

# VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)*



## **Meeting Minutes**

**Tuesday, October 9, 2007**

**7:00 PM**

**Village Hall**

## **Plan Commission**

*Louis Stephens, Chairman*

*Commissioners: Judith Jacobs, Paul Aubin,  
Steve Dzierwa, Mike Culligan, Patricia Thompson, and Nick Parisi*

**CALLED TO ORDER/ROLL CALL**

The meeting was called to order by Chairman Stephens, at 7:00 p.m.

**Present:** 7 - Commissioner Jacobs; Commissioner Dzierwa; Commissioner Aubin; Commissioner Stephens; Commissioner Culligan; Commissioner Thompson, Commissioner Parisi

**APPROVAL OF MINUTES**

A motion was made by Commissioner Dzierwa, seconded by Commissioner Aubin and carried to approve the minutes of the September 25, 2007 Plan Commission meeting, with the following corrections: Page 8 paragraph 7, lines 2 & 5 correct word Eaves to EIFS. Page 8 paragraphs 7, line 8 correct the word brink to brick.

**This matter was APPROVED**

**Aye:** 6 - Commissioner Jacobs, Commissioner Dzierwa, Commissioner Aubin, Commissioner Stephens, Commissioner Culligan and Commissioner Parisi

**Nay:** 0

**Abstain:** 1 - Commissioner Thompson

**PUBLIC HEARINGS****2007-0268 Open Space Amendment to the Comprehensive Plan**

STEPHENS: Entertained a motion for a continuance from the Plan Commissioners.

DZIERWA: Moved to continue the public hearing for file number 2007-0268, Open Space Amendment to the Comprehensive Plan, to the November 13, 2007 Plan Commission Meeting.

THOMPSON: Second.

**A motion was made by Commissioner Steve Dzierwa, seconded by Commissioner Patricia Thompson, that this matter be CONTINUED to the Plan Commission. The motion CARRIED unanimously.**

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

**Nay:** 0

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

Steven S. Gregory ASLA, Bergfors Gregory. 18641 W Creek Dr, Tinley Park, IL  
Kevin D Chaffin, KDC Consultants, Inc, 16144 S Bell Road, Lockport, IL  
Scott A Shalvis, The Shalvis Group PC Architecture 11508 w 183rd St, Orland Park, IL

SULLIVAN: Staff presentation made in accordance with the written Staff Report dated October 9, 2007, as presented.

AUBIN: Swore in (petitioners)

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

GREGORY: I think the staff report was very accurate. We worked hard with staff to try to accommodate the constraints of this site and a lot of the intentions that are in the proposed I-80 Corridor, the intent that is in draft form yet. And yet accomplish that through some modifications that Bob explained in quite a bit of detail. We are in receipt of the Staff Report that has a number of conditions that we for the most part agree with. The one point we were concerned about was the removal of that drive thru area, we felt that if we are potentially going to pursue a drive thru in that area that we would like to see it shown on the plan so that it would not limit our ability to market that use. So there are no surprised down the road, if we get that type of user interested. We understand that are constraints in terms of stacking that we would have to meet. As the plan shows now it's not quite at those standards, if there is more interest that comes along we would be happy to work with staff to try to accommodate that somewhere down the road. In terms of the other 15 items stated on here, if you'd like I will go through each one of them, if not...

STEPHENS: You're in agreement with staff on those?

GREGORY: Yes. With the exception of number 2. The drive thru. We would just like to leave that on, we understand that there are some problems and that if a use comes in we would have to work with staff to meet the requirements of the Village on that.

STEPHENS: How light are they on the second requirement?

Gregory: The parking code is for 8 stacking spaces we show 5.

STEPHENS: Can you meet the 8?

GREGORY: Not as it's currently configured. We'd have to make some modifications, either extending the building or....

STEPHENS: Well how would you work it out to meet the 8 if you...

AUBIN: How would you work it?

GREGORY: If we had to we'd have to try to modify the parking to make it work. We thought that the 5 stacking spaces were sufficient and that we would either

look for the variation for that stacking requirement or that we would configure the building different if a use came in that was that concerned about having a drive thru.

STEPHENS: If you have been working with staff for a long time you knew that that was a requirement, why haven't you accomplished that before you came here?

GREGORY: The only reason we haven't is because it isn't the ultimate driving force of the entire plan. Its something we would like to see accomplished if we can, but with out a specific user in mind we didn't feel it was worth changing the plans and not showing it. Again we just want the availability to market to that user.

STEPHENS: If you were looking for a user and you wanted to market it that way you should have worked with staff and accommodated the stacking requirement before you came here. At this time if we approve it and go forward we have a problem with this so I would recommend we keep that part in this motion.

GREGORY: That is certainly your prerogative; I understand where you are coming from. I am not trying to argue. My client just strongly suggested that we try to keep that in there if at all possible. If that is your motion then we will have to live with it. I have some color elevations that I can show you.

SULLIVAN: As to the drive thru, just as an add on comment, one of our concerns too is if does exceed the 5 spaces it comes out into that aisle right where everyone comes in. That is the way it is set up and that is a concern.

GREGORY: (Presents the color elevations)

STEPHENS: Invited comments from the public and received none. He then turned the floor to the Commissioners.

DZIERWA: Mr. Gregory, can you explain the residential parking on the outside of the building? Please just highlight were the residents are supposed to park because each unit is supposed to have 2 spaces. You show 72 units and 72 indoor spaces, you will also need 72 outdoor spaces for every unit.

GREGORY: We are anticipating using this are here (refers to drawing parking on south side of building) as well as the parking on the north side of the building.

DZIERWA: That is basically what I thought, but didn't want to assume. Those 29 spaces on the main roadway coming in, including the 3 handicapped spaces, what is to keep people and the retail from using those spaces and are those spaces in the drive with the circle turnabout included in the spaces for the residential parking? The west side of the circle?

GREGORY: I believe those are anticipated to be used for the commercial area.

DZIERWA: I count 32 spaces on the north, 29 spaces on the south (including 3 handicapped spaces), and 13 spaces on the west. Which I believe is 74.

GREGORY: We would have to confirm that with you. In terms of what is going to keep someone from parking there, signage. Which I know is not the perfect solution, but the intention is that it would be marked clearly for residential use only.

DZIERWA: In my opinion, I am not really thrilled with having those angled spaces along the detention area. I am also not thrill with the 14 spaces that are across from the refuse loading on the restaurant side of the building, it's narrower there and if anything in a commercial lot it should be wider. I would really like to see that parking go, but it doesn't work.

GREGORY: We do have the restraints of the wetlands area, we are trying to stay as far away from that as we could and still have our drive aisle line up so that we could accommodate as much parking as possible and still have the traffic circulation that we felt comfortable with.

DZIERWA: I think that if I were to make the motion I would have to keep in condition 2 until we address the issue of stacking. I would not be in favor of approving a drive thru with out meeting code on the stacking issue.

STEPHENS: Commissioner Culligan.

CULLIGAN: First of all, Mr. Gregory I would like to, starting in lot 3, the elevation of the retail building is quite attractive. I like the idea of the clock centerpiece being a different look from the outer 4 points from the roof top. Also in lot 2 to 3, the thru street, the design of the fountain with the go around is very nice. Although the 10 foot setback where we are going to encroach the residential building, I am comfortable with that because in that area people will tend to slow down due to the configuration. Regarding the retail area in lot 3, I am in full agreement with staffs report that the parking in this case should front LaGrange. I am for pushing buildings toward the road, but this is not a pedestrian friendly street at all, also with the land layout on LaGrange, the parking fronting LaGrange will give visibility to the retail building and it will compliment the street as it goes through the residential and retail area. That makes that work real well there. Staying in lot 3, I had some concerns regarding the wetlands. One, the curved parking that would be in the southeast portion of the parking lot. Will the elevation of the parking lot be much higher that that of the wetland area? I am thinking of the area by Palermo's where the wetlands elevations are much lower.

GREGORY: We have submitted the preliminary engineering and I am told it's about a 2 or 3 foot drop. So it's not a horrible change there. Again we are trying to leave that as undisturbed as possible and that is why we configured the parking there in that orientation.

CULLIGAN: Looking at the proposal, it looks like we are going to pave over a wetland area? Or how are we going to approach that area where that stub is?

GREGORY: Right now what we have anticipated is actually since we have prepared this plan and since the preliminary engineering has gone to the Village, he has actually shown that as just a turn at this point, not actually putting in that stub, unless the southern portion develops it and then it would have to be put in. and everything that would go with touching the wetlands.

CULLIGAN: Because that was what I was going to ask you... If we could not do that (put in a stub) and curve it.

