VILLAGE OF ORLAND PARK

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

Meeting Minutes

Tuesday, June 14, 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 Plan Commission Chairman, Mr. Lou Stephens, at 7:00 p.m.

Present: 5 - Chairman Stephens; Member Jacobs; Member Parisi; Member Paul, Member Shalabi

Absent: 2 - Member Aubin, Member Murphy

APPROVAL OF MINUTES

2016-0130 Minutes of the May 10, 2016 Plan Commission Meeting

A motion was made by Commissioner Parisi, seconded by Commissioner Jacobs; to continue the minutes of the May 10, 2016 Plan Commission.
CONTINUED

Aye: 5 - Chairman Stephens, Member Jacobs, Member Parisi, Member Paul and Member Shalabi

Nay: 0

Absent: 2 - Member Aubin and Member Murphy

2016-0104 Minutes of the June 14, 2016 Plan Commission Meeting

A motion was made by Commissioner Jacobs, seconded by Commissioner Paul; to approve the minutes of the May 24, 2016 Plan Commission.
APPROVED

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

Nay: 0

Abstain: 1 - Chairman Stephens

Absent: 2 - Member Aubin and Member Murphy

PUBLIC HEARINGS

2016-0310 2016 Land Development Code Amendments I

A motion was made by Commissioner Parisi, seconded by Commissioner Jacobs; to continue the petition to the next scheduled Plan Commission meeting.

PARISI:

I move to continue the 2016 Land Development Code Amendments I to the June 28, 2016 Plan Commission meeting.

JACOBS: Second.
CONTINUED

Aye: 5 - Chairman Stephens, Member Jacobs, Member Parisi, Member Paul and Member Shalabi

Nay: 0

Absent: 2 - Member Aubin and Member Murphy

2016-0344 Cosmetic Enhancement Clinic and Academy

MAZZA: Staff presentation made in accordance with written staff report dated June 14, 2016.

STEPHENS: Is the petitioner present? Does she wish to make any additional comments in regard to this presentation?

PARISI: Swore in Christina Wakulich, 15243 Huntington Court, Orland Park.

WAKULICH: Just wanted to go over that we are not really a tattoo facility. They classify us as that because of how the state requires us to register with them. There will be absolutely no piercing being done or conventional tattooing. It is strictly for makeup stuff.

STEPHENS: Like eyebrows?

WAKULICH: Yes. My eyebrows are tattooed right now. This is mostly for medical procedures, people with alopecia, men and women with thinning hair. There are some other medical procedures. Wanda is more familiar with those as far as areola tattooing for women who have gone under mastectomy and double mastectomy. It is nothing that is tattooish.

STEPHENS: I don’t think we have anybody else in town that does this sort of service.

WAKULICH: It is really popular up north and in the northern cities, which is why we want to bring it out to the south side and let people know what kind of procedures are out there for them to get done.

PARISI: Swore in Wanda Enoch, 120 W Downer Place, Aurora.

ENOCH: I just wanted to add that I have been doing this for 23 years. It is really complicated now since we had to get the permit from the health department. I used to travel around to a lot of doctor offices. Now it is really complicated and we have to go through all of this zoning.

STEPHENS: Yes, now it is regulated by the state.

ENOCH: Yes and I can’t bring my customers to a tattoo parlor. They won’t even consider it. I do a lot of removals on girls that had them done when they were

young. My customers are north shore people.

STEPHENS: They don't like tattoos.

ENOCH: No they don't.

STEPHENS: Thank you. Is there anyone in the public who wishes to address this petition with any questions? Seeing none we will go to our Commissioners.

PARISI: No comment.

JACOBS: No comment.

PAUL: This is a good service. We are not talking about biker tattoo places here. I have no problem with this.

SHALABI: No comment.

STEPHENS: I have no problems with this. I think it is a good use in this community since we don't have one like it. It is probably a good thing.

PAUL:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated June 14, 2016,

And

I move to recommend to the Village Board approval of a Special Use Permit for Cosmetic Enhancement Clinic and Academy to locate at 64 Orland Square Drive, Suite 116, subject to the following conditions:

1. That the Petitioner comply with all Building and Health Code requirements;
2. That conventional tattooing (i.e. body art) shall not take place on premises without a separate Village approval; and
3. That all new signage is approved through a separate permitting process.

