VILLAGE OF ORLAND PARK

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

Meeting Minutes

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

Present: 6 - Chairman Stephens; Member Jacobs; Member Aubin; Member Parisi; Member Paul, Member Shalabi

Absent: 1 - Member Murphy

APPROVAL OF MINUTES

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

A motion was made by Commissioner Aubin, seconded by Commissioner Paul; to approve the minutes of the July 26, 2016 Plan Commission with the following change:

On Page 4, strike one instance of the sentence "I don't think there is enough fall before you get to that culvert."
APPROVED

Aye: 6 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi, Member Paul and Member Shalabi

Nay: 0

Absent: 1 - Member Murphy

2016-0104 Minutes of the July 12, 2016 Plan Commission Meeting

A motion was made by Commissioner Aubin, seconded by Commissioner Shalabi to approve the minutes of the August 9, 2016 Plan Commission.
APPROVED

Aye: 4 - Chairman Stephens, Member Aubin, Member Parisi and Member Shalabi

Nay: 0

Abstain: 2 - Member Jacobs and Member Paul

Absent: 1 - Member Murphy

PUBLIC HEARINGS

2016-0504 Zeigler Infiniti of Orland Park

PITTOS: Staff presentation made in accordance with written staff report dated August 23, 2016.

STEPHENS: Thank you for a thorough presentation. Is the petitioner present and would he like to make any additional comments?

AUBIN: Swore in Daniel Stevens, 9575 W Higgins Road, Suite 700, Rosemont

STEVENS: We are here to answer any questions you have and listen to your comments.

STEPHENS: Thank you. At this point we will go to our audience.

AUBIN: Swore in Carolyn Newkirk, 16001 88th Avenue, Orland Park

NEWKIRK: Thank you. I am a little confused as to why we are having this tonight because it sounds to me like it is a done deal.

STEPHENS: We don't do done deals.

NEWKIRK: Well that's good then. I just want to understand what is going on. Zeigler has already purchased this property?

STEVENS: We have the option to purchase it. It is not yet purchased.

NEWKIRK: Ok. My understanding also was that when something like this happens all of the homeowners within a certain area needed to be notified and my understanding is that the only notice was in the Orland Park Prairie. There are 24 units in our building and nobody ever received anything. There are 48 units in the townhouses behind us and to my knowledge one person received a letter.

PITTOS: The requirements for notice say to send public hearing notices to all property owners within 300' of this property's boundaries. In the cases of condominium buildings and townhouses, when the addresses are not fully clear to petitioners, the general recommendation has been to send it to the Homeowners Association and request that the HOA disseminate the notice to its members.

STEPHENS: So we assume that has been done?

PITTOS: Yes.

NEWKIRK: Nobody ever got anything and the notice that is on the lot there says a hearing for August 9th and nothing was ever changed on that sign saying that there would be a hearing tonight.

STEPHENS: It doesn't have to be changed. We continued it. There was no hearing held that night.

NEWKIRK: I had felt that if it was going to be on a different date, then something would have gone up on that sign saying that it was continued.

STEPHENS: It is not a requirement.

PITTOS: As a failsafe, that is why the signs are posted on the property and again as a third level failsafe that is why notices are posted in the newspapers. There are three methods of notifying the public in case one method fails to reach everyone.

STEPHENS: So all three have been done?

PITTOS: Yes. Signs posted, notices in the paper, and letters to my understanding have been sent.

NEWKIRK: As it is now, we can hear the PA system at Apple Chevrolet which is 4 blocks away from us and there are numerous trees between us and them. We're concerned about the noise. That property abuts our parking lot and just based on what the other auto dealers are in the area; my guess is that there will be a lot of lights on. There will be an outdoor PA system, pennant flags with balloons and whatever else going on. Our property values have already plummeted. People won't be able to enjoy their balconies, patios or yards with all of this going on all the time. Several people have asked me about Mancari's. There it is and with a building. We read in the paper about auto dealers having vehicles stolen and the catalytic converters are being stolen. This is an issue because of criminal activity happening there. We would like to know about the lighting, the noise level, and the hours and again originally we were told this was going to be single story buildings. That all seemed to be very acceptable and now it is going to look like a circus there.

STEPHENS: On the old plan, there was a 2 story building. It backed up to the condominiums.

NEWKIRK: I was at the hearing for that. It was going to be a daycare, which again wouldn't be open all weekend and wouldn't be open in the evenings.