GREGORY: Yes, and that was the recommendation we got from staff as well. In terms of leaving that, since we don't know what that will be developed and when. Leave that alone for now and leave an easement for that to happen in the event that does develop to the south.

STEPHENS: And that is shown like that on your preliminary engineering?

GREGORY: Yes it is. As far as the sidewalks that were mentioned by staff, engineers have had a couple more chances at it than we did so those were shown on the preliminary engineering plan. We are aware that those would need to go and that is why we have no problem with it.

STEPHENS: Which sidewalks are those?

GREGORY: Along Orland Parkway. There are sidewalks internally as well and we concur with the staff suggesting that we should go ahead and have the right of way in that area taken to edge of both sidewalks. We have no problem doing it that way if that is how they want us to handle it.

CULLIGAN: Mr. Dzierwa brought up the angle parking area. In the angled parking between the property line and a parking stall, it forms several different looking triangles, because of the angled parking. What are we planning to do with those areas? Is there grass going in?

GREGORY: It would be grass and probably some shrubbery and other landscaping. We are aware of the landscaping code that would apply to this and we have every intention of meeting the code, which would require some screening of the parking. We will go ahead and do that once we get the site plan approval.

CULLIGAN: On the residential area, again, I like the layout of this. I think it's kind of unique to anything I've seen yet to come through in Orland. The roof line is quite attractive. On the final picture it looked like we are going with a brown colored roof, a shingle roof?

GREGORY: Yes. Scott Shalvis, the architect is here. Thank you for the compliments.

CULLIGAN: You have said staff had a lot of conditions here and you seem to be in agreement with several of those so that will be it for me. Thank you very much.

JACOBS: I also was curious about the roof or the cupolas. That is a shingled treatment?

GREGORY: Correct.

JACOBS: The top of cupola, is that lighted?

GREGORY: Yes.

JACOBS: Very nice. Just a point of clarification; in the letter from KLOA to Jack Mahyer, it references senior housing, on the narrative staff provides it says 72 condominium units. Is it intended to be some sort of senior housing?

GREGORY: No it is not intended to be specifically set up for seniors. It is just that from our experience, this type of housing lends itself to that age group. We anticipate a large amount of that would be in that 55 and older category. As well as, in that location you have Advocate and the University and I'm sure you have some professionals interning there. As that area develops further we look for it to be both ends of the spectrum and would not want to have it age restricted.

JACOBS: Are all the Condo units intended to have balconies?

GREGORY: Yes.

JACOBS: And the buildings are brick and stone, correct?

GREGORY: Yes.

THOMPSON: It looks like a beautiful building, but I do have a few questions. The refuge loading area, I noticed, where the retail is, are you going to restrict the garbage trucks from that circular area or are they going to be coming in at another location.

GREGORY: We haven't gotten to that level of detail yet. But, I would imagine that they will come in here, because it would be harder for them to come in that center area, making that maneuver through the turn about. I definitely think we can take that recommendation and restrict that to that area.

THOMPSON: I would say any trucks coming in should be restricted off the turn around area. Also I know its going to be hard, but in the residential area, where

are the garbage areas going to be?

GREGORY: I was told it was going to be internal, because the one level is a parking garage.

THOMPSON: And where would the trucks go to pick that up?

GREGORY: They would have to go to one of the entrances and have to roll them out; it would either be a smaller dumpster where several of them would be rolled out... It is kind of a typical set up for a condominium situation. We felt that was preferable to having them outside.

PARISI: Most of my concerns have already been addressed. It is a nice building by the way. I noticed it was planned for 72 housing units. In the future there will be a lot of buildings going along 183rd and Orland Parkway, one of the things I was concerned about was the traffic pouring out onto that street as it will be quite busy. From that stand point I like the way the street is configured, because there could be problems there. Having said that since that is going to be a main street that is going through the development I too am concerned about parallel parking on the through streets. I believe you are going to see a bit of traffic and I think it could present some safety concerns, backing out of the parallel spots. The question I would have is, the parking lot to the north of the residential building is there some way that that could be reconfigured to allow for more spaces?

GREGORY: Given the shape it becomes a little inefficient. We tried looking at trying to see what we could fit in there. You end up getting a lot more pavement and not too many more parking spaces. So that was why we shied away from that a little bit.

PARISI: Just with parallel spots on main streets, I wonder if that could be mitigated.

GREGORY: The intention there was to kind of, as we develop that as a kind of street scape, its pretty common in traditional streetscapes to have that situation. Given the fact that we have a number of measures to slow people down, there is not going to be that many people driving through there as there is not a long stretch. We did consider that, your position, but we felt the positives out weighted the negatives.

AUBIN: Just one question. We said that on street angled parking will be located on this public road, and an agreement is to be included as to the private maintenance of the spaces. Where is this agreement?

SULLIVAN: It is part of our development agreement that we have between the developer and the Village. That will be a requirement that the Village does not have to do snow plowing or maintenance of those spaces. It will be part of the

development agreement later on.

STEPHENS: Is that street the normal width exclusive of those 2 parking areas?

AUBIN: Swore in Kevin Chaffin.

CHAFFIN: Yes that is 30 foot back to back.

STEPHENS: Exclusive of the parking areas?

CHAFFIN: Correct.

STEPHENS: I too would like to compliment the architect and the land planner here, because I think the land plan is very good. I think the architecture of the commercial and the residential buildings are very good and will set a tone for the area. I have 2 comments. First of all I want to ask you, where is the spandrel glass located?

AUBIN: Swore in Scott Shalvis.

SHALVIS: The spandrel glass you are referring to is along the bottom of these store fronts as well as when we are going to have fans at that ceiling height to try and block the view. We want to give the ability to have different ceiling heights and still give that same kind of look with that tall glass.

STEVENS: Are those the only locations?

SHALVIS: Yes.

STEPHENS: On both sides?

SHALVIS: Correct, you would have some on all 4 sides.

STEPHENS: My other comment is that you have designed a beautiful all brick building and then you put integrated, split face concrete masonry units with sealer. So you put split face block below all that beautiful brick and above it is a limestone cap, why would you cheapen the building with that split face brick?

SHALVIS: We will work with staff and go with brick, but we would like to have a different color brick to off set that lower level area.

DZIERWA: How does Advocate feel about that road that connects to the north edge of your property? It would be just north of the 32 parking spaces.

GREGORY: As far as I know there is no problem with that connection. We were geared towards that location because there is a break right now in the median.

DZIERWA: So that little kind of half circle road that is just north of the curve on 183rd street, is private property. Let's say I'm on 179th street and I wanted to get to this retail center or my new condo and I want to come down that roadway, I can't go across that little roadway? I have to go all the way to LaGrange or Wolf and go up Orland Parkway?

SULLIVAN: It will be pretty hard for someone to stand there and reroute motorists. People come through and use it now so...

DZIERWA: They are using it now, but it is really not a public roadway?

SULLIVAN: It will remain private, but we should point out that, if you remember the 3 bridges plan, that was just to west of White Mountain? There will be a north-south new public street connecting 179th to Orland Parkway there. That is only a couple blocks west of this.

DZIERWA: I am just concerned with that in the time being Advocate doesn't get mad about using that road.

STEPHENS: Staff brought up about benches and such?

GREGORY: Yes, it was always our intention to do that and have a gazebo area too.

STEPHENS: The chair will entertain a motion.

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 9, 2007,

and

I move to recommend to the Village Board approval of the preliminary site plan titled 'Proposed Site Plan for 183rd and LaGrange Road,' prepared by Bergfors Gregory Land Design, dated 01-31-07, most recent revision, 05/30/07, Sheet 1, subject to the following conditions:

1. That a perpetual cross access agreement is given to the property located to the south (Pin # 27-33-401-011)
2. That the proposed drive-through is not considered at this time and is removed from the site plan prior to the Committee meeting.
3. That the petitioner work with staff to delineate additional loadings spaces as required per Code section 6-306.

4. That the petitioner re-locate the dumpster enclosures to the sides of the retail building.
5. That the petitioner list FAR (floor area ratio) in data box prior to the Committee meeting.
6. That lots four and five are submitted at a later date for Site Plan and Elevation approval.
7. That sidewalks and parkway trees are provided along Orland Parkway (183rd Street).
8. That the petitioner expand publicly dedicated right of way along central access drive to include parking spaces and sidewalks.
9. That a tree survey is provided for all disturbed areas with trees exceeding 4" in diameter before the Village Board meeting.
10. That the Health Club does not exceed 5000 square feet.
11. That a landscape plan, meeting all Village Codes, is submitted for separate review and approval within 60 days of final engineering approval.
12. That bicycle racks are added to the front of all buildings before the Committee meeting.
13. That site seating is added throughout the outdoor spaces.
14. That the petitioner meet all terraced retaining wall requirements, inform the Village of IDOT's decision regarding regarding and return to Plan Commission if the required retaining wall infringes on the parking lot or otherwise changes the site plan.
15. That all final engineering related items are met.
16. That the petitioner is to include signage along the west side of the center road to read "resident parking only" as well as the southern most angled parking on lot 2.
17. The petitioner is to install brick in place of split face CMUs on the entire lower portion of the commercial center at all locations designated E2.