PARISI: Second.
RECOMMENDED FOR APPROVAL

Aye: 5 - Chairman Stephens, Member Jacobs, Member Parisi, Member Paul and Member Shalabi

Nay: 0

Absent: 2 - Member Aubin and Member Murphy

2016-0313 Team Rockhouse - Motor Vehicle Services

MAZZA: Staff presentation made in accordance with written staff report dated June 14, 2016.

STEPHENS: Is the petitioner present and does he wish to make any additional comments?

PARISI: Swore in Phil Geise, 16325 64th Court, Tinley Park
Brian Nussbaum, attorney for the petitioner, 18927 Jonathan Lane, Homewood

NUSSBAUM: We represent the owner and landlord of the property. This is the tenant and will be the operator of the motor vehicle services facility. I don't have a whole lot to add after Mike's presentation. We have been working closely with staff for the past weeks. We are comfortable with all of the conditions. The one request that we do have is in the final resolution tonight, if it can be included that a determination as to how and when the triple basin will be installed. The only reason for that request is because we have had the Village engineer out there and we are still trying to determine if the triple basin can be installed outside and connected to the sewer system or whether or not it has to be installed inside the facility. With that, the exorbitant cost of installing the triple basin, we are going to request from Village staff a little bit of time to put that in. Outside of that we are comfortable with everything else and I know Phil is excited to be part of the community.

STEPHENS: There was something in the write up about that triple basin. Is that whether or not MWRD allows the installation inside the facility or requires it to be on the outside?

MAZZA: A MWRD permit would be required if it was installed outside the building. If it was installed inside the building, the permit would not be required.

STEPHENS: Well then what is it that you want to do?

NUSSBAUM: When we went to the site last week, we tried to determine where the best place was to install the triple basin; the issue was whether or not it could be installed on the outside. The sewer system itself is rather shallow according to the Village engineer so he wasn't sure if that would be a feasible option. We need someone to come out there and make a final determination on that.

STEPHENS: You aren't going to be able to operate until you get this in, right?

NUSSBAUM: That is what we would like to talk to Village staff about, whether or not we can operate for a short period of time and then allow for the installation once this gets determined.

MAZZA: I spoke with Mike Coleman, the Building Division Supervisor, this afternoon and it is his determination that the triple basin needs to be installed and

it sounds like the best option would be for it to be installed inside the building. We are willing to work with the petitioner.

STEPHENS: He is asking for some time to get it inside or outside?

NUSSBAUM: We are asking for some time to determine if it has to be inside or outside and then once we make that determination, to install it.

STEPHENS: And you want that in the motion? How much time do you need?

NUSSBAUM: Yes and we would like 3 months if possible.

PARISI: Do I understand correctly? If they want it outside, they have to get another permit?

STEPHENS: Yes, a MWRD permit.

PARISI: So either way is acceptable to you? I think I just heard that the Building Supervisor expressed he would prefer it inside.

NUSSBAUM: We don't necessarily have a preference one way or the other at this point. Cost may be a determinative factor which we also don't know because we are unsure if it will be inside or outside. We know that the cost is relatively expensive so for a new business, that is another reason we are trying to get an extension.

STEPHENS: It is already in the motion though. There are two conditions in the motion about this, 5 and 6.

NUSSBAUM: Yes so our request is just to include in that the manner in which the triple basin will be installed and when it has to be installed will be determined prior to any sort of Village Board approval.

STEPHENS: Permits will be required from the Village to install it inside the building. Additional permits will be required from MWRD if it is outside.

PARISI: And they are asking to operate for 3 months without a permit.

MAZZA: Correct.

STEPHENS: No. You can't operate without a permit. Do you know what the triple basin does?

NUSSBAUM: Yes, we do and we have discussed with Village staff about the process that is currently in place where they catch all of the objectionable waste and they have a third party vendor that comes and removes it from the facility.

None of it is currently going into the sewer system.

STEPHENS: You have drains in there.