STEPHENS: Car dealerships aren't open on Sunday.

NEWKIRK: The lights are on all the time.

STEPHENS: Just at night.

NEWKIRK: You are not going to talk me into this.

STEPHENS: I am not trying to. I am just responding to your comments.

NEWKIRK: I just feel like this is being used for what is proposed will make things worse. We aren't going to be able to enjoy the property that we have because of the noise and the lights. I would wonder about the noise if they are going to be repairing vehicles there. There are other things that could be going on at that location. Also, I would like to know what kind of a buffer there is going to be

between that lot and the condos and the townhouses as far as landscaping.

PITTOS: In terms of the buffer yard, the curb line is not changing from the previous plan. In that buffer yard will be elevated levels of landscape materials to screen the property as well as soften the edges of the parking field. It should be noted however that the condominium building, being multi story will not screen these side areas very well. It may screen these front areas but should also be noted that the parking area on the Shoppe's of 88 plan also were not going to be screened. Taller vegetation can be proposed and considered in the landscape plan review process so that we can cover as much of the parking field as we can and provide as much greenery around the site to relax the eye.

STEPHENS: Do we know how much higher that building sits?

PITTOS: I would say between 6'-12'.

NEWKIRK: I would be very interested in that because like I said, we can hear Apple Chevrolet and we used to be able to hear Mancari's. Also, I am confused if Zeigler has proposed to buy this because you have had dozens of cars parked there on several occasions so if they don't own the property, I am a little confused about that.

STEPHENS: Well, that is really not part of this petition.

NEWKIRK: Ok, I'm just curious about that.

AUBIN: Bill Karopulos, 16001 88th Avenue, Orland Park

KAROPULOS: Reads letter with concerns pertaining to parking along 88th Avenue. Resident would like no parking allowed on the east side of 88th Avenue.

PARISI: Is that anticipated or allowed?

PITTOS: On public roads, parking can occur. The comment may be related to the observations on 87th Avenue further east where Nissan is located. A lot of the Nissan workers may be parking on 87th Avenue there off of the dealership site. That is not a normal condition of the corridor. Most dealership workers park on site because they do not have roads adjacent to them such as Nissan does or Infiniti would. We could preclude any kind of vehicle parking along 88th Avenue. I do not believe our traffic engineers would recommend parking particularly as you approach the intersection and further down you will be blocking the dealership entrance.

STEPHENS: We could put no parking signs along the east side of 88th next to the subject property.

PITTOS: We would have to coordinate with Orland Hills because the jurisdiction is mixed. The Village boundaries with Orland Hills jog in and out at various points. I'm sure coordination with Orland Hills is possible.

STEPHENS: I think that is a reasonable request. It makes sense.

AUBIN: Swore in Bridget O'Brien, 16001 88th Avenue, Orland Park

OBRIEN: I just wanted to make a point of reference that when some of us appeared here in 2008 for the Shoppe's of 88th, we were notified via certified mail for that petition but not for this evening. Reads letter with concerns about traffic and congestion on 159th Street, other dealerships with parking variances, 3' barrier, retaining wall heights between other dealerships and neighbors behind them, oversaturation of the Infiniti lot with product that does not fit into the original plan, lighting, dumping of chemicals, and utility work that caused a water main break in 2009 and the surrounding residents lost their water supply, the aesthetics of the roof, and the consideration of the Mancari's lot that is already built.

STEPHENS: Mr. Pittos, can you address some of these questions?

PITTOS: In terms of parking variances, it is the nature of the car dealership to have a lot of inventory. These establishments have the largest retail products: which is a car. You need a lot of parking in order to accommodate that. All of the car dealerships will have a variance as listed in the staff report that will say something to the effect of an increase in parking capacity in excess of 20% from 74 spaces to 326 spaces. What that means is that there is the code required amount of parking based on the square footage of your building and then the code says you can increase that parking up to 20% without a variance. After that, you need to apply for a variance. The code does not specify an upper limit for that variance so the variance is always going to start at that point of 20%. I'd like to point out the larger car dealerships such as Toyota, Honda, Mazda, Volkswagen and Ford and many of the larger dealerships will have parking in excess of 300 parking spaces because they sell more cars than an Infiniti dealership will. There are different tiers of dealerships. Infiniti is still a volume dealer but it is not like Ford or Nissan. They don't sell as many cars per week so there are larger lots within the 159th Street corridor.

