBS: Okay, I'd like to make that a condition if possible.

DZIERWA: Referenced the petitioner's replies, talking about the plight of the owner, I agree that you are a one-to-one personal service type of company and I believe the parking is not an issue, therefore, I am not concerned about that. I would like to see some foundation plantings along that west wall. You show one or two columns that flank your Ethan Allen sign with some lighting. I'd like to see some indirect lighting there to accent the texture of the wall. That would help with the look.

PARISI: I agree that there should be some improvement on the west side with some type of landscape. With the signage – if the reason for having the building located on the west portion of the lot is to have visibility from LaGrange, it might be a good idea to have the name on there. That's all.

THOMPSON: I totally agree with my fellow Plan Commissioners. I have a problem with the west side of the building. Unclear on which way we are going to go. What are we going to do.

STEPHENS: Work with Staff.

THOMPSON: Okay, thank you.

AUBIN: As long as the petitioner has no objections to any of the conditions in the motion, recommend we move this forward.

MATTHYS: No problems.

STEPHENS: I've been back and forth on this location. I think the way the building has been placed works very well – it provides a good balance. Having driven to this location at different times of the day, feel there will be more than enough parking to accommodate the petitioner's needs. Appreciate the comments the petitioner made on their variance requests. They were very logical. I like the elevations of the building. This will be a very attractive building. I have no problem with it backing up to the detention area. As often as I've been out there, I've not seen much water in that detention area. I don't expect there will be a problem.

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 September 11, 2007;

and

I move to recommend to the Village Board approval of the preliminary site plan titled 'Preliminary Site Plan - Lagestee-Mulder,' prepared by LindenGroup, project number 68-07, dated 08-15-07, sheet C-1 and the building elevations sheets C-3 and C-4, subject to the following conditions:

- 1) That the petitioner confirm that the right of way shown on the site plan is the proposed 143rd Street right of way;
- 2) That the area on the site plan labeled "Pervious Pavement" be constructed with actual pavers and not a pavement material that resembles concrete or asphalt;
- 3) That the landscape plan include extensive plantings on the west side of the property in order to adequately screen the blank façade of the building;
- 4) That bike racks be added to the site plan per Village Code;
- 5) That a landscape plan be submitted for separate review and approval within 60 days of final engineering approval and include details regarding the trellis feature shown along 95th Avenue;
- 6) That all final engineering related items are met;

and

I move to recommend to the Village Board approval of the requested Variances to reduce the rear yard setback from 30' to 15', reduce the detention pond setback from 25' to 18', reduce the required parking stalls by 36% (from 91-59) and to allow for parking to be built between the building and the street.

**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, due back on 9/24/2007. 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

### 2007-0538 Discovery Clothing

Mike Roach, Chipman Adams Architects, 192 Royce Drive, Bloomingdale

PITTOS: Staff presentation made in accordance with the written Staff Report dated September 11, 2007 as presented.

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

ROACH: In regard to the issue about the loading zone and the remedy for it that Mr. Pittos and he discussed on the phone – one of the conditions was to put a time restriction on loading area because it would be sharing one of the handicap spaces – since we were over the amount of handicap spaces, we would suggest eliminating one of the spaces. We currently show 60, however, we only need 59 spaces. By doing that we could give them a full 27' x 18.5' loading zone with no time restriction. Distributed a small sketch he prepared in that regard.

STEPHENS: What about relocating the sidewalks?

ROACH: That is fine; we can move that to the north. Whatever Staff recommends.

STEPHENS: What about the 8' connection?

ROACH: That is fine; we will take care of that.

PITTOS: Stated that the Village Engineers recommended that everything in the parking lot be shifted one foot south in order to add one foot to the east landscaping islands to become ten-foot landscape islands so that when you install the five-foot sidewalk on the landscape island it will actually have five feet for the sidewalk and five feet for planting. Between the drive aisles you could have cross walks.

STEPHENS: Is that in the revised motion?

PITTOS: Yes, it is.

STEPHENS: Asked the petitioner understand that and agrees with it.

ROACH: Stated that he agrees with that.

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

CULLIGAN: Stated he is fine with the overall plan, however, feels it is odd that we are shifting the sidewalk over to the drive and through the islands. Will not object to the plan because of that. Just think that it makes more sense at the other end. Commented that it would have been nice if some of the cross accesses (to the bank) could have lined up better. Those are my only two comments which are not enough to object to the whole plan. Thank you.

STEPHENS: Asked Staff to address Commissioner Culligan's comment.

