VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us

Meeting Minutes

Tuesday, October 25, 2011

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman
Commissioners: Judith Jacobs, Paul Aubin, Steve Dzierwa,
Nick Parisi, John J. Paul and Laura Murphy

CALLED TO ORDER/ROLL CALL

Present: 5 - Aubin; Stephens; Parisi; Paul, Murphy

Absent: 2 - Jacobs, Dzierwa

APPROVAL OF MINUTES

2011-0670 Minutes of the October 11, 2011 Plan Commission Meeting

A motion was made by Commissioner Aubin, seconded by Commissioner Paul to approve the minutes of the October 11, 2011 Plan Commission meeting minutes as presented.
APPROVED

Aye: 4 - Aubin, Stephens, Paul and Murphy

Nay: 0

Abstain: 1 - Parisi

Absent: 2 - Jacobs and Dzierwa

PUBLIC HEARINGS

2011-0607 Blissful Banana Café - Special Use

FLOM: Staff report given as written and dated October 25, 2011, as presented.

STEPHENS: Thanked Ms. Flom for staff's report and asked if the petitioner had any comments.

AUBIN: Swore in:
Cindi De Zutter, 16744 93rd Avenue, Orland Hills, Il. 60487
Kelly Wernersboch, 16744 93rd Avenue, Orland Hills, Il. 60487

DE ZUTTER: First and foremost we would like to thank you for this opportunity. We do realize that there are some concerns because of the previous tenant. We wanted you to rest assured that we are nothing like the previous tenants; we brought over our plan so that anybody here that had any issues can look at them and get an idea of what we are doing. Ours is a very family friendly (environment), somewhere where you could feel comfortable bring your parents, your children, your grandchildren things like that. Personally I have lived in this area for 17 years, and I would not allow my children to go, I have 6 kids, I would not allow my children to go to the previous tenants just to rest a little assured they were not allowed to go there. I know what kind of atmosphere they had that they had a lot of wild bands; there was a lot of loitering and things of that nature. It is nothing of that nature. We are looking for a family and friendly kind of environment, somewhere you'd be proud to bring your family to and be comfortable.

WERNERSBOCH: Cindi and I have homemakers for 23 plus years and this is something we have always wanted to do. We have raised 10 children between us, pretty successfully and we would like to bring our family to everybody else's family. We do have a lot of great plans and we brought them for everybody to see and enjoy.

DE ZUTTER: If you get a chance to look at them, we are going to have a fireplace in the back where you can sit and feel cozy. (It's) Somewhere we'll have breakfast with Santa for kids and things like that. Because we have so many children we know what's good, but its also now we're at a point in our lives where we like to have somewhere to hang out as friends and we want to have somewhere we could bring ours mothers to lunch and hangout and stuff like that. It's a healthier atmosphere there's nothing fried or deep-fried, nothing like that. It's just something clean that you feel as good leaving as you did coming in.

STEPHENS: Is your restaurant going to be breakfast and lunch or breakfast, lunch and dinner?

WERNERSBOCH: Mainly breakfast and lunch. Not a lot of breakfast items, more like scones and quiche and things like that everything is going to be fresh baked. You can get coffee tea and stuff like that.

STEPHENS: Then asked the public for comments.

AUBIN: Swore in:
Raymond Reid, 9316 Wheeler Drive, Orland Park, IL

REID: The only thing I would like to ask about and have clarified and that is the menu. The previous tenants did not do any heavy cooking in there. Heavy meaning grills, hamburgers etc… Can we clarify any of that?

STEPHENS: 1st question is you would like to know the menu type items.

REID: Yes, and next would have been the hours which were given as 7am to 7pm, I clearly understand that. Restrictions on the garbage container being vinyl, I'd like to know what that means. And you have answered pretty much all of my other questions.

STEPHENS: Asked the petitioner to come back to the podium to answer the questions.

DE ZUTTER: It's going to be a small-based menu, like we mentioned, scones, cookies and things like that. Our signature sandwich is actually going to be a veggie sandwich, so no fried foods, but there will be a variety of foods.