STEPHENS: How many parking spots were going to go in at the previously approved project at this location?

PITTOS: That is about a 100-120 parking spaces roughly.

STEPHENS: And all of those cars would be going in and out all the time? These cars will be parked as inventory basically.

PITTOS: Yes, in this development scheme as retail establishments, the best case

scenario is people coming in and out constantly as customers buy and sell things. In this case, the vast majority of the lot will be stationary and most movements will be happening in the location where customers first come in and park their cars to walk around the lot to see what is available for purchase. Interior traffic circulation can mostly be expected as service cars are brought into the garage. Once they are finished, they would be brought out and have the cars parked so that the customer can pick it up when service is finished.

STEPHENS: As far as precedent goes in Orland Park, we have granted these parking variations to most all of the dealerships that are in town.

PITTOS: Yes, the variance has also been granted to rental facilities such as Enterprise and Avis.

STEPHENS: A comment was brought up about retaining wall height and compared it to other dealerships. That really has nothing to do with dealerships. That has to do with the detention pond.

PITTOS: Yes, though there are other dealerships that do have retaining walls. In this particular case, the retaining walls are comparably smaller than what you would see on retaining walls north of 159th Street as the ground drops off behind the dealerships. In this case, the larger retaining wall belongs to the condo building. On this site plan, the retaining walls are 3' high. That is the code maximum. We don't allow retaining walls higher than that without causing them to be tiered. Which is the case here, they are putting in two 3' retaining walls each separated by a 6' setback.

STEPHENS: How big is the retaining wall that holds the parking lot for the condo building?

PITTOS: It is around 6'.

STEPHENS: I would like to ask the petitioner 3 questions. Why not consider Mancari's? What is the roofing? How will you handle gas and fuel?

AUBIN: Swore in Bill O'Hara, General Manager, 10603 154th Place, Orland Park

OHARA: Based on the owner and the purchase price of the property, Aaron Ziegler wasn't interested in the existing facility that was there with the cost of redoing it. Based on the empty lot and a new facility, which is a requirement from Infiniti and the design that it has to be, that was the best proposed site that we looked at. We really wanted to put it close to where we are located now. The main reason was that when we bought the two dealerships, we were required to build a brand new Infiniti facility. The future plan is to knock down the current Infiniti building to expand the parking just for Nissan. It is too small and very tight in the area where we are at now.

STEPHENS: Do you know what kind of roofing will be on this building?

OHARA: I can't answer that but we can get that information for you.

STEPHENS: Ok and how do you handle pumping the gas and fuel?

OHARA: I built a Chrysler dealership in Michigan and we have a container for oil that is picked up by a service and removed. They are there not quite daily but almost daily.

AUBIN: Swore in Mary Lou Crosse, 16001 88th Avenue, Orland Park

CROSSE: How many bays are going to be in this garage?

STEPHENS: Why is that significant?

CROSSE: Well, the more bays you have, the more work you have being done and the more noise you have being produced.

STEPHENS: Do you have a particular number that you are looking for?

CROSSE: No, but I noticed on these plans that they do have a small exit coming out the south of the building. If it is open, then I am going to hear a lot of noise.

STEPHENS: It is on the west.

PITTOS: Demonstrates on plan where the exit is on the west and east sides.

CROSSE: My bedrooms face north and I do enjoy sleeping. That is one of my concerns. There have been several accidents on 159th Street in the vicinity of the car wash, the bowling alley, Apple, and adding 384 cars is only going to add to the congestion.

STEPHENS: Let me clarify something here. They are not adding 300 cars that are going to be driving around. These are inventory. They will be parked and not moving.

CROSSE: I know.

STEPHENS: The only cars that are going to be driving around are the customers that go in for service and shop for a new car. All of these other cars will be parked as inventory.

CROSSE: You have your workers, salesmen, cashiers, and service people. Plus there are people looking to buy cars.

STEPHENS: And you would have had more traffic had the other project gone in because the other project had 5 commercial buildings full of shops. With that being the case, you would have had more traffic with those buildings than you would have had with this one. People shop.

CROSSE: In my opinion, I still think there is going to be a lot more traffic because of the car dealer.

STEPHENS: We are all entitled to our opinions. Thank you.