PITTOS: If 8 feet is added to the bufferyard, that would shift the driveway aisles west accordingly and the drive aisles will actually line up better. Eight feet is being added to this section, therefore, this landscape island will come down eight feet as well. This will line up better – it will not be exact, however, it will line up better than shown on the Site Plan.

STEPHENS: So it will move a little to the west?

PITTOS: Correct.

HOFKENS: In response to the sidewalk, that is something we were dealing with as well. There was the same argument. On the south side you do not have to cross any parking aisles; it is all contiguous. On the north side you have to cross two, however, it was really because of the retaining wall which would have to have a guard rail. Once you did that, you end up with this zig-zag motion which while it isn't awful, it isn't ideal either. The reason we felt it would probably work better on the north was to create a solid east-west access and then also by increasing the size of the landscape island and having the sidewalk on one side of the island, you have that five feet. This is a condition we have had in the Village. We were also trying to envision the use of it and the truth is, most people who park, just walk in the parking lot. Having the sidewalk on the south, we didn't see someone parking on the north end and then walking down to the sidewalk and then doubling back to the door. We thought more people would actually use it. Even though it might not be ideal in terms of contiguousness, it might get more use on the north side. That was the thought process although we had the same internal discussion.

STEPHENS: Asked where the front door is going to be at.

ROACH: A little to the south of the center of the front of the building. On the east side of the building.

STEPHENS: So they will walk from the parking lot right to the front door.

ROACH: Yes.

THOMPSON: My concern is in regard to the trash enclosure. Is it in that area because of the loading area being there?

ROACH: Yes, it is there basically to give good access to it.

THOMPSON: Thank you.

STEPHENS: That (the trash enclosure) will be shown on the building elevations including how it will be enclosed?

ROACH: Yes.

JACOBS: Asked for clarification as to what Discovery Clothes is.

ROACH: Stated that it is store for 15-to-30 year old females, moderately-priced fashion store.

PARISI: Noted that if the cross accesses do not line up exactly, that is not the worst thing in the world because that would be going into the drive-thru lane of the next property.

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 September 11, 2007

and

I move to recommend to the Village Board approval of the preliminary site plan titled "Lowe's Orland Park Subdivision Lot 2 Preliminary Site Plan for Discovery Clothing Retail Store", prepared by SEC Group, Inc. dated 09-07-07, project number CHIP-070529, subject to the following conditions:

1. That the petitioner shifts the handicap parking spaces and their access aisles 1 parking space south in order to provide enough area for the loading zone;
2. That the petitioner places a time restriction on the use of the loading zone in order to avoid conflicting use with the access aisle of the nearest handicap parking stall;
3. That the petitioner adds a bicycle rack near the main entrance to the store;
4. That the petitioner provides a sidewalk connection to the sidewalk system south of the subject lot;
5. That the petitioner includes a seating area overlooking the natively landscaped retention pond to the south;
6. That the petitioner expands the parking lot buffer along 95th Avenue by reducing the parking space lengths to 17 feet for the eastern most and western most parking spaces, reducing the drive aisles to 23 feet, and reducing the 10 foot sidewalk on the east façade to 8 feet;
7. That the petitioner updates the lot coverage of the site plan prior to the September 24, 2007 Committee meeting.

and

I move to continue the discussion of the elevations for file number 2007-0538, Discovery Clothing, to the September 25, 2007 Plan Commission.

**A motion was made by Commissioner Steve Dzierwa, seconded by Commissioner Paul Aubin, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning, due back on 9/24/2007. The motion CARRIED unanimously.**

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

**Nay:** 0

#### **2007-0592 Discovery Clothing - Building Elevations**

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 September 11, 2007 and

I move to continue the discussion of the building elevations for file number 2007-0538, Discovery Clothing, to the September 25, 2007 Plan Commission.

**This matter was CONTINUED to the Plan Commission, due back on 9/25/2007**

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

**Nay:** 0

#### **OTHER BUSINESS**

DZIERWA: Asked for an update in regard to when there will be a connection to the Kohl's, TGIF, etc. area. We were promised that a long time ago and I've not seen anything happening.

HOFKENS: Reported that they are working on the engineering. We actually just received some bridge designs. The Village is actually going to be contributing funds to improve the bridge design. They've worked out the situation with the property owners. They have the engineering done. Now it is just a matter of picking out the design and decorative features and lighting and then we will be good to go. The biggest part had been working out the issues with the property owners.

#### **ADJOURNMENT**

STEPHENS: There being no further business before the Plan Commissioners,

the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Teri Dougherty  
Recording Secretary