WERNERSBOCH: I mean we will occasionally have a burger on the menu, but its

not going to be a burger place, you'd be more inclined to get a salad and chili and soup or things of that nature. We are not looking for people who are coming to McDonalds; we are looking for somebody who wants fresh baked sandwiches, chili and chicken salad and things of that nature.

DE ZUTTER: It will vary by season as well. But again none of that heavy (foods). We don't even have fryers; we wouldn't even allow that in our place of business.

WERNERSBOCH: We have already sought out, we are going to use as many local growers as we can when the season allows and things like that. One of our signature deserts is made out of pure banana. Its going to be fresh frozen pure banana, the fudge that we are going to use is going to be diabetic friendly, its going to be made out of all natural fruit juice and cocoa. So you get an idea that is the feel that we are going for more than anything else.

STEPHENS: You already mentioned the hours of operation would be 7am to 7 in the evening.

DE ZUTTER: Right.

STEPHENS: Thank you. We will now go to staff to address the garbage enclosure materials.

FLOM: To provide a bit of clarification of the non-white vinyl enclosure, this is a condition of approval. The reason we are asking for that is that the wood, as you may have seen from the photo, will sometimes deteriorate. The vinyl is a kind of plastic you see fences made of it all the time, its not a fabric vinyl, its looks more of a solid material, its doesn't look like wood but its solid and it has a little bit more permanence and we don't want it to it to be discolored.

REID: Based on the clarification of the menu, how will the odors escaping the building particularly into the neighborhood area?

FLOM: The petitioner will be required to meet all of our building codes which includes regulations for venting and ventilation, which includes hoods specifically for restaurants. That is a condition and is also inherent in our codes.

REID: Thank you.

STEPHENS: Is there anyone else who would like to address this petition?

AUBIN: Swore in:
Craig Lenz, 14150 S 87th Pl, Orland Park, IL (representing the landlord and building owner)

LENZ: I have a couple of questions and I am not sure if this is the correct forum to ask them at.

STEPHENS: We will let you know.

LENZ: Two questions, the sidewalk crosswalk and sidewalk access. As the owner I am kind of curious why the Village would not be putting in the crosswalk and why we would be doing that. It seems that painting lines in the street is not something we should be doing.

FLOM: It would be on private property, so that is why we are asking you to do that. The connection is from the front of the building to the existing public sidewalk, so all the improvements we are asking for are on private property.

LENZ: Ok, so not the street, just on the private property.

FLOM: Yes that is correct, if you look at this rendering, the sidewalk ends here in a landscape island so it looks like there is a 5 foot section extension here and then this already looks like its paved or mulch or its something. The idea is to get pedestrians from the front of the building to the Wheeler Avenue access system.

LENZ: Ok, as long as it is not putting in another sidewalk. The only other question is about the garbage dumpster. My concern with that is that it would be consistent with the other tenants so to me it would be a little bit strange to add that.

FLOM: If the petitioner would have another proposal that would upgrade the enclosures from what they are, we would look at that. Otherwise we would just recommend upgrading all the enclosures, because they all look in poor condition.

PARISI: I was out there and they should all be replaced.

STEPHENS: It looks pretty bad, have you seen the enclosure that is behind Mario Tricoci, it's all busted up and they have picnic tables around it. Maybe you haven't been able to drive around the back there, but its pretty bad.

LENZ: Ok, I wouldn't say its that bad. All the panels are in the fences.

STEPHENS: No they're not. It is that bad, so it maybe a good idea to spend the couple of bucks there and redo the rest of them.

LENZ: Ok. So if there are alternatives, just present them?

STEPHENS: Sure just take it up to staff.

LENZ: Ok, thank you.

STEPHENS: With no other questions or comments from the public the Chairman asked the Commissioners for their questions and / or comments.

PARISI: I think we have just about covered everything. You answered my question when you said your signature dessert; I was going to ask where the name Banana came in, but you inadvertently answered that. I guess this is your first venture into a restaurant and it seems like you have a lot of enthusiasm and its nice to see that space occupied again.