AUBIN: Swore in Jose Garcia, 16001 88th Avenue, Orland Park

GARCIA: I don't have much to say except the gentleman made a remark about "relax the eye". I think he was talking about putting some shrubs in there. For those of us who live in the building, there is not going to be any eye relaxation whatsoever. The people that live in the building will be seeing the repair shop.

PITTOS: Demonstrates on the plan where there is a wall on the south elevation and no windows.

GARCIA: All that is going to be facing the condo building is a wall?

STEPHENS: Yes.

PITTOS: Demonstrates again on the plan.

GARCIA: I trust that you will think about the 24 and the 48. I mean, would you buy my unit?

STEPHENS: That is not a fair question. We are not discussing real estate. We are talking about a car dealership.

GARCIA: Right, but there is a car dealership…

STEPHENS: We will not answer that question.

GARCIA: That's because you know what it is. This is a done deal.

STEPHENS: I'm sorry you do not, sir. You are assuming. Thank you.

AUBIN: Swore in Cheryl Hoth, 16001 88th Avenue, Orland Park

HOTH: I would like to know if the lights that are going to be on the parking lot of the car dealership will be on all night long. I'm assuming the answer is yes because that is what I see at other car dealerships. Secondly, I would like to know about the

vehicle that comes to pick up waste oil from the facility and what hour of the day it comes to pick up that waste oil? Thirdly, I would like to know what they are planning on doing with the retention pond that is currently on their property. I am also wondering if they will do any additional landscaping with that particular body of water? Thank you.

STEPHENS: Mr. O'Hara, what are the hours of the dealership?

OHARA: Currently we are open at 9 am and close at 8 pm. During the winter, we are open 9 am to 9 pm. On Saturdays we are open 9 am to 6 pm. Obviously, we are closed on Sunday. Service will open at 7 am a couple hours earlier than sales.

STEPHENS: What about the noise from the PA system?

OHARA: We will have a PA system similar to other dealerships. It will be consistent with what we are doing now and based on current technology. We try to keep any outside noise and paging down to a minimum.

STEPHENS: If it gets too loud, the residents can call the Village. Lighting, have they don't a lighting plan yet?

PITTOS: We have not seen a photometric plan yet. That is usually put together during the final engineering stage. Lighting is reviewed separately with all projects but in the cases of car dealerships, they usually come back for a second public hearing and the Plan Commission would review the lighting plan at a later date.

OHARA: We did redo our lights at the BMW store and we went with all new LED's. It disperses the light differently down on the lot rather than up in the sky.

STEPHENS: What are the hours that they pick up waste oil?

OHARA: I can't give you an exact time but it is during the day and it is just a standardized truck. It is nothing big or major. They are not there long.

STEPHENS: Staff, they are not recreating a retention pond?

PITTOS: No, what was designed in 2005 has largely been built on site today, probably not to its fullest extent due to the recession that hit in 2007. The site is not entirely built out so there hasn't been as much storm water as one might expect; although that pond has been functioning over the last few years. The proposed project has the same shape and placing for the detention pond. Demonstrates on plan some small changes to the pond. From a planning aspect, the pond is essentially staying in the same spot with some slight modifications.

AUBIN: Swore in Ray Galassi, 8749 Trinity Drive, Orland Park

GALASSI: We are less than 300' from the property and we did not receive a written notice from this gentleman here or who he represents.

STEPHENS: He doesn't send out the notices. He works for the Village.

GALASSI: Well, whoever did it did not send one to us. I have some concerns. Will there be gas storage on the property? Will there be gas pumps?

PITTOS: That would be best answered by the petitioner.

GALASSI: The property flows from the west to the east, at what level are they going to build the dealership and recorrect the parking on the facility?

STEPHENS: Are you talking about what grade? We don't really deal with that at this point in time. We have an engineer here so we will ask him.

GALASSI: The reason I ask is because of the overall height of the building. If they are proposing a 2 level storage facility for cars….

STEPHENS: They are not proposing 2 levels for cars.

GALASSI: I believe that is what he referred to when he said stacking cars.

STEPHENS: On the second floor, what are you going to put up there?

OHARA: There won't be cars up there. It will be offices.

PITTOS: If I might clarify my terminology. Stacking in the planning world is when cars are backing up onto each other, one behind the other. We talk about stacking in terms of drive thru lanes and also in terms of cars coming up to intersections and waiting at red lights or stop signs. In this case, we have stacking when one car is parked in one space and another car is double parked in tandem. That is what we consider stacking. The cars can be double and triple parked because it is inventory and the cars won't be moving.