NUSSBAUM: Yes. But our point is to catch the waste before it enters into the drains. It gets put into a barrel that is separate from any drain and then the third party vendor removes it. We have no problem with eventually having to put in the triple basin. That is totally acceptable to our client and understandable. Our only request is to allow a couple months to obtain all of the permits to install and to continue the management of the objectionable waste in the interim until the triple basin is installed.

STEPHENS: Staff, what is your recommendation on this?

MAZZA: Our recommendation is to not change the motion. I believe the motion is broad enough to allow for some sort of flexibility. Also, that determination would come from Mike Coleman, the Building Division Supervisor. I don't know that we would be allowed to grant that sort of time. It would be up to the building division to do that.

NUSSBAUM: We apologize for putting this on you. The final determination as to whether or not the triple basin was going to be required was decided kind of later this afternoon. We have gone back and forth on it.

PARISI: We can approve the motion as is and it is up to the Village Board.

STEPHENS: Yes but the condition basically speaks for itself. The triple basin is installed and inspected by the Building Division or that an MWRD permit is obtained. All you are trying to do is say that you want to operate for 3 months before that is done?

NUSSBAUM: Yes. Just to provide time to install the triple basin.

STEPHENS: I think we are going to approve the motion as it stands.

NUSSBAUM: That is understandable and we defer to the Board.

JACOBS: Who is going to make this decision, finally? Who are you waiting for?

NUSSBAUM: Ultimately, the decision may be out of our hands. The sewer system may be too shallow and we may have to install inside. If not, we will wait to hear once we get bids on whether it should be inside or outside, we will wait to determine what the cost will be.

JACOBS: Right now you are just researching the location?

NUSSBAUM: Correct.

JACOBS: And you need 3 months to do this?

NUSSBAUM: It is not only the location. It is also a pretty expensive thing to put in and he is a brand new business. We are trying to afford a couple months where he can services some cars and obtain funds for this. It is thousands of dollars.

JACOBS: Is the landlord participating in this improvement?

NUSSBAUM: He is aware of the requirement.

JACOBS: But he is not financially participating?

NUSSBAUM: He has not made that determination yet because we just found out today that it would definitely be required.

STEPHENS: I don't think we should give you 3 months to operate without having a basin in. It creates a dangerous situation. If you don't have them it could be a potential bomb in the sewer system with gas and oil going down in there. Then if someone has a flame near the sewer drain, it could go up just like that.

NUSSBAUM: Yes you are absolutely correct and he is very careful and diligent on how they handle that because of those sorts of dangers but I certainly understand the concern and the need for it.

STEPHENS: I think as an issue of safety we will just leave the motion like it is and let the Board make that final decision. You can plead your case to the Board. Thank you. Is there anyone in the public who wishes to address this petition? Seeing no one, we will go to our Commissioners.

SHALABI: No comment.

PAUL: I agree with the Chairman on not changing that. If the Village Board wants to, certainly they can. I would just go with what is there.

JACOBS: No comment.

STEPHENS: I am of the opinion that we should move the motion along as it exists. We will now move forward with a motion.

PARISI:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated June 14, 2016,

And

I move to recommend to the Village Board approval of a Special Use Permit for Team Rockhouse to locate a motor vehicle service facility at 7060 157th Street, subject to the following conditions:

1) That no new or used automobile sales of any kind are allowed on premises;
2) That all work is conducted indoors;
3) That garage doors facing residential areas remain closed at all times except for the exchange of vehicles;
4) That vehicles parked outside for more than five (5) business days are considered outdoor storage and will require additional screening per Village requirements;
5) That a triple basin is installed and inspected by Village Building Division;
6) That an MWRD permit is obtained if determined necessary by the Village.

PAUL: Second.
RECOMMENDED FOR APPROVAL

Aye: 5 - Chairman Stephens, Member Jacobs, Member Parisi, Member Paul and Member Shalabi

Nay: 0

Absent: 2 - Member Aubin and Member Murphy

2016-0092 Palos Community Hospital South Campus Redevelopment - Planned Unit Development

PITTOS: Staff presentation made in accordance with written staff report dated June 14, 2016.

STEPHENS: Nice job. How long have you been working with Palos Hospital on this?

PITTOS: Since January.

STEPHENS: I believe the petitioner is present. Would you care to come up and make any additional comments with regard to this petition?