PAUL: Just for clarification, there is not going to be a liquor license there is there?

FLOM: No.

PAUL: I didn't think there was. I understand, as I live just east of that spot and was there when Mo Joe's was there. I think this will be a definite improvement.

MURPHY: I don't have any additional comments. Good luck to you.

AUBIN: Staff has no problems and the petitioners agreed to the conditions. I have nothing further. Thank you.

STEPHENS: It seems to me that this is going to be quite a different operation from what was there previously. And it seems to me that the two petitioners seem to show a great deal of care about going into their first business venture, so I believe we will have a good situation there when the restaurant opens. So I am in favor as well.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report dated October 25, 2011

and

I move to recommend to the Village Board of Trustees to approve a special use permit for Blissful Banana Café, located at 15447 S. 94th Avenue in the Mario Tricoci Salon and Day Spa shopping center, subject to the following conditions:

1. That the petitioner upgrades the old garbage enclosure facility at the rear of the subject tenant space to meet current enclosure standards for a gated, 100% opaque and non-white vinyl material enclosure.
2. That a sidewalk connection is clearly identified on site linking the storefront sidewalks with the public sidewalk system along Wheeler Drive.
3. That the petitioner provides bicycle parking facilities at the front of the shopping center.
4. That all building code related items are met.

5. That building permits are obtained prior to construction.
RECOMMENDED FOR APPROVAL

Aye: 5 - Aubin, Stephens, Parisi, Paul and Murphy

Nay: 0

Absent: 2 - Jacobs and Dzierwa

2011-0294 Chase Bank - Special Use Permit, Site Plan, Elevations

TURLEY: Staff report given as written and dated October 25, 2011, as presented.

STEPHENS: Thanked Ms. Turley for staff's report and asked if the petitioner had any comments.

AUBIN: Swore in:
Tim Meseck, 122 S. Michigan Avenue, Chicago, IL
Terry Pasterino, 1 E Ohio, Indianapolis, Indiana
Gerald Callaghan, (Freeman & Peters) 311 S Wacker, Chicago, IL

STEPHENS: Is there anything you gentlemen would like to add to staff's report?

MESECK: We would just like to thank the commission tonight, we appreciate everybody's time and staff did a very thorough job explaining the proposal in front of you. There are just a few things I want to add. I am the architect of record for Chase Bank, and we worked directly with staff to submit the plans that we had served about 10 or 12 month ago. There have been numerous revisions since that original submittal. Originally we had a new building surrounded by parking on all 3 sides, so parking between 159th and the building. Working with staff we have been able to bring that building tight to the corner much more so to create the streetscape presence. To get that parking over to the east and away from the street frontage. So we have been able to incorporate those changes and have worked very closely with staff to make that happen. We are very proud of the layout that you have in front of you tonight. It does take the drive thru and places it behind the building, which we believe is a bonus. You won't see that from the frontages. The over all site layout works much better for separating vehicular traffic which is utilizing that drive-thru and also separating out the pedestrian traffic. One thing that it does is to take the vehicles in this way (referring to the site rendering) and then back out allowing them to go back through Jewel or back through this route. As opposed to parking traffic that is coming into parking utilizing this parking tree here, here and then over on this side. So we like that it has separation of drive thru traffic and ease of use for the people who may be using the facility. The drive through lane, I just want to add, the first lane is a deal drawer, the second and the third lanes are vat lanes, which are vacuum tubes and the fourth lane will be a 24 / 7 ATM, available 24 hours a day and 7 days a week. We will also have a walk up ATM at the front entrance for pedestrian walk up or those who come and park, so there is a second ATM. As far as the parking is

