

VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue
Orland Park, IL 60462
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Meeting Minutes

Tuesday, February 12, 2008

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 the Vice Chairman, Mr. Paul Aubin, at 7:00 p.m.

Present: 6 - Commissioner Jacobs; Commissioner Dzierwa; Commissioner Aubin; Commissioner Culligan; Commissioner Thompson, Commissioner Parisi

Absent: 1 - Commissioner Stephens

APPROVAL OF MINUTES

Vice Chairman Aubin entertained a motion to approve the minutes of the January 22, 2008 Plan Commission Meeting with the following revisions: (1) in the last paragraph on page six under "Dzierwa", replace the last sentence to simply read "Are their massage therapists trained and certified with the State of Illinois?"

This matter was APPROVED

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

Nay: 0

Absent: 1 - Commissioner Stephens

PUBLIC HEARINGS**2007-0660 Land Development Code Amendments I (2007)**

Vice Chairman Aubin entertained a motion to terminate.

I move to terminate file number 2007-0660, Land Development Code Amendments I (2007).

A motion was made by Commissioner Steve Dzierwa, seconded by Commissioner Patricia Thompson, that this matter be TERMINATED.

The motion CARRIED unanimously.

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

Nay: 0

Absent: 1 - Commissioner Stephens

2007-0661 Land Development Code Amendments II (2007) MFG District

Vice Chairman Aubin entertained a motion to terminate.

I move to terminate file number 2007-0661, Land Development Code Amendments II (2007) - MFG Manufacturing District.

A motion was made by Commissioner Patricia Thompson, seconded by Commissioner Steve Dzierwa, that this matter be TERMINATED. The motion CARRIED unanimously.

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

Nay: 0

Absent: 1 - Commissioner Stephens

2006-0572 Petey's II Restaurant & Lounge

Vice Chairman Aubin entertained a motion to continue.

I move to continue the public hearing for file number 2006-0572, Petey's II Restaurant and Lounge, to the February 26, 2008 Plan Commission.

A motion was made by Commissioner Nick Parisi, seconded by Commissioner Patricia Thompson, that this matter be CONTINUED to the Plan Commission, due back on 2/26/2008. The motion CARRIED unanimously.

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

Nay: 0

Absent: 1 - Commissioner Stephens

2007-0788 SunShine Detailing, Inc.

Claudia Byczek, 8800 West 140th Street, Orland Park
Georgianna Bragel, 9012 West Forest Glen, Palos Park
Mike Mondello, Realtor, 12910 Silver Fox Drive, Lemont

HOFKENS: Staff presentation made in accordance with the written Staff Report dated February 12, 2008 as presented.

DZIERWA: Swore in Ms. Byczek and Ms. Bragel.

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

BRAGEL: We intend to have a clean shop. We do like this area which is why we wanted to move there. Previously our shop was in Alsip and in Bridgeview. We want to move closer to where our clients are. We love Orland Park.

BRAGEL: That sums it up.

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

CULLIGAN: Have no issues with this petition. As stated in Staff's report, this is in an industrial area that also houses many other automotive type businesses. Thank you.

JACOBS: Noticed there are no signs on that building. Noticed that across from there are two businesses with two outside signs attached to those buildings. Asked if the petitioner has plans to add signs on their building; if that is allowed in their lease.

BYCZEK: Yes, once we get in; on the door.

JACOBS: I'm not talking about a sign on the door but a large sign attached to the building. Asked the petitioner if they intend to do that because if they are, we would need to add that to our requested actions.

MONDELLO: As far as the sign is concerned, as long as it is permitted in the condo bylaws, that would be okay. It wouldn't be a canned sign like that which is on the building across the parking lot as that is under separate ownership. They are not linked together. They can have a sign, however, it will need to be approved by the condo association.

JACOBS: Okay, I just wanted to include that in our action requests if necessary. I noticed there were no other signs on the building. Didn't know if this was a condition of their lease.

MONDELLO: It is not a condition of the lease. AJR Auto Radio was the first automotive business in that particular building long before the condo association was formed. At that point, they did have the ability to install electronic signs. This is not a provision of the lease or of the condo association that they have a sign. As a matter of fact, the condo association would much prefer that they just letter the window on the door so not to put any additional holes in the building that have already been repaired.

JACOBS: Should we add that?

AUBIN: Asked Staff to respond.

HOFKENS: If they are only lettering the windows in the overhead doors, we do not need to add it because that is allowed per our code. We allow signage in the windows. If that is the case, we do not need to do anything.

AUBIN: Is it your intention to do that?

MONDELLO: Yes.

BYCZEK: Yes.

AUBIN: Okay, then we do not need to have that as a condition in this motion.

JACOBS: Is that the only overhead door in that building?

MONDELLO: Yes.

JACOBS: The only drain (as shown in the sketch) is in that bay where the door is?

MONDELLO: Yes, it is an eight-inch drain.

JACOBS: Is that adequate for your purposes?

MONDELLO: More than adequate, yes. There is a triple catch in that building also.