PARISI: Swore in Tim Brosnan, Vice President of Palos Community Hospital, 1607 Brestal Court, Naperville.

BROSNAN: We thank the Village Staff for all of the work they have done with us to develop this project and we are very excited. It is a continuation of our 40 year commitment to the Village of Orland Park and the southwest suburbs to provide quality medical services. With me tonight are several members of the design team to answer any questions anyone might have.

STEPHENS: In addition to the current services, what newer services are you going to be bringing in?

BROSNAN: The lower level access point is going to be a radiation/oncology service that we don't have currently on campus right now. In December of this past year, Loyola University did open an oncology center at the campus but it provides chemotherapy services, not radiation oncology. Loyola will be working with us in developing radiation oncology services at the campus and there will be a whole level of specialized physicians from Loyola leasing space within the building and providing a level of specialty care that is not on the campus or within the community. We are talking about the potential of 25-30 full time physicians from Loyola renting that space.

STEPHENS: I think at this point we will see if anyone in the audience would like to address this petition.

PARISI: Swore in Melanie Mobeck, 14069 Putney Place, Orland Park.

MOBECK: The only question that I have to ask is that I don't know if you are aware that John Humphrey Drive around the mall has always been referred to as Ring Road. I don't know if you knew that or not. Maybe you should consider naming them Ring Road 1 and Ring Road 2 or consider changing the name?

PITTOS: I am not sure that Palos is actually going to name their road, which is going to be a private road similar to Orland Square Drive, Ring Road. I was just simply using the term to describe the peripheral nature of the access points in the circulation.

MOBECK: My other question is how many current parking places are available before the construction? 762 are going to be the new parking places but what is it currently because there is not a lot of handicap parking.

PITTOS: I don't recall offhand and it is not listed on the site plan. There is an expansion of parking and I think the traffic engineer might be better equipped to answer that question.

PARISI: Swore in Stephen Corcoran, 145 Thomas Drive, Grayslake.

CORCORAN: Right now the campus as a whole as well as the fitness center has 518 parking spaces. The medical part, north of the ring road, has 420 and the remaining are the 2 parking areas next to the fitness center.

STEPHENS: That is existing?

CORCORAN: Yes. We are basically going from 420 to 763 for the medical campus.

STEPHENS: Almost doubled. Ok. Are there any additional questions from the audience? We will now go to our Commissioners.

SHALABI: This is a great addition to the Orland Park community. It is refreshing to have quality healthcare in our back yard, especially with the additional medical services that are going to be offered such as cancer treatments, radiation and oncology. I am in full support of this initiative and I look forward to a beautiful building and great services that are to be offered to our community.

STEPHENS: Thank you. Can I ask the architect to come up and give us a description of how this building works together? It is kind of complicated.

PARISI: Swore in Patrick Bryck, 1 E. Wacker, Chicago.

BRYCK: How the new building relates to the existing buildings?

STEPHENS: You are building one building, right? And you are changing the façade of all of the existing buildings, correct?

BRYCK: Demonstrates on plan where the additions will be. We are modifying the south elevation of the west building to add the rectangular frames that will project out from the existing face brick. We are also renovating the east elevation of this east building with the same treatment. We are adding new treatments on some facades and we are cladding some of the corners of the existing building. Along the roof edges of both of these we are going to be adding a metal cornice piece that matches the metal of the new ambulatory care center as well. Visually they will all tie together and look similar. There will also be replacement of existing windows on elevations that the framing is not being added to.

STEPHENS: On that west building, the existing is going to stay and you are just adding a new front to it?

BRYCK: Yes.

STEPHENS: How far out will it be?

BRYCK: About 2 feet. Demonstrates on plan the changes to the existing building.

STEPHENS: Is that going to be a walkway that connects the two?

BRYCK: Yes, this will be the new main entrance and then a walkway that ties the two together.

STEPHENS: When you say the south building, is that the Immediate Care Center?

BRYCK: Yes.

BROSNAN: Inaudible. Demonstrates on plan where the Immediate Care Center is.

STEPHENS: What are you doing on the north side of your building?

BRYCK: Those windows will be replaced with new aluminum and glass. I don't believe I have an elevation for that.

STEPHENS: It is not changing?