DZIERWA: Second.

AUBIN: I move to recommend to the Village Board approval of the Elevations for

Building on Lot three, Titled LaGrange Road and 183rd Street by Shalvis Group and dated January 31, 2007, Sheet # Ask-2.0. and Ask-2.1, subject to the same conditions as outlined in the preliminary site plan motion.

DZIERWA: Second.

AUBIN: I move to recommend to the Village Board approval of a Special Use Permit for a Planned Development that includes a 5,000 square foot restaurant and with modifications that include:

A reduction in required landscape buffers along the south and east property lines from a required 15' to 10' along the outside of the retail parking lot and approximately two feet to the south of the pull-in parking spaces along the main access loop.

To allow parking to be located between the street and the building

A reduction in building setback requirements along the main access loop from a required 25' to 10'.

A reduction in the detention setback requirements from a required 25' to a provided approximately 5' in the diagonal parking area and reduction in the required 15' maintenance strip to 10';

A reduction in the required 50' to a provided 5' wetland buffer setback in the far southeast corner, and to 20' in the south end where the wetland is on the adjacent site.

Subject to the same conditions as outlined in the preliminary site plan motion.

DZIERWA: Second.

AUBIN: I move to recommend to the Village Board approval of a lot consolidation of the three existing parcels and re-subdivision into five lots.

DZIERWA: Second.

AUBIN: I move to recommend to the Village Board that, upon annexation of the unincorporated portion of the proposal, the rezoning of Lots two, three, four and five to COR Mixed Use District, and rezoning of Lot One to Open Space.

DZIERWA: Second.

**A motion was made by Commissioner Paul Aubin, seconded by Commissioner Steve Dzierwa, that this matter be RECOMMENDED FOR APPROVAL. The motion CARRIED unanimously.**

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

**Nay:** 0

**2007-0420 Walgreen's**

Savas Er, 1901 N Roselle Rd, Schaumburg, IL, Nare North American Real Estate  
Susan Smiley, 24 N Bennett, Geneva, IL, Craig R Knoche & Associates  
John Bradshaw, 2454 Dempster St, Des Plaines, IL, Camburas & Theodore Ltd.

PITTOS: Staff presentation made in accordance with the written Staff Report dated October 9, 2007, as presented.

AUBIN: Swore in petitioners, Savas Er, Susan Smiley, John Bradshaw.

STEPHENS: Mr. Er, do you have anything to add to the staff report?

ER: We have been working with the staff, Mr. Sullivan first and Mr. Pittos later and we have tried to accommodate what the Village requires for being a gateway to the Village. Actually Walgreens changed a lot from the prototype store. They are pretty strict with the look of the exterior of their buildings. We tried to accommodate the gateway of the Village so this is a more upscale modern looking version. Actually the staff advised us to take the Walgreens in front of the Village (Hall) as an example. So we kind of fought hard with Walgreens to get this approved from them. Yes, there is a hole at the entrance which is already covered by clear glass, which may have been missed in the elevations. Walgreens needs the drive thru as we all know which is why they are relocating their store from their existing location and they have another location in Homer Glen; 143rd & Bell. Because the taxes are very low down there, but we have tried really hard to keep them in the Village, so far we are doing well. If you have any questions, please?

STEPHENS: Asked for comments from the public and received none.

STEPHENS: I would like to make some comments here before we move on. I agree with staff that this location is a gateway coming from I-355 into the Village from the west side. Your north and east elevations, give us architectural character and I have no problem with those. However, I have a real problem with your south and west elevations. Your south elevation is going to be common to the main entrance coming in off Will-Cook Road and it is just one long brick wall with no character what so ever. The garbage enclosure and I realize you have to have a garbage enclosure somewhere, but I think you could do a whole lot more on that south elevation as it is going to be the most visible as you come into the shopping center. In addition the west elevation I feel lacks character. I drove by and took a long hard look at the Walgreens we have outside here in front of the Village Hall. There is a very significant difference in the architecture in that building than you have on this building. A great deal more of architectural enhancement on that building. I also went by the one we just approved in 2006, which is on 159th street and west of Wolf road, in Bobak's Plaza. When that building came before us we asked for additional architectural treatments on the drive in side and you

accommodated us for that. You put a banding at the top; you put piers, vertical columns up with details along the top of it. You come before us here tonight with an elevation, the south elevation, that had nothing, no architectural enhancements what so ever. And the west elevation has slight architectural enhancements, which will be one of the most visible elevations as you come in from the west. I really have a problem with what you are presenting here tonight. I am not in favor of it what so ever. In addition, I don't know why we haven't been presented with the signage that you are trying to bring forward. Your petition lacks that and it should have been part of this review.

ER: The signage for Walgreens or the Village?

STEPHENS: The signage for the Village.

ER: Actually we did talk about that with the staff and since then we have come up with a couple of ideas and the staff is kind of telling us what to do at the end, and we told them to tell us what you want so we'll put it out there.

STEPHENS: I will give you some direction on what I think you should do. I happen to like the signage that is out on LaGrange road in front of the Walgreens.

ER: I need to clear something. I am the owner of the shopping center. I am not related to Walgreens. So I am working with the Village to get Walgreens to jump through the hoops and satisfy the Village's needs at the gateway.

STEPHENS: These are my comments.

ER: I understand.

STEPHENS: Is anybody here with Walgreens?

ER: No. So in the elevations you can see we proposed 15 feet wide and 5 feet high brick Village of Orland Park sign.

STEPHENS: Where is that?

ER: Show drawing on new rendering just provided.

STEPHENS: The little square below that says Village of Orland Park?

ER: Yes, its 15 feet wide and 5 feet tall.

STEPHENS: Those are my comments at this point. Let's go to the other commissioners and see what they have to say. In my opinion I would like to continue this to the next meeting or the meeting after that so you could come forward with some better elevations.

ER: We came because the first elevations Walgreens wanted us to submit to the Village was totally their prototype and they did not want to change that at all. We have gone back and forth with them for the last 8 -10 weeks to get these elevations. With the staff's latest report that came to us my architect is here, we had a preliminary talk to Walgreens because it is funny, we really want to keep them in the Village, as the property owner and I think the Village wants to keep them here too. In the mean time Walgreens, we are submitting some kind of site plan & elevations and we go back to Walgreens and it takes another 6 weeks to get their ok. Then we come back and the Village gives us something else and we go thru it again. We have been talking for the last 14 months or so.

STEPHENS: Well we can give you some direction on what we'd be looking for.

ER: I do understand that, but since Walgreens is pretty much saying like, this is what we can do and our architects are going to push them one more time to get the notes on here approved from them. I hope we can get your approval.

CULLIGAN: First of all I want to just ask staff; In your initial report I see that there are future right-of-way changes, are we having the sidewalks installed on 143rd and Will-Cook, or did you say they will not go in until the future road is done?

PITTOS: The Will-Cook sidewalks will go in, the 143rd sidewalks, however, will be put aside and we will have monies put in an escrow account for now.

CULLIGAN: Thank you. First of all, I like the additions of the islands; they will enhance that area of your parking lot, as you know. You have a vast majority of just parking stalls up and down from the east to west. That is a nice improvement, adding some greenery and some landscaping. I have no problem at all with where the drive-thru is proposed to go. As you know in staff report there are some recommendations on the building elevations themselves. Commissioner Stevens made comments a while ago. I went and looked at this and am totally in agreement with Commissioner Stevens. He said the east façade and the north could use something, maybe more of a tower instead of just that pillar coming up. That is a small feature that maybe could be added in. They maybe willing to work on something like that. Obviously the south, which is most of the delivery, garbage refuse area needs to be fixed up. It's too bland, it's too flat and it's not going to work for what I would like to see. The drive thru side, the west elevation, is going to be fronting a major street and that is not going to quite work the way its set up right now either. I would be in agreement with Mr. Stephens's proposal to continue this based on the elevations. You have done some good things and are proposing some good things for the layout and parking area.