GALASSI: That eliminates that issue, I have another concern. We have a grammar school nearby and I am concerned about the safety of these children and the teachers in that school with the increased traffic that this dealership is going to bring to the community, especially with people going southbound on 88th Avenue when they leave the dealership after their car is serviced. I would recommend that there only be a north bound traffic flow for people leaving the dealership onto 88th Avenue rather than traveling south because of that school and the elderly people that live and walk in the community.

STEPHENS: The school lets out at 3 pm.

GALASSI: Possibly.

STEPHENS: I have driven down that street hundreds of times.

GALASSI: And you know that the speed limit is 20 mph.

STEPHENS: And I know that the police are patrolling and they are right there when the school lets out. They are all over the place.

GALASSI: Well that is a concern for me because we have grandchildren. We have a small park in our community. There is a school on 88th Avenue. There are elderly people that walk up and down 88th Avenue and with the increased traffic, much more than what we have right now. We have trucks and buses going up and down 88th Avenue that have no business being there. That is not your problem, I understand.

STEPHENS: That is what roads are for. They are there for people to drive on them.

GALASSI: I am just stating my views. Due to the population and the school, those are my concerns. I am also concerned about workers from the dealership parking in front of our homes and possibly in our driveways because there is not a proposed customer parking on the dealership lot. I am concerned about that just as I am concerned about the parking on 88th Avenue. You had indicated that they might put up signs which I think is a good idea. I am concerned about our community also.

STEPHENS: We can have them put up no parking signs in front of your house?

GALASSI: Well, parking for the association members only would be acceptable; but employees and customers parking on our side streets would be a problem. I owned and operated a new car dealership in the city for many years. After that, I went to work for a dealership on 159th Street for 8 years. I can tell you about some of the inherent noise problems that occur in these dealerships from very early in the morning when parts delivery trucks arrive to snow plowing in the wintertime, many different types of noises that condominium owners behind the dealership that I worked for complained about. Debris, paper, bottles and things of that nature occurred and they were constantly talking to us about picking up. The concern we have is the noise level. If this is built, we are going to have noise all day long until 9 pm. Personally living there; I don’t want to hear all of their announcements made over the paging system. I know what it is like to be there on 159th Street. If they build the building, will there be a sidewalk in front of the property.

PITTOS: We are requiring that the multi-use path on 88th Avenue to be extended up to the intersection of 88th and 159th. There are sidewalks west and east of the site. They will be required to complete the sidewalk system on 159th Street. There

is a small gap on the car wash site that is adjacent here but this project will build its portion of the sidewalk system. We will also work with the petitioner to get a pedestrian connection to the building.

GALASSI: Where will delivery of the new vehicles occur? On the property or on 88th Avenue? Where will these cars be dropped off? Again more and more traffic. That is all I have.

OHARA: That is a good question. Currently, the carriers pull into the Nissan and Infiniti building now. They pull right into the main driveway. I am not 100% sure if they have dropped some cars off on the side; but I have seen some deliveries at other dealerships happen in the middle of the road. That will not be the case with us. We will have ample space in the lot.

STEPHENS: Seeing no one else, we will now go to our Commissioners after a ten minute intermission. There was one question asked about additional utility improvements.

PITTOS: There will be additional utility improvements to the site. As you can see from the 2005 plan, multiple buildings are laid out across the subject site. Many of the connections have been made but since no buildings actually exist, the connections are inoperable at this time. With the new site plan, we have gone from 5 buildings down to 1 bigger building. The various connections that are today in these zones will be abandoned and there will be rerouting of the infrastructure to service the new building at the center of the site. There will be utility work occurring.

STEPHENS: How can we inform the homeowners in the event that the water is going to stop and start again?

PITTOS: That would happen through the normal channels: building permits. We could require notifications be posted at the doorways. I am not very well aware that utilities on neighboring properties are disrupted for the construction of new projects. This area is pretty well established and I presume that there is redundancy built into the system in and around this site. We can be vigilant. I can inform the plumbing inspectors and the concrete inspectors, the people there during the initial digging to ensure that water disruption is avoided.

STEPHENS: Please make a note of that so their water supply is not interrupted.

PITTOS: Yes.