BROSNAN: It is basically staying the same. We are just replacing the windows.

STEPHENS: Ok. Does anyone else have any questions?

PAUL: I am assuming the existing facility is going to remain open during all of this? And what about parking? Are people expected to go from that parking lot all the way to the door?

BROSNAN: We will be phasing the work so we will have to change entrances and parking several times as the construction progresses. We are anticipating that the temporary parking lot will require some sort of transport from there to the main entrances.

STEPHENS: That is going to be a fully asphalt lot? It will be temporary? We are calling it temporary because you may be doing some additional building there in the future?

BROSNAN: Yes. We don't want a parking lot out there.

STEPHENS: What about garbage?

PITTOS: We anticipate those to be handled at the loading facilities.

STEPHENS: Ok. And the bike path will be part of this development?

PITTOS: Yes. I don't know what phase it will be in but it is part of the south campus redevelopment.

STEPHENS: That vault for the detention, is there an engineer present?

PARISI: Swore in Richard Sinnott, 601 W. Randolph, Chicago.

STEPHENS: You are going to have a vault underneath that parking deck?

SINNOTT: That was the plan.

STEPHENS: That will be temporary and release water or will it just hold water?

SINNOTT: It will be just like a detention pond. It fills up and empties out.

STEPHENS: So it will have a place to release the water. When you say it empties out, does it just empty out into the parking lot?

SINNOTT: No it will discharge as if it were a surface pond. It will discharge to the storm sewer on West Avenue which is where that existing basin discharges now.

STEPHENS: Ok, that's what I wanted to hear. Does anyone have any additional questions? No. The chair will entertain a motion.

PARISI:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated June 14, 2016

And

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Palos Community Hospital South Campus 15300 West Avenue Orland Park, Il. Preliminary Site Plan", prepared by Harley Ellis Devereaux (HED) and Walsh Construction, dated June 7, 2016, subject to the following conditions:

1) Establish a mid-block crossing on West Avenue to accommodate the direct connection between the proposed multi-use path south of the Fitness Center and the main Orland Bikeway trail on the east side of West Avenue.
2) Screen the south elevation of the parking deck with landscaping to mitigate the bare wall appearance.
3) Screen the drive-lane between the parking deck and West Avenue with additional landscape screening beyond what is required by the Corridor Landscaping requirements in Section 6-305.
4) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
5) Meet all final engineering and building code related items.
6) Submit a maintenance and monitoring plan for the detention pond on Lot 1 as well as a maintenance plan for the underground detention.

And

I move to recommend to the Village Board of Trustees to approve the elevations titled "ACC East Elevation and ACC South Elevation", "Existing and Connector South Elevation, Existing East Building East Elevation, South Building Entry East

Elevation", "East Elevation of Parking Deck, North Elevation of Parking Deck, South-East Elevation of Parking Deck", and "ACC South Elevation and ACC North Elevation", prepared by HED and Walsh Construction, date stamped June 7, 2016, subject to the same conditions noted above and the following:

7) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
8) Signs are subject to additional review and approval via the sigh permitting process and additional restrictions may apply.

And

I move to recommend to the Village Board of Trustees to approve a subdivision for 15300 West Avenue subject to the following condition:

9) Submit a Record Plat of Subdivision to the Village for recording.

And

I move to recommend to the Village Board of Trustees to approve a Special Use Permit for15300 West Avenue, Palos Community Hospital South Campus (a.k.a. Palos Primary Care Center) subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1) Enable a drive-aisle between the building and the street;
2) Establish and expand a parking lot between the building and the street;
3) Reduce the detention pond setback from 25 feet to zero;
4) Reduce the wetland setback from 50 feet to 25 feet; and
5) Increase the height of retaining walls from three (3) feet to a maximum of twelve (12) feet.

All changes must be made prior to the Board meeting.

PAUL: Second.
RECOMMENDED FOR APPROVAL

Aye: 5 - Chairman Stephens, Member Jacobs, Member Parisi, Member Paul and Member Shalabi

Nay: 0

Absent: 2 - Member Aubin 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 Chairman adjourned the meeting.

STEPHENS: This meeting is adjourned at 8:28 pm

Respectfully submitted,

Heather Zorena
Recording Secretary