ER: I think our petition is for the drive thru today. We will be working with the staff; we just got these comments back from them a couple of days ago. We are working with Walgreens now to get as much as possible on the elevations

JACOBS: Mr. Er, just as a matter of curiosity, is this Walgreens desire to go free standing or is it the shopping center's plan? Is it their plan or your plan? Do you want them to go free standing?

ER: Walgreens lease is coming up by April 2008 and it is the end of their lease and they are going to go for a free standing location either this corner or in the vicinity. Since we went to Walgreens and explained to them that we want to keep them, we have enough land, because our shopping center sits on almost 5.3 acres and the existing building is almost 4000 feet. Even if we take the Walgreens and enlarge their prototype store we are still in Village requirements for lands, we are increasing 9% landscaping area and we are actually still in the parking lot requirements. Right now we are trying to keep them, but their prototype calls for a drive thru and they will definitely go for a free standing location either here or at the other location that they are talking about. But now this site has been approved and if we can get approval from the Village we will be looking forward to going ahead.

JACOBS: So it behooves them and you to get this thing approved and making the changes and corrections that the Village is requiring tonight.

ER: As I said to staff I think we already made major changes from the first one until now. The last report came out is pretty ok, its not like drastic changes so we will be addressing that with Walgreens and hopefully will get as much as possible try as much as possible.

JACOBS: What has been presented this evening, I agree with Chairman Stephens, we need a little more work, back to the drawing board and maybe continue this to another date.

ER: As I said we are in front of the Board for the drive thru petition so, if we can come back on the 22nd for Committee meeting so if, in the mean time we need to go back to Walgreens and address the elevation issues and I think we can come back with better results by the 22nd.

JACOBS: Ok.

DZIERWA: I don't know if you're going to like what I have to say, but I think that this doesn't work. Especially with the entrance to the drive thru. I understand why you want the entrance there, it faces 143rd street, I just think it would be more useful facing southeast. Your drive thru goes thru over there, its very narrow over there, people will be walking to the front door, people will be driving up that aisle or coming off Will-Cook and travel up that aisle, people will be walking across the parking spaces to get in the front door. I just think the drive thru and the front door don't work together, they are in the same spot. All the Walgreens I have seen, the one on 159th & 80th, the one at Bobaks, and the one over here the drive thru is on

the other side of the main entrance. As far as the west wall and the south wall I agree with my fellow commissioners as far as those walls being blank. I think you could use a faux treatment like you have on your nicer looking elevations and put those in there, it would bring it up a level I'm not saying you'd have to put glass in there or anything, but I am wondering since you say you are going back and forth to Walgreens, why didn't you bring them with? Then we could talk to somebody from Walgreens and say would you agree to this? And we don't have to wait between 4 & 6 weeks between meetings to something like this done. I don't know if that is protocol, but it seems to me that would be a good idea.

ER: Unfortunately, it's not like someone comes here and makes decisions and goes back. We submit, my architect is here so he can tell you, we submit plans with the changes and then it takes 2-3 weeks for them to review and then go to their committee and then come back with reviews and tell us what they can or can not do. Then they make the changes and we submit to the Village again, to staff again, and then staff gives its report and it's like...

DZIERWA: There is no one person that will sign off on a change?

ER: I wish. In the mean time addressing your concern about the entrance to the Walgreens. We met Mr. Sullivan last year and we tried to do all the ways to locate this Walgreens and we thought about putting the southeast corner as an entrance to the Walgreens, but then you are going to have the trash enclosures facing Will-Cook Road and the drive thru will face 143rd street. So the ugly sides of the building will be facing the gateway and unfortunately we thought about that and this is what staff actually recommended with the south-east corner being the entrance to the store.

DZIERWA: I was going to get to that, in my next question. I honestly think the drive thru could work if you went the other way. I am curious as far as the 25 foot setback, if that driveway could be widened from 17 feet. All the other Walgreens I have seen where people accidentally go thru the drive thru they can go around.

ER: We have an escape lane.

DZIERWA: How wide is that?

ER: On the west end 24.

DZIERWA: Is that the dotted line? If you work hard I guess you could get around. I just thought the drive thru started there right where you came in. You could place the window somewhere ½ way up that west wall or ½ way up that north wall. You could have a sign there that says DO NOT ENTER so people could see cars coming out of there. I guess its 6 of one and half a dozen of the other. For me just having the drive thru started at the entrance was a big NO. You have a lot of positive things in this petition. Many times I have been out to that site and I think

it's a great thing to be able to build a building higher up like that. I think that is something you should sell to Walgreens, you should tell them this thing is so high up if they are going to dig the foundation in Homer they will be building on swamps. I think they will want the visibility because Walgreens is a busy business here in Orland. We have had so many of them. With out beating a dead horse I agree with my fellow commissioner's dress up those 2 walls. I could possibly live with the drive thru the way it is, it's just my opinion. It's just something I felt compelled to bring up.

ER: The existing Walgreens stores you see now have 2 drive thru aisles and the new prototype has only one drive thru. They are not doing the second drive thru. That is why you see the 2 lanes coming in and turning around all the way, because there are 2 drive thrus, one at the window and there are one of 2.... Now there is only one drive thru that is why....

DZIERWA: I understand, that works. My concern is that at the entrance there it is only 12 feet wide. So suppose somebody drives thru there and there are a few cars stacked, they can't get around to get out. If they happen to drive thru there by mistake not wanting to get a prescription. That is my concern, I can live with it going in the direction you want, but if you could make that a little wider.

PARISI: I think the Chairman's comments about the south and west facades adequately address the same concerns I have. I don't want to rehash it again. I do want to say that the reason the trash containers have to go in the back is because that is the ugly side of the building. I guess we are trying to make it less ugly. I think what we are asking over here and staff has addressed it in the recommendations are not insurmountable obstacles. It would have been to have been able to see them, so I pretty much concur with Chairman Stephens.

ER: As you know that ugly side has to face something.

PARISI: I understand that. We are just asking you to dress it up a little bit because it is visible for people from the south and the residents that live behind there.

THOMPSON: I concur with all my fellow commissioners and I don't want to be redundant either. I don't understand why this building can't be similar to the one on 159th and Wolf, at Bobaks (Plaza). When you come down 159th it gives you a good impression to see this building, it's very well thought out. The decor of the brick, they put in different settings where it is plain, I think that would be an asset. I understand that if you talk to Walgreens and ask if we could have something similar to that?, that they wouldn't agree to it.

ER: Staff recommends us to look at the one in front of the Village Hall building, that is why we went to them and told them can we do something like this? That is why our, if you can pull up the rendering ours actually kinda looks like, actually we

have better windows in the front, better windows facing the street. And across the street is actually 143rd. That is what we went to them, and Walgreens actually had another prototype a few years ago, they dumped it now, it used to have 2 towers one in the front at the entrance and one at the end cap. But they don't want to do that.

STEPHENS: I don't think we have a problem with those two elevations shown there.

THOMPSON: No.

ER: And also the Walgreens store as you know, usually they face, this store, in this frontage faces the main corner. If you ask, or Walgreens, or you, I think everybody will agree with that. This facing should face the northwest of our lot line. So the main entrance should be at the northwest. But then they need all the parking load in front of them, then we need to pull the building all the way to the... that is why it doesn't work.

STEPHENS: I disagree with you. I understand you have the entrance facing the parking lot, which makes all the sense in the world. I don't have any problem with that. the problem that we have all be discussing here is your west and your south elevation.

ER: And we are going to address that.

STEPHENS: They are the ones we have a problem with. You have half a building that looks nice and half a building that doesn't.

AUBIN: My comments are very simple. Listening to the Plan Commission tonight and their comments, your going to have to go back to Walgreens. There are sixteen conditions that are involved in this particular petition and in staff's report. You have are going to have to discuss with Walgreens these sixteen different things that they are going to be required to do to send this thing forward. So if you are going to be chatting with them, I think it would be wise to let them know what the boards feelings are in regards to the elevations and their proposed site plan with some of the issues with the drive thru. I would also, under those guises, absolutely recommend a continuation.

STEPHENS: We have approved quite a few Walgreens in this community, if you look at the one right down the street, it's got a different color brick banding on the sides and on the rear. It's got some architectural columns that go up. The one on 159th just west of Wolf road, the same situation there. They have cooperated, they built two beautiful buildings, in very visible areas. You have a gateway corner, it's a gateway to the community coming from the west we would like to see a building similar to those two buildings. I don't think anybody here on Commission has a real problem with your north and east elevations. So you have half a

building that looks nice. come back to us with another half of a building that looks nice and we will send you on your way to move forward. I think tonight what we are going to do is that I am going to request a motion of continuance.

