VILLAGE OF ORLAND PARK

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

Meeting Minutes

Tuesday, February 23, 2016

7:00 PM

Village Hall

Plan Commission

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

CALLED TO ORDER/ROLL CALL

The meeting was called to order by the Acting Plan Commission Chairman, Mr. Paul Aubin, at 7:00 p.m.

Present: 5 - Member Jacobs; Member Aubin; Member Parisi; Member Paul, Member Shalabi

Absent: 2 - Chairman Stephens, Member Murphy

APPROVAL OF MINUTES

2016-0104 Minutes of the January 26, 2016 Plan Commission Meeting

A motion was made by Commissioner Parisi, seconded by Commissioner Paul; to approve the minutes of the January 26, 2016 Plan Commission.
APPROVED

Aye: 4 - Member Jacobs, Member Aubin, Member Parisi and Member Paul

Nay: 0

Abstain: 1 - Member Shalabi

Absent: 2 - Chairman Stephens and Member Murphy

2016-0130 Minutes of the February 9, 2016 Plan Commission Meeting

A motion was made by Commissioner Paul, seconded by Commissioner Parisi; to approve the minutes of the February 9, 2016 Plan Commission.
APPROVED

Aye: 4 - Member Jacobs, Member Aubin, Member Parisi and Member Paul

Nay: 0

Abstain: 1 - Member Shalabi

Absent: 2 - Chairman Stephens and Member Murphy

PUBLIC HEARINGS

2016-0131 BMW Mini Auto Addition

TURLEY: Staff presentation made in accordance with written staff report dated February 23, 2016.

AUBIN: Thank you. Is the petitioner present and does he wish to address this petition?

JACOBS: Swore in Bill O'Hara, 10611 153rd Street, Orland Park
Grant Currier, 10100 Orland Parkway, Orland Park

CURRIER: Thank you for letting us come before the board. We have been working

with staff for a few months and we are happy to answer any questions.

AUBIN: Thank you. Is there anyone in the audience who would like to address this petition?

JACOBS: Swore in Carl Tallon, 15740 Shire Drive, Orland Park

TALLON: It is a nice design. I don't see any issues with the design. When we worked on this first building, noise was a major concern. Some great remedies had been put in place; one of which had not been and has been an issue. That is the car wash. At the current corner that is the entrance to the car wash. It goes directly to our family room. Part of the noise conditions were things like silent paging. Many of these things have been resolved but the car wash is an issue. The car wash door was supposed to close when that blower went on. That has not happened. I think the service lane directly feeds into it and they don't want to open to second set of doors. Now with this construction going on directly adjacent to it, I would like this to be looked at to come up with a system where the noise issue can be remedied.

AUBIN: The car wash has nothing to do with this petition and we cannot even entertain anything in regard to it. However, the petitioner is here and we will ask him to see if he can help you out. Does that sound fair?

TALLON: Yes that is fair. I have one more item which is directly related to this new construction and that is the mechanical equipment. I would like to suggest that we put a blind and it can be made as the same materials so that it looks like part of the building, so that the units are hidden from the back. My neighbor's house looks straight into that corner where the eating area is going to be placed. I think that would be a small item to put a blind there in front of the units.

AUBIN: Don't we have a code that requires all mechanical equipment on the roof to be screened?

TURLEY: Yes. This is on the ground but I don't feel that this equipment is very visible at all. If you think you can see it, I guess we can look at that.

TALLON: There is a straight line of view from my neighbor's living room. There are some trees and they do have a berm but their house is also elevated at that point.

PARISI: There is a very sizable berm there with trees as part of the original petition.

TALLON: Their windows are higher than the berm where they sit. But there are some nice trees there. That is all I had to say.

AUBIN: Even though it is not part of this petition and you are not obligated in any

way, is there anything that Mr. Tallon is talking about that we can remedy?

OHARA: If the back door is staying open and making some excess noise, I will take a look at it. If there is some mechanical failure, we will get that repaired. I am not sure and I am not watching it every day. I know we have dryers inside and I believe the back door is coming down when the blowers come on to dry the cars.

AUBIN: If you could look into that, we would appreciate it and secondly the screening of the mechanical equipment.

OHARA: Absolutely and I will have Grant address that second item.

CURRIER: This is a curb detail where there will be cars parked. That row of cars is beyond a row of 10 cars and these units are on grade. I am not sure of the height. We can look at the specs but it shouldn't be taller than 5 or 6 feet. In my mind, the cars that will always be parked here will always be screening that. But we will certainly take a look at it. If we get to the point where we have to put some sort of screen detail, I would be more inclined to do a bush or an evergreen hedge.