considered the need for the 18 spaces out in front is really based on a combination of employees plus customers. We do expect at this location to have up to 12 employees at any given time. We do want to allocate some parking for employees, they will probably have the angled spaces that are least accessible and then the customers would have the closer spaces. So we believe that the 18 parking spaces would validate both the employee uses plus the customer use, so we really feel that is necessary. The building elevations are traditional architecture on all 4 sides, one of the things when we first met with staff is they wanted to incorporate 4 sided architecture so we don't have a blank façade on the back drive through or one of the sides of the building so we have wrapped those materials around the building, so it will be consistent and commercial quality materials. We have incorporated 2 areas with additional storefront. One is fronting 159th street here (refers to the elevation drawings) which will be see through glazing into the front of the building and then on the west elevation as well we have additional store front here which will be like a marketing window but it brings the scale down to a pedestrian level for those who are accessing the building. We will take no exception to the door we will paint it so it blends away. The other thing that we have taken into account is that the grading to the existing site is about 6 or 7 feet higher than the building is here, so you don't see that brick corner as much as you think you will, you will be looking down on the building a little bit, so it will not be as obvious as having that corner the main corner. The other thing I want to mention is that the mechanical units are actually on the top of the building in a corral that is sunken down a little bit so there is no opportunity to even see those mechanical units unless you were at an eye level above the parapet of the building. So those are hidden from view. The trash enclosure as well, like staff had mentioned, is materials to match the building, its going to be cast stone, brick veneer, and slat wood gates very durable quality. With that we think that the proposed development, really meets the intent and brings us closer to compliance with the Land Use Ordinance, the Land Development Codes in that we are placing the parking to the side of the building we have improved the architecture and design of the building, that is an upgrade. We have the pedestrian connections to the right of way, we have bicycle parking for the customers who would like to bike to the facility. We are going to provide better landscaping and lighting to that building. We are keeping the majority of trees in the right of way, some of them around the building we have to remove just for construction, but the right-of-way we are keeping, I believe somewhere in the neighborhood of 18 trees. We are removing 5 trees in the right-of-way areas, so we are trying to maintain as many as possible instead of just clear-cutting that site. We believe that the use is less benign use traffic wise. We do have a traffic engineer on board working with us on that site, Gail Hamilton of Vernon Hills, they have completed a study and are working with the Village Engineers to finalize that study and obtain additional information per their request, so we believe that traffic will actually function better with the bank facility and some of the improvements that we are going to have. And like staff mentioned we are going to have better storm water management, and doing some things on site, hopefully doing some rain garden ideas and some of those elements. With that we also have Terry

Pasterino here with Chase bank to answer any questions that the Plan Commission might have.

STEPHENS: Asked for questions from the public and receiving none asked the Commissioners for their comments and questions.

AUBIN: Thank you. Sold – Very nice.

PAUL: No questions.

MURPHY: I have no additional comments or questions.

PARISI: None from me either.

STEPHENS: Mr. Meseck, is that split-faced block?

MESECK: It is actually a combination of smooth and split faced, the first 4 inches is going to be smooth, then we have split faced for the next 3 feet, then we have 4 inches of smooth for the sill. So its 3 foot 8 of cast stone material, and its similar to our other facilities, like 131st.

STEPHENS: So you are going to have the first block on the bottom row and the 2 in the middle are going to be split faced and then smooth again. Then you are going to paint it?

MESECK: (Referring to a material board) This is the material for the first 4 inches, this is the split-faced block and this is the sill as well. And these are going to be the colors used.

STEPHENS: Ok, I just didn't like to see all split faced in there, so this is going to add a little character to it.

MESECK: It will have a profile that has a bit of the smooth sitting out a bit so you actually get a little shadow a little bit too.

STEPHENS: (Directs question to staff) We are trying to keep these buildings at 25 feet setbacks, is the reason its pushed east of 94th avenue off of the 25 foot line so that we can accommodate the drive through?

TURLEY: I know that one of the concerns with one of the earlier concepts was that the drive was a little too close to the main entry, plus there is the grade change that has to be accommodated.

MESECK: The two major impacts were the grade change that Jane mentioned and the other was that we were working with the adjacent user and the owner to try to line up those access drives, so there would be kind of a more intersection type

of area. That is why the building is situated like it is and as you go toward 94th we get closer to the setback and we didn't want to go over that, but the Drive thru canopy is and that is why we are asking for the variation for that, but the building itself we didn't want to push too close to the corner.