ER: Again I would like to ask you to consider the drive thru today. We will be addressing the elevations issue anyway.

STEPHENS: I don't think we have a problem with the drive thru.

ER: That is why we are here. The petition is for the drive thru.

STEPHENS: No. it's to approve this building and the site plan. It's not just for the drive thru.

ER: The site plan, but we are asking a variance on the drive thru.

STEPHENS: You're asking for the elevations the building the site plan everything. Not just the drive thru. You're not coming in here asking us to build a drive thru. There is nobody there that is happy with the elevations. So I am going to entertain a motion to continue this, so that you could come back with elevations we could live with.

AUBIN: I move to continue file number 2007-0420, Walgreens 143rd Street and Will Cook Road, to the November 13, 2007 Plan Commission meeting so that the petitioner can continue to work with Walgreens on elevation, site plan issues and gateway signage issues, and to gain preliminary engineering approval.

DZIERWA: Second.

**A motion was made by Commissioner Paul Aubin, seconded by Commissioner Steve Dzierwa, that this matter be CONTINUED to the Plan Commission. The motion CARRIED unanimously.**

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

**Nay:** 0

**2007-0501 St. Michael's Parish Expansion**

Leanne M. Meyer-Smith, AIA, 1730 Park Street, Naperville, IL, Newman Architecture

HOFKENS: Staff presentation made in accordance with the written Staff Report dated October 9, 2007, as presented.

AUBIN: Swore in (petitioners)

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

MEYER-SMITH: We have had a very successful experience working with staff and we are just looking forward to journeying on to the Village Board and break ground next spring.

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

AUBIN: Swore in Roberta Flonder

FLONDER: Roberta Flonder 14336 Highland Ave, Orland Park, IL  
My question is in regards to the proposed drop off area on Highland Avenue in front of the new activity center or multiuse activity building. Currently on Highland Avenue they used to have drop off for the schools for the buses and now they have drop off for special events. It totally ties up the street, double parking, parents don't use the parking spaces, they use our front lawns on Highland Avenue as garbage drop off, cigarette disposal, and just walking all over them. That we don't want to see on Highland Avenue. I am just wondering if that has been addressed as it hasn't been in the past.

STEPHENS: We will ask the petitioner to address that.

MEYER-SMITH: The drop off as proposed on Highland Avenue is not for the school at all. It's simply a spot, in particular for the hearse, for the funeral entrance. As you know right now, the site is sloped to the parking area and the main entrance of the church, which is on the east side. There are several steps there about 5' 10", they can not bring the coffin and funerals in successfully, so right now the drive that is next to the rectory house, they pull the hearse in there or they park along Highland Avenue. That is simply all that spot is for. We would like to get them off Highland Avenue so they could actually pull into the parkway and not block Highland Avenue. That's all that is for. The school has relocated their main entry. To this spot (points to door on drawing on the east side) and the intent of the petitioner is to keep all of the traffic on this side really.

STEPHENS: You mean with the change in this building, the locating of the school entrance.

MEYER-SMITH: They have already done it. It's not really used. It's there for an emergency exit right now but it's not really the main entrance to the building.

STEPHENS: Let me go back to Mrs. Flonder.

FLONDER: I'm sorry, but when she says that the main entrance is moved to the east side of the facility and the west side is not used. That west side is used by parents dropping their kids off all the time. Any time in-between 7:10 and 7:30 in the morning the street is heavily used. I understand that is for school and that's not

a problem. They keep it moving as quickly and as well as they can. But it is used all the time. Volleyball tournaments, all that, Highland Avenue is used all the time.

STEPHENS: Let me ask a question. Where is the entrance to on Highland Avenue that they use all the time?

FLONDER: (used the pointer and indicates) The south west corner of the building, the main glass doors that say St. Michaels School. The office is right down the hallway from there. That is the main entrance to the school. If it has been moved to the other side I don't think those people know it.

STEPHENS: Ms. Smith there seems to be a conflict here.

FLONDER: She is only aware of what she is being told, I am aware of this being a resident of the street. I am not against people of the school parking there and using the street and things like that, I just don't want to bring additional traffic to that one street.

PARISI: When the children are bussed the busses do empty in the parking lot. The side on Highland Avenue is non-bussed. the parents when they drop off with their cars use Highland Avenue. But the busses do empty in the parking lot like Leanne said. Both are technically correct.

STEPHENS: Mr. Sullivan, is there anyway we can minimize this problem so long as we are talking about putting an addition on St. Michaels at this time?

SULLIVAN: I don't really know how important that southwest door is. I think Ms. Flonder is just saying she doesn't want anything new added, that is my understanding.

STEPHENS: Is that what you are saying?

FLONDER: Yes.

SULLIVAN: If the hearse is already there and they are just moving it off the street that is not adding anything.

STEPHENS: So the answer is there are no new doors being added.

MEYER-SMITH: Emergency exits for the multipurpose but not an entry.

AUBIN: The multipurpose will have to be entered off the east side by the parking lot?

MEYER-SMITH: Correct.

STEPHENS: The west side entrance will be designated as an emergency exit

only.

MEYER-SMITH: Can we clarify that the existing west entry that is right there for the church will stay, but the new addition for the multipurpose area has 2 exits not entries. (points out the current church entry and proposed emergency exits) The parish also proposed and wants the entry to be on the east as well.

STEPHENS: It sounds like they are not adding anything more there. It sounds like you will be living with the existing condition you are living with unless you want to go out in the morning and get angry with the people dropping off the kids.

FLONDER: Oh no, no.

AUBIN: Swears in Dave Weakley, 10115 W 143rd Street, Orland Park, IL

WEAKLEY: My concerns would be directed towards the storm water run off from the new facility that is being proposed. Basically it would go into the drainage contours, which way is the water going to drain off this facility, in terms of on Highland Avenue and north and south from that location? So is the drainage going to go to the north or the south?

STEPHENS: Your concern is additional water runoff?

WEAKLEY: Yes. We understand there is going to be some additional green areas but they certainly are not in the areas of the new improvement. Those are being proposed on the east side of the building and this improvement is proposed for the west side of the building. How do you offset the additional water runoff on the west side?

MEYER-SMITH: We have submitted our preliminary engineering and are working with the Village right now, so I can't specifically answer that. Everything off of the building is being collected internally and is going out the east. We don't really propose to change the grass area in the front like you have now, that will be the same. But as to the contours, I can't really comment on specific contours. But they are included on the engineering plan.

STEPHENS: Mr. Sullivan, has our Village engineer reviewed this plan?

SULLIVAN: Yes they have and they have preliminary approval. Like Leanne said they are providing drainage on the site and its going to go into the storm sewer and proceed north into the forest preserve.

STEPHENS: In a storm sewer?

SULLIVAN: That is my understanding.

WEAKLEY: That would adequately address my concern on drainage that is going

to be going thru the piping system to the east and then into a storm sewer collection grid and then north at that point in time. So there would be no additional waters from the roof going onto Highland Avenue. With regards to the lighting, what type of lighting is going to be proposed on that actual building? Would it be accent lighting or would it be something that would be obtrusive?

MEYER-SMITH: they are accent lighting only on the building. We are leaving the existing Highland Avenue pole lighting as it is.

WEAKLEY: I too share my neighbors concern with increased traffic. Its my understanding there would be none, so thank you for that. My last issue would be with regards to fire protection, because we do see a lot of bottleneck traffic sitting over there. You have got some parking issues diagonal parking existing, the back ends of those cars do protrude into the roadway so we don't actually have a full width roadway because of the type of parking that is currently there. We do have some of this drop off traffic and that situation is exasperated a little bit because of the narrowing of the roadway. So there could be some issues with additional traffic. Obviously there has been some additional parking that has already been installed and right now you are inviting additional traffic with your drop off area. So I would be concerned with the traffic and fire protection.

MEYER-SMITHL: The spaces are there whether people pull forward or not is kind of hard to control. One would hope they would pull forward and get off a road or have the shorter cars. As far as more spaces being added 2 were added up by the day chapel earlier this year by the parish, however we accommodated that taking 3 away on the Highland Avenue side and putting in green space. (points our spaces on the renderings)

STEPHENS: So you have reduced parking on Highland Avenue?

MEYER-SMITH: Yes

WEAKLEY: We also have illegal parking on Highland Avenue that goes on from the new handicapped spots north to 143rd street side. Is there anything this commission can do to help with that situation? Signage perhaps?

STEPHENS: How are they parking illegally?

WEAKLEY: There are no signs for No parking there and it is simply ignored. There is no enforcement.

STEPHENS: That would be a traffic enforcement issue.