TURLEY: The code requires that they be screened with bushes. That should be provided at a minimum. It doesn't get a lot of sun back there so we will have to find something that tolerates that shade.

PARISI: It won't take much to cover those units.

TALLON: I did not foresee that the cars would be parked there and that is somewhat of a blind. I have to agree with the architect. Another option would be to relocate a tree to the back of the lot near the sidewalk.

TURLEY: There is the fourth tree that we are asking for that we can find a spot for.

AUBIN: Seeing no one else wanting to address this petition, we will go to our Commissioners.

JACOBS: Mini is that Mini Cooper? Is this something new?

OHARA: It is just Mini brand. It used to be Mini Cooper and BMW bought the company about 10 years ago. It is just Mini and the Cooper is the car.

JACOBS: So BMW owns Mini?

OHARA: Yes and it is required to have a stand-alone show room. So we just simply are adding that show room now.

JACOBS: Ok thank you.

PARISI: As you can tell from the aerial from 2010, the original developers went above and beyond providing berms and trees to the area. They were very sensitive to the neighborhood and I know we will arrive at an amicable solution here. It is a great fit and I wish you a lot of luck.

PAUL: This is a good idea. It fits in well and I like the idea of taking those trees and putting them in the back to block off what we don't want to see and maybe block out some of the sound from the car wash.

SHALABI: I am fine with the plans. I wish you the best of luck. If you can do your best to accommodate the neighbors, I would take that into high regard.

AUBIN: In Orland Park, if you have a business that is expanding, that means you are successful. Expanding means you have some ideas about staying here. Is this BMW dealership the largest in the country? Square footage wise?

OHARA: It is not the largest in the country but it is one of the largest dealerships in our auto group. It has been very successful and we have doubled the volume since we took over in 2013.

AUBIN: Beautiful. I have no objections to this petition. For our neighbors you can see that we are very accommodating here in Orland Park. We will get a solution for you. The chair will entertain a motion in regards to this petition.

PARISI:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated February 23, 2016.

I move to recommend to the Village Board approval of the preliminary Site Plan for Ziegler Mini of Orland Park, 11030 159th Street, titled "Site Plan", by Joseph Schudt and Associates, project 15-060, dated 11-11-15 and updated 02-04-16 ; and 'Floor Plan Mini of Orland Park', by Linden Group, page A-1.0; dated 09-04-15, revised 02-04-16; subject to the following conditions.

1. Meet all final engineering and building division requirements and approvals.

And

I move to recommend to the Village Board approval of the Landscape Plan amendments titled "Landscape Plan, Mini of Orland Park", by Ives/Ryan group, sheet L-1; dated 2-8-16 subject to the following conditions.

1. Add one additional shade tree along the eastern buffer.

2. All new trees, including transplanted trees are subject to annual inspection for

good health. Plant material in poor or dead condition must be replaced per Land Development Code requirements.

3. Work with staff to offer screening of rear mechanical units.

And

I move to recommend to the Village Board approval of the Elevations for Ziegler Mini of Orland Park, 11030 159th Street, titled 'Elevations Mini of Orland Park', by Linden Group, pages A-4.0, A-4.1, dated 09-04-15, revised 02-04-16; Mini Finish Material Legend page 10.1.0 dated 9-29-15 version 2; subject to the following conditions.

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.

2. Meet all final engineering and building division requirements.

3. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.

4. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

And

I move to recommend to the Village Board approval of a Special Use Permit Amendment for Wolf Point Plaza (Ordinance 4558) and BMW (Ordinances4681) for the BMW located at 11030 W 159th Street, in order to to accommodate a Mini building addition as outlined in this petition and subject to the same conditions as outlined in the preliminary site plan motion.

All conditions must be met and changes made prior to the Board meeting.

PAUL: Second.
RECOMMENDED FOR APPROVAL

Aye: 5 - Member Jacobs, Member Aubin, Member Parisi, Member Paul and Member Shalabi

Nay: 0

Absent: 2 - Chairman Stephens and Member Murphy

NON-PUBLIC HEARINGS

OTHER BUSINESS

2016-0036 Memo: New Petitions & Appearance Review

None.

ADJOURNMENT

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

AUBIN: This meeting is adjourned at 7:35 p.m.

Respectfully submitted,

Heather Zorena
Recording Secretary