JACOBS: That is a condo building?

MONDELLO: Yes. The building across the parking lot referred to earlier is not a condo building. That is owned by one owner. Clarified that this petitioner is leasing space in this condo building.

PARISI: No comments other than to say that this is good use of this property. Wished the petitioners good luck.

THOMPSON: No comment other than to wish the petitioners good luck.

DZIERWA: This looks like the petitioner is simply moving from one area to another. Would not stand in the way of this because what is going on in this area is what the petitioner is doing already. The parking is set up better here. That is a plus for the petitioner. Asked if the landlord has been talked to in regard to possibly putting in screening for the dumpster (as suggested by Staff).

MONDELLO: The condo association for this building is not in a financial position to add that. There are several issues in the condo association that are being resolved at this point. As far as the condo association having the money to enclose the dumpster area - they don't have that money at this point.

DZIERWA: Asked Staff what the Village's stance is in regard to not screening the dumpster with evergreens.

HOFKENS: We had hoped that the two evergreen trees would not be a problem. Sometimes agreements are worked out between the potential business and the condo association. We would also not want to deter this business. Perhaps we could work this out before the Committee meeting. If the Village has the 50/50

tree program, perhaps there is some way we could work with them to try to get the plant material at a discounted cost. That is one option we could look at.

MONDELLO: Indicated that this dumpster is not used by the entire building. The other businesses have their dumpsters right out in front of their businesses. This particular dumpster has a special pad that was poured along side of it to shield it from the parking lot. We would appreciate there being consideration given to just leaving it as situated except to make sure the dumpster is pushed back as far as possible.

DZIERWA: Indicated he understands that and is certainly not holding this against the petitioner. This is something that had been brought up by the Staff. Would not make the petitioners plant the evergreens when they are leasing this space. Thank you. Nothing further.

AUBIN: Concurred with his fellow Plan Commissioners. Stated that the person who makes the motion should eliminate condition #2 or re-phrase it so that the petitioners can work with Staff on some method that is convenient and expeditious and cost conscious to screen off that dumpster.

AUBIN: Entertained a motion from the Plan Commission.

DZIERWA: Moved to accept as findings of fact of this Plan Commission, the findings of fact set forth in the Staff Reports dated February 12, 2008, and moved to recommend to the Village Board, approval of the Special Use Permit for Sunshine Detailing to allow for a hand car wash use at 15434 S. 70th Court subject to the following conditions: (1) that all building code-related items are met; (2) that the petitioner work with the Staff and/or land owner on the issue of screening the present dumpster.

THOMPSON: Second.

A motion was made by Commissioner Steve Dzierwa, seconded by Commissioner Patricia Thompson, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning, due back on 2/25/2008. The motion CARRIED unanimously.

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

Nay: 0

Absent: 1 - Commissioner Stephens

2007-0812 Mo's Chinese Kitchen

David Mo, 3351 South Archer, Unit #7, Chicago

HOFKENS: Staff presentation made in accordance with the written Staff Report dated February 12, 2008 as presented.

DZIERWA: Swore in David Mo..

AUBIN: Invited comments and/or questions from the Plan Commissioners.

MO: We have been in Orland Park for almost four years. We like Orland Park very much. We keep our establishment clean at all times and will continue to do so.

AUBIN: Invited comments and/or questions from the public and received none.

AUBIN: Invited comments and/or questions from the Plan Commissioners.

PARISI: Indicated he is glad to see the petitioner's business doing so well and expanding in size at this center which brings more life to that particular plaza. This is a good move.

THOMPSON: Agreed with Commissioner Parisi and indicated she looks forward to seeing a larger facility for Mo's Chinese Kitchen. Also glad to see they will have their own dumpster which is necessary. Thank you.

DZIERWA: Indicated he visited the site earlier in the day at which time he took some photographs. Asked Mr. Mo if he knew anything about the tires back there.

MO: Stated he doesn't know anything about the tires.

DZIERWA: Asked Staff to have someone look into the condition back there. It isn't terrible, but some of the dumpsters had garbage overflowing. That is a maintenance/clean up issue. Asked Mr. Mo where his dumpster will be located.

MO: Believe it will be right behind their business.

DZIERWA: Noted there is a pond behind these businesses, therefore, cooking orders should not be an issue.

MO: We will have a grease dumpster.

DZIERWA: Thank you. Nothing further.

JACOBS: Nothing to add. Thank you.

CULLIGAN: I have no issues with this petition. This is an established business looking to expand. This means the petitioner's business is doing well. Wished the petitioner continued good luck.

MO: Thank you.

DZIERWA: Asked Staff if we could add to the very first sentence in the motion, the word "major" before "Special Use".

HOFKENS: Yes.

AUBIN: Entertained a motion from the Plan Commission.

PARISI: Moved to accept as findings of fact of this Plan Commission, the findings of fact set forth in the Staff Reports dated February 12, 2008, and moved to recommend to the Village Board, approval of a Major Special Use to relocate Mo's Chinese Kitchen, a