WEAKLEY: It is ignored by them also. I am asking for maybe some additional signs.

PARISI: There is a Traffic Advisory Board, I would present it to them and maybe

they could do some enforcement for you. I would suggest that.

WEAKLEY: I appreciate your suggestion.

AUBIN: Swears in Cheryl Weakley, 10115 W 143rd St, Orland Park, IL

C WEAKLEY: On this proposed plan you said there was going to be a drop off on Highland Avenue? Where, may I ask, is this exact drop off?

MEYERS-SMITH: (points to entrance on map) Right there. If you imagine the church entrance right now, that you can see and the driveway is there for the rectory, its right there.

C WEAKLEY: Now is this going to be a drop off by the curb side or is it going to go into the property?

MEYER-SMITH: Its goes into, it takes up the spaces that used to be in the drive right there. If you can imagine where these cars are parked you'd go into that.

C WEAKLEY: When the church actually put in those two new parking spots, yes you took other parking spots away, but that also took some of the greenery, which also took some of the rainwater and everything. We have a difficulty, I have been calling for 3 years on the storm sewer on the corner, of Highland and 143rd Street, and it's been blocked up. Orland Park tells me it not theirs and Cook County tells me it's not theirs so I don't know who to call anymore. We have a major issue and in the winter if it's raining and then it becomes cold we have this much ice there. It's been going on for 3 years, I'm sure other people have seen it. I don't know how people who walk to the train even walk around it, because it's a puddle that is at least 10 feet wide.

STEPHENS: We will ask our staff if they can bring that up to public works and what they can do about correcting or solving that situation.

C WEAKLEY: I have actually called both quite a few times and nobody wants to take ownership of that storm sewer. That is what I am worried about, because I am on the downside of the hill. If you look at St. Michaels there's a drop-off there and that is what I am saying, storm water... That is my concern.

PARISI: Just a question, the addition is described as a multi use facility?

MEYER-SMITH: Correct.

PARISI: Under the scaled down version, would the existing gymnasium remain a gymnasium or converted to something else? Or would there be a gymnasium in the addition ?

MEYER-SMITH: The plan remains the same with either option of elevation, the floor plan does not change. All we did with option B was take away the false façade we were running along the front of the existing space.

PARISI: So that would remain. Obviously with a larger multi-use facility, I would hope it would be discouraged from people entering and exiting events on Highland Avenue. I understand the neighbors concerns.

MEYER-SMITH: Right.

PARISI: The other couple of things, obviously I think there could be some improvements to the façade facing Highland Avenue. I think staff made some recommendations on that. I would like to see that. Just one last thing, I'm a little bit concerned on asking approval on alternate plans based on ones ability to finance the construction. I have real concerns with that. Those are my comments.

STEPHENS: So basically you are talking about some kind on architectural treatment on the west side

PARISI: Yes, on the west façade.

STEPHENS: Is there something you could do with that?

MEYER-SMITH: This is option A, which is preferred, all we were doing here was taking a fake brick and block façade across the front of that gym. The floor plan, the size, everything stays the same. We were just simply extending the façade and covering it.

PARISI: I understand that.

MEYER-SMITH: Obviously the parish built all these buildings at different times and we have to contend with a multitude of different architectural styles and were trying to make the Church on the corner prominent and carry that down as far as we can. Option B just simply shows you what is there existing right now, that we are not really touching inside the floor plan. If they do not have money then the false façade is really just an extra for them.

PARISI: In either drawing I am really talking about the lower half of the building. It's brown up there and I am just considering what the neighbors across the street are looking at. In the first proposal it's strikingly similar to the back wall of a football stadium.

MEYER-SMITH: Again we are trying to extend the existing architecture of the Church, which is kind of a modern block form and we are using the colors...

PARISI: I understand that there are strict budgetary limitations. I am not

suggesting any extensive changes, there just are some masonry things that can be done to dress it up.

MEYER-SMITH: Again, this façade was not really a result of money, this one is kind of a form to continue the Church because we don't want to introduce another form onto this site. We are carrying the limestone panels across the top exactly like the Church, we didn't color that in. And this in the brown brick, then if you notice another architectural side of the building, most recent addition was built in the blonde brick. We are trying to marry the two bricks together and at least two thirds of the site will go together, there is nothing with the school that we are doing beyond that right now.

PARISI: That is the most physical wall, that the only thing you really see.

MEYER-SMITH: Exactly. Then this being the large multipurpose facility, will be having athletic wall padding on that side. There are some big large trees that will be addressed when we submit the landscape plan.

PARISI: Thank you.

STEPHENS: So are you saying that you could do some sort of architectural that will improve the look of that other elevation?

MEYER-SMITH: Of option B?

PARISI: Either one really.

MEYER-SMITH: We weren't proposing to at this point only because again I wish I had shown more of the church, its kind of mimicking what is there at the Church. They have skinny windows like this and the Church is actually all brown, so we tried to break this up a little more than the Church with out being too different from the church. We want to again, marry it and make it look like one facility. These are very large, this is 6 foot wide by over 20 feet tall, glass. These are quite large glass windows on the side and I think in reality that will be quite impressive. If you look at the door entry right here and imagine how much larger this glass is, its pretty good size areas of glass to break up that façade.

PARISI: I heard you suggest some type of shrubbery?

MEYER-SMITH: We have some large trees that will be going in, not just shrubs.

STEPHENS: Against that brown section? What is the height of that brown section?

MEYER-SMITH: I believe it's about 14 feet.

STEPHENS: Then you are going to put trees across the front of that to buffer it.

MEYER-SMITH: Yes. I think for the residents across the street the mature trees will really soften that and add to the green space and look really nice. We also have, its kind of hard to see in the rendering, there are some horizontal bandings of the light brick too., which will further bring the scale down.

PARISI: You said that is a large exit there.

MEYER-SMITH: Yes these are exit doors only with no outside hardware.

PARISI: So that is an emergency exit there?

MEYER-SMITH: Yes, the parish security too. They do not want that to be an entry.

THOMPSON: I think Mr. Parisi has addressed all my concerns.

AUBIN: Just one comment for Ms. Flonder, I think that once the proposal goes through our expert staff and engineering people, when they approve preliminary engineering on a petition like this, they wouldn't do it if they didn't have confidence that the water is under control, that they have plenty of parking spaces. This project has that so you can have some confidence there.

DZIERWA: I know you are working on a budget, you don't have Walgreens money or whatever, I was just thinking if you were to use some foundation plantings along that west wall, that would be fine. But you notice on the north part of that, where you have the windows up high and the windows down low, they kind of marry each other, one above one below? If you could do some sort of decorative brick treatment below those 4 windows that are in the center of your addition down below, I think that would ...

MEYER-SMITH: These large 4 windows?

DZIERWA: Yes. I know you don't want windows down there because of the padding of the gym, and that's great, but if you do some better brick work down there to kind of accent that and even if you wanted to carry it down to the end of the building, basically your just trading a light brick for a dark brick. Not really adding to your budget. Its something you can add I just think it'll make it so much more attractive on the west elevation with out spending any more money.

MEYER-SMITH: We have also curved that, it doesn't show in the elevation. The curve makes it attractive also.

DZIERWA: My next question is, if we could talk about parking spaces. You are required to have 250 spaces you provided 426 originally now you are required to have 301 and you have provided 392. What I can't understand in the special use

is you are allowing for a 30% increase in the amount of parking spaces and your actually decreasing the parking spaces, but I won't get into that. I think it's good that you adding the islands, I'm not concerned with water. I don't think MWRD is going to be concerned about it so long as you haven't changed your pervious or impervious surface. I can feel for the residents on Highland, my son has a house 2 doors south of your school and on Sundays he can't park his car on the street, because everybody is using the street to park on. It's a public street and you can park on there. I just told him to make sure he parks in the driveway. I guess my concern is that during construction there is going to be a loss of parking spaces in the parking lot, because they are going to set a trailer down there and they are going to do all that and St. Mike's is very busy on Sundays at Mass times. The fact that we are loosing some parking spaces and your going to loose some during construction which is part of growing pains, I know how these things work. I just am concerned that the lose of parking spaces here is, you are loosing 34 spaces overall. I think that is a detriment. I think that is the only thing that really bothers me about this, on the other hand I think you are doing a great job everything is going to work in that respect. But I do feel for the neighbors because as far as parking is concerned, they walk across the grass, not that my son's house is anything to look at, sometimes he has issues. I think parking is a big problem and that would be a concern if I were living there personally. Other than that I'd say full speed ahead.