STEPHENS: Well overall I think you did a very nice job with the character of the building and I have no further comments or questions on that.

MURPHY:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated October 25, 2011.

I move to recommend to the Village Board approval of a Special Use Permit to construct and operate a bank with four drive through lanes subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:
1. The rear building setback is reduced to as little as 9.5' from a required 30' rear building setback.
2. There will be a reduction in the required loading spaces, from one required to zero supplied.
3. The 18 parking spaces supplied exceeds the Code required 13 spaces by more than 20%.

and
I move to recommend to the Village Board approval of the site plan titled "Preliminary Site Plan" by Gewalt Hamilton Associates, dated 9-22-11 project #3619.152, subject to the following conditions.

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval and prior to building demolition. This is to include a Tree Preservation Plan and Mitigation Report per Code section 6-305.1.
2. Meet all final engineering and building code related items.

and

I move to recommend to the Village Board approval of the Elevations titled "Exterior Elevations" by The Architect's Partnership, dated July 18, 2011 project # 10036, subject to the following conditions. All changes should be made prior to the Committee Meeting if possible.

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. Paint service door on west elevation to match abutting brick and stone.

3. Improve resolution of dumpster enclosure detail. Materials and colors are to match building.
RECOMMENDED FOR APPROVAL

Aye: 5 - Aubin, Stephens, Parisi, Paul and Murphy

Nay: 0

Absent: 2 - Jacobs and Dzierwa

NON-PUBLIC HEARINGS

2011-0616 Pytel Solar Energy System Installation - Appearance Review

FLOM: Staff report given as written and dated October 25, 2011, as presented.

STEPHENS: Thanked Ms Flom for staff's report and asked if the petitioner had any comments. Since we had such a crowd, and even though we don't have to take public comments on Non-public hearings, I will still invite anyone who wants to speak to come forward and be sworn in.

AUBIN:
Casimir Pytel, 18322 Lake Shore Drive, Orland Park
Kelly Pytel, 18322 Lake Shore Drive, Orland Park

STEPHENS: Is there anything you'd like to add to staffs report

PYTEL: No, nothing at this time.

STEPHENS: There being no one with questions or comments from the public, I will ask the Commissioners for their comments or questions.

PAUL: Nothing.

PARISI: I would just suggest that for such a small variance, to 76, that we leave that as is and I wouldn't want it to upset the overall planning or balance of their system. So I see no problem with that on that one roof line at all.

AUBIN: Petitioner can eliminate condition 3.

FLOM: You could eliminate the condition and we can look at the Code requirement to see if there is a variance to follow up.

MURPHY: No comment.

AUBIN: Good luck.

STEPHENS: Just a question, your house faces southwest and that one back

panel is on the northeast?

PYTEL: No that panel is on the southeast.

STEPHENS: I have no further comments, good luck.

PARISI:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report dated October 25, 2011

and

I move to recommend to the Board of Trustees to approve the proposed elevation drawings titled “4.8 KW Solar Project”, prepared by Good Electric Inc., dated September 14, 2011, sheets 1 of 2 and 2 of 2, for an environmental clean technology at 18233 Lake Shore Drive, subject to the following conditions:

1. That all building code related items are met;
2. That all building permits are obtained prior to construction;
3. That all utility conduits and systems related to the solar energy system not be visible from the street and from neighboring residential properties;

RECOMMENDED FOR APPROVAL

Aye: 5 - Aubin, Stephens, Parisi, Paul and Murphy

Nay: 0

Absent: 2 - Jacobs and Dzierwa

OTHER BUSINESS

ADJOURNMENT

There being no further business before the Plan Commission, the Chairman adjourned the meeting.

STEPHENS: This meeting is adjourned at 7:46 p.m.

Respectfully submitted,

Linda White
Recording Secretary
ADJOURNED