STEPHENS: All of your comments that you have made, most of them have been good comments. With regards to the zoning, the zoning exists for an auto dealership. It falls under the BIZ zoning. They are within their rights to locate there. However, looking at these drawings, I think that they lack quite a bit. The

elevations are not in compliance with Section 6-308, Design Standards. Those standards call for brick from the ground level at least past the windows. I would assume that the building should be brick. That is not shown on the elevations. The elevations just don't make sense. These elevations lack a lot of detail and they are not in compliance with the design standards. They will need to be revised and brought into compliance. I don't see any problem with the site plan. I would like to see them work with staff to get the site plan to a point where it would be acceptable to us. Although I don't see a lot of changes in the site plan. In addition to that, since we are giving up some variances which we have precedent in Orland Park to do so, I think on the northwest corner of the site, we would like to see some Village gateway signage, something designating that is in Orland Park. As far as the landscaping, you have a 34' buffer between the condominiums north property line and the south property line of the subject property. What kind of landscaping are they going to put in there? We are going to have to take a good look at the landscaping and see what they are proposing on that so we can have a little bit more of a buffer yard on that. I don't want to move this forward. I would want to see this continued for 30 days to give them enough time to come up with these elevations and show us exactly what is going to be built there rather than throwing up this prototype building. This is not what they are going to build in Orland Park so we want to see the design standards introduced into that which it is not at this point in time.

PAUL: I agree with you. Let's see what this looks like before we vote on it. Let's talk about what is going to be on the roof because it is going to be visible from the upper levels of the condo building. We need to see that. Some of the other things I would like to see are better landscaping in the back. One more thing, if we didn't approve this dealership, something else would go in that spot eventually. The economy is not going to stay bad forever. Somebody is going to go in there. It is going to be retail. You are talking 7 days a week maybe with a restaurant or bar that is open past midnight. You are going to have light and traffic. Regardless of what you put there, people are going to drive to and from there. There will be cars going in and out. There will be parking. There will be traffic. That is with anything that you put there. Whether it is Zeigler or something else, something will go there. Please keep an open mind about that. It is 159th Street. I can see what you are looking at. Compared to what you have now, anything is bad. It is kind of nice. There is an open space there and it has been there for a while but you know it is not going to stay that way. We will work with this and we want it to be right. Whatever goes in has to be compliant with the code. The elevations have to comply with the Village Code. That's really all I have.

SHALABI: I also heard the residents loud and clear. I am quite familiar with that property. I would like to make sure that there is compliance with the code. The roof needs to be aesthetically pleasing. Landscaping is a very important factor and lastly Mr. Karopulos mentioned the parking on 88th Avenue and I think I would also recommend that there is no parking there, which would also answer Mr. Galassi's comments about the school being nearby. I think a month or so would allow staff to

work with the dealership.

JACOBS: I agree with my fellow Commissioners and our Chairman.

AUBIN: I was just notified this evening about a continuance for this particular project so I am going to reserve my comments until I see the final product. I think it would be unfair to make any comments at this time. However, I am confident that our Orland Park staff and engineering department will make sure that the petitioner meets all of what Orland Park wants with its codes and the engineering regulations and what is good for our residents. Otherwise, this petition will not be able to proceed.

PARISI: Most of my points have been covered by my fellow Commissioners, particularly the parking on 88th Avenue. I don't think they should be loading there either. That elevation needs to be changed. This is going to be continued and everyone will have ample time to revisit this.

STEPHENS: I want to give everyone here tonight the notice that this will be continued for 30 days. You have your notice now. You can come back here then and we will make a final decision on that date. September 27th is the date that this will be heard on again.

PARISI:

I move to continue Zeigler Infiniti of Orland Park, case number 2016-0504, to the September 27, 2016 Plan Commission meeting to:

1. Work with staff to include Village Gateway Signage at the northwest corner of the site;
2. Work with staff to bring the building elevations in compliance with Section 6-308 Design Standards and all necessary related building codes;
3. Work with staff to show all necessary requirements and staff's recommendations on the site plan;
4. Work with staff to provide an attractive landscape trnasition buffer along the south side of the subject site adjoining the properties to the south;
5. Complete these items before the next meeting;
6. Work with staff to address parking or (un)loading of inventory along 88th Avenue; and
7. Work with Orland Hills for no parking along 88th Avenue.

PAUL: Second.
CONTINUED

Aye: 6 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi, Member Paul and Member Shalabi

Nay: 0

Absent: 1 - 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 8:52 pm

Respectfully submitted,

Heather Zorena
Recording Secretary
ADJOURN