MEYER-SMITH: I'd like to address the parking issue. On the site plan, there is a lot that St. Michael's has been leasing to Orland Park for the renovation of the train station. When that becomes back available we might discuss trying to keep construction and parking use some of that. Half of the spots we are eliminating actually happen right here, the furthest point from the building. A lot of times those are empty even when people are parking on the street. Those spots are open and empty except at Christmas and Easter. We did try to think of that and take away the spots farthest away from the door.

JACOBS: Ms. Smith, on the east elevation, what again is the reasoning for no windows or anything on that?

MEYER-SMITH: It's kind of misleading because we have sliced through a middle portion of the building. If you actually stood back at the road and looked that way, the 4 story convent would be blocking that view. So it's kind of misleading. What happens here is this is the large multi-purpose room and we don't have a double wall situation here. This is hiding all the rooftop equipment and the duct work that goes up to feed that, so we can't punch windows through to that space.

STEPHENS: Are you saying that that elevation won't be seen?

MEYER-SMITH: I think that there are positions where you could see it, if you stood just in the right spot, but the way you see it here you won't be able to view this whole long façade. I think if you stand at Highland at a certain spot you can view

up it, but you'll never see this entire view because we cut through a building and we are standing in the middle of it.

JACOBS: Ok. The other thing I agree with Commissioner Parisi, that we shouldn't agree to approve 2 concepts. We should either have you come back with what ever one is the one you plan to work on.

CULLIGAN: First of all in the situations where the residents that are on Highland Avenue, if there are people parking in no parking, and there are no parking signs there, did you ever contact the Police department?

WEAKLEY: Yes.

CULLIGAN: I thought you might have, I just wanted to hear it. I am somewhat familiar with the parish and St. Michaels, I see that the elevations that are being proposed are tying into a canvas that has many different looks from different periods. The Church and the commons and the school is a different brick. I think you are doing your best to bring all that canvas together. A lot of the elevations that appear to be blank or not very decorative are mostly hidden from all the other buildings so I don't see that as being a problem at all. I think that these elevations will work for the canvas. Highland Avenue on a Sunday has got some traffic, but most of the elevations that we are look at here to the west are proposed to go to a minor use street of Highland Avenue. Another reason I think the elevations will fit in fine with the canvas. The way things that I have seen set up now are for the most part sounds similar as far as when activities are going on for what I have seen going by there, there is really isn't any kind of traffic going in and out of the gym on Highland, most of that is addressed to the east and it appears you are trying to keep that same concept. One of the things that will lessen traffic a bit is that the rectory will not be there. There is a lot of traffic that goes in and out of the rectory, so that is addressing some of that for now.

STEPHENS: The only comment I have to make is, staff brought up, do you have people that ride their bikes to Church or school? The recommendation is to add bike racks to your site plan.

MEYER-SMITH: Absolutely

STEPHENS: You don't have any shown and I don't know if any exist at this time.

MEYER-SMITH: I do not know, with the school, I don't know if they have some but we will be added some for sure. Not a problem. I do have a representative from St. Michaels here today, Mr. Kevin Lynch and he has asked me, that if its going to hold up a vote he would like us to focus on option B which is the lower cost option, if that is a question. He would prefer to not have it continued.

STEPHENS: We are going to pass this as it's written. If there are no other

questions the chair will entertain a motion.

DZIERWA: I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated October 9, 2007

and

I move to recommend to the Village Board approval of the preliminary site plan titled "St. Michael Parish Center," prepared by Newman Architecture, project number 07001, dated 10/03/07, Sheet A0-1, and both building elevations titled "St. Michael Parish Center," prepared by Newman Architecture, project number 07001, dated 07/27/07, Sheet A5-1 subject to the following conditions:

1. That if the MWRD requires a detention resulting in an altered site plan the petitioner return to the review and approval process.
2. That the petitioner submit a detailed landscape plan for separate review and approval that addresses tree mitigation, foundation landscaping, parking lot landscaping and dumpster screening;
3. That the petitioner consider adding some sort of graphic pattern onto the frieze panels to complement the existing panels on the chapel.
4. That all final engineering related items are met.
5. That the petitioner work with staff to apply architectural enhancements to the west elevation.
6. That the bike racks be shown on the site plan.

AUBIN: Second

DZIERWA: I move to recommend to the Village Board approval of a Special Use Amendment for St. Michael's Parish located at 14327 Highland Avenue, Orland Park, IL 60462 for the purpose of constructing a 14,560 square-foot addition to the parish campus with modifications to allow for a lot coverage increase from 35% to 78% and to allow for a 30% (91 spaces) increase in required parking stalls, subject to the same conditions as outlined in the preliminary site plan motion.

AUBIN: Second

**A motion was made by Commissioner Steve Dzierwa, seconded by Commissioner Paul Aubin, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning, due back on 10/22/2007. The motion CARRIED unanimously.**

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

**Nay:** 0

**2007-0539 Starbucks with Drive-Thru, Boback's Plaza**

David Sosin, 11800 S 75th Avenue, Palos Heights, IL, Sosin Lawler, & Arnold, LTD.  
Michael Regas, 4939 W Fullerton Ave, Chicago, IL, Gray Canyon Companies, Inc.

HOFKENS: Staff presentation made in accordance with the written Staff Report dated October 9, 2007 as presented.

AUBIN: Swore in (petitioners)

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

SOSIN: We have worked with the staff and are happy with the staff's report. The changes are very minor and I think highlighted by not only the drawings but the comments of the staff. What I would like to do since Mr. Barrett is behind me and he is in a big hurry is just a couple of issues on the report to clarify. The report is written and we try to get comments back to them as soon as possible and some of it is a timing issue. We have agreed, what we are going to do on the south elevation is to use spandrel glass on the south elevation on the second building, the retail building. The purpose of that is so there is a place to stack boxes, to have a storage area, the back room part of the facility then we would be using some kind of transparent glass, or a combination of spandrel and see through glass on the other elevations, which are item number 1. Item number 2, when I saw this I didn't understand it. Ms. Hofkens and I spoke before the hearing and what I think that that need to read is that we will exceed the code by providing additional landscaping to the rear of the Starbucks building. That is the purpose of this comment. Its not that we should some how deviate from the code, its just that we do have some additional area and we would put some landscaping in to mitigate that area.

STEPHENS: Is that what number 2 says?

SOSIN: I just didn't understand it that way. But it's limited to that area. All other areas we are just fine with the report conditions are acceptable. We have the brick sample, this is Bobak's and it's the same brick we are using, so there is continuity, and there is no thought of doing anything different. We can answer any questions that may arise.

STEPHENS: Asked for comments from the public and received none.

JACOBS: I thought, they show the utilities on the south elevation on the Starbucks building, right? Are these supposed to be exposed? I thought we were to cover them up?

STEPHENS: The conduits?

DZIERWA: You can't really hide that.

JACOBS: So it will just be hidden with landscaping?

DZIERWA: Yes.

JACOBS: The spandrel glass is going to be where?

SOSIN: On the second building. I guess you call it the retail building. The main entrance for that building will be from the north side. The back of that building that faces south, Bobak's Plaza, is really the back room of those retail establishments. That area is going to have glass, but it would not be see through glass. It would be spandrel glass.

JACOBS: All 3 of those window areas are all going to be spandrel?

SOSIN: First of all it will be consistent and that is the back room of all those stores. That is where the bathrooms go and the storage areas for merchandise.

JACOBS: Thank you.

AUBIN: No comments.

CULLIGAN: No Comments.

THOMPSON: No Comments.

PARISI: No Comments.

DZIERWA: As long as the petitioner agrees with our 9 conditions I don't have anything either.

STEPHENS: The only comment I would like to make is, Mr. Sosin, I drove through there, first of all, I look at the Walgreens just to the east within that same lot there and that Walgreens has banding upper and lower in brick, its not a split faced CMU. So I would ask that you replace the split faced CMU on both buildings with a different color brick.

REGAS: That's fine. We will work with staff on that. That makes sense. So you want us to match more of the Walgreens.

STEPHENS: Yes, because Walgreens has 2 different color brick on the upper and lower I think it's an upper and lower banding and it's not split faced CMU. So I don't think I'd like to see split faced CMU on one side and all brick on the Walgreens.

REGAS: Please write it out and we'll change it.

STEPHENS: We'll just make that a condition to change that.

SOSIN: So were looking more at the Walgreens than we are at Bobak's.

STEPHENS: Yes because it's right there. Another question I have, when I drove through you have 2 foundations in there.

REGAS: That's a mistake. there shouldn't have been 2 foundations.

STEPHENS: But they are in there right?

REGAS: Yes, they are. That was from the other plan.

STEPHENS: So that is going to have to be ripped out then?

REGAS: Yes.

STEPHENS: Those are the only comments I have at this time.

THOMPSON: I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated October 9, 2007,

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Proposed Site Plan - Walgreen's Drug Store," prepared by Arcline Associates LTD., dated 7/27/07, most recent revision 10/03/07, project number 8062620, sheet SP1 and the two sheets of building elevations titled "Retail Building" and "Starbucks Coffee", prepared by Infinity Dzines, Inc., dated 10/02/07, both labeled sheet A2, subject to the following conditions:

1. That the petitioner revise the elevations of the retail building to include transparent glass along at least three facades and use a different color brick in place of the split face CMUs on the lower and upper bands on all four sides of both buildings before the Committee meeting.
2. That the petitioner include landscaping that exceeds Code requirements along Starbucks south façade in order to screen the service area before the Committee meeting.
3. The site plan data box is revised to reflect the accurate number of provided parking spaces.
4. That the petitioner relocate the single stall from the South side of Starbucks to the row of five parking spaces on the east side of the retail building.

5. That signs indicating a loading area during peak times are placed at designated parking stalls for the retail and coffee shop buildings.
6. That bicycle racks are provided as required and shown on the site plan.
7. That the petitioner submit a landscape plan within 60 days of final engineering approval for separate review and approval that addresses all Code related items as well as the proposed plaza areas and open space areas.
8. That all final engineering related items are met.
9. That all building code related items are met.

PARISI: Second

THOMPSON: I move to recommend to the Village Board approval of the Special Use Permit to allow for two buildings on Lot 1, including a drive-thru on the north building, as shown on the preliminary site plan titled, "Proposed Site Plan - Walgreen's Drug Store," prepared by Arcline Associates LTD., dated 7/27/07, most recent revision 10/03/07, project number 8062620, sheet SP1, subject to the same conditions as highlighted in the site plan approval motion.

PARISI: Second

**A motion was made by Commissioner Patricia Thompson, seconded by Commissioner Nick Parisi, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning, due back on 10/22/2007. The motion CARRIED unanimously.**

## NON-PUBLIC HEARINGS

### 2007-0462 Biltmore Towers (Blackwater Development)

John C Griffin, 10001 South Roberts Road, Palos Hills, IL, Law Offices of Griffin & Gallagher  
Scott Shalvis, 11505 W 183rd Steet, Orland Park, IL The Shalvis Group

PITTOS: Staff presentation made in accordance with the written Staff Report dated October 9, 2007 as presented.

AUBIN: Swore in (petitioners)

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

GRIFFIN: We agree with the staff report was very detailed, 11 pages long. And the only issue that Scott would like to address is the issue of the awnings. Let me

just be clear we do agree with all the other conditions.

SHALVIS: The only issue we are speaking about is the awnings. Awnings on the other windows are not required. The entrance for the commercial off Ravinia Avenue is which are actually underneath the balconies themselves project out 7 feet which gives it a cover for the entrances themselves. We don't feel that this added awnings on here will break that up and add tiny little objects and we don't feel it match up with the architecture of the building.

STEPHENS: This is to staff. Where are you recommending the awnings?

PITTOS: Only on these the store front windows. Not on garage windows or any place else.

STEPHENS: Only on Ravinia Avenue?

PITTOS: Yes.

STEPHENS; So that would be on the east side of the building?

PITTOS: Correct.

SHALVIS: It would be on the turrets, which would then turn and would turn the corner and store fronts would extend back along, somewhat as well. Then you have the issue of how do we handle the awnings under the balconies at those 2 locations, which are the actual doorways? We can work with staff on what ever options there are. I just feel the awnings would reduce the architectural integrity of the building.

STEPHENS: Let me ask, what is the purpose of asking for the awnings?

PITTOS: The awnings are just to bring some street level scale to an otherwise tall façade, just giving a little break from the storefront, to the rest of the residential building.

STEPHENS: Could you possibly just put awnings in the 2 windows that don't have balconies over them?

PITTOS: That would work.

STEPHENS: Would you be agreeable to that as a compromise?

SHALVIS: We could look at that I think that would be acceptable.

STEPHENS: I understand your point with the balconies overhead there. I understand your point and then it wraps around the kind of circular kind of turret on

2 sides?

SHALVIS: That is correct.

STEPHENS: So if we add the awnings in the middle it would kind of accomplish what staff would be looking for and satisfy your situation. Are we ok with that?

SHALVIS: Yes.

STEPHENS: That would be the east elevation.

CULLIGAN: This time you are standing up here when I say nice building, before you were hiding in the back.

SHALVIS: Thank you.

CULLIGAN; Very attractive building here, I think it will fit well in this area. And it will serve a purpose in our Village Center district.

JACOBS: No comments.

DZIERWA: I guess timing is everything. I remember this petition from a while back, this particular piece of property. It wasn't as dense as it is now. You benefit from what has changed, even though it has changed in our comprehensive plan it has changed in this particular district. It's a plus for you. My only comment is, I do remember this site plan listed as less than an acre before and not it is listed as 2.2 acres in staffs report.

SHALVIS: That is because of the dedicated land for the rights of way. They never dedicated the land for those rights of way.

DZIERWA: It wasn't shown in the last time we saw this petition, Mr. Sullivan you would probably know about this because this has been a while back. So we don't have to worry about outside detention then.

AUBIN: No comments.

THOMPSON: Kudos to you, the building will be an asset to that area. I have nothing further, it's a beautiful building.

PARISI: Nice building, no comments.

STEPHENS: I agree Mr. Shalvis, I think you have done a great job on this architecture. Only one question I have for you. On your rendering, what is the white on that, what material is that?

SHALVIS: We basically have the lower level as a mixture of different color brick and it's like a renaissance stone and is cut.

STEPHENS: Is that a CMU?

SHALVIS: No it's an actual stone material.

STEPHENS: So what you've got on that vertical tower is the rest the same?

SHALVIS: The vertical tower is that light color brick and again, it would band with the renaissance stone with projections that will project out to give a massing to it.

STEPHENS: It's the same thing on the lower areas?

SHALVIS: That is correct. That is the residential entrance so we are trying to highlight that entrance different from the other side.

STEPHENS: I think that it's nice, and I would just like to comment that I especially like the herringbone pattern that you put between the windows. I think that adds a great deal to the building as well. I think it's a beautiful building as well.

GRIFFIN: I would like to introduce to the board, John Barrett of Blackwater Construction.

STEPHENS: 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 October 9, 2007

and

I move to recommend to the Village Board approval of the preliminary site plan titled "Proposed Twenty-One Unit Condominium located at the Northwest Corner of Ravinia Road / Ravinia Lane Orland Park, Illinois", sheet number A-1.0, prepared by The Shalvis Group P.C. Architecture, dated 5-15-07, last revised 9-28-07, and the elevations titled "Proposed Twenty-One Unit Condominium located at the Northwest Corner of Ravinia Road / Ravinia Lane Orland Park, Illinois", sheet numbers A-3.0 and A-3.1, prepared by The Shalvis Group P.C. Architecture, dated 5-15-07, last revised 9-28-07, subject to the following conditions:

1. That the petitioner dedicate the necessary area of the lot fronting along Ravinia Lane for the Ravinia Lane right-of-way within 90 days of the Board decision;
2. That the petitioner flip the loading zone and the handicap parking space at the west end of the site plan;
3. That the garbage enclosure be of a masonry quality;

4. That the four foot wrought iron fence along the southern property line be safe for children and the type of termination of the fence be noted on the site plan for the west end of it;
5. That the elevations indicate the color of materials used;
6. That the petitioner include awnings in the elevations over the two middle storefront windows along Ravinia Avenue;
7. That the petitioner include in the title of the elevation drawings the word "Elevations";
8. That the petitioner include in the title of the site plan drawings the words "Site Plan";
9. That the petitioner change "Ravinia Road" in the drawing titles to "Ravinia Avenue";
10. That the petitioner submit a landscape plan within 60 days of Final Engineering.

THOMPSON: Second

**A motion was made by Commissioner Nick Parisi, seconded by Commissioner Patricia Thompson, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning, due back on 10/22/2007. The motion CARRIED unanimously.**

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

**Nay:** 0

## **OTHER BUSINESS**

STEPHENS: I would just like to suggest to staff, that you look into codifying no split face CMUs on the face of commercial buildings. So we won't have to deal with that in the future. Also condominiums as well. You bring forth a recommendation on that and we'll look at that.

## **ADJOURNMENT**

There being no other business from the staff and Commissioners, the meeting was adjourned at 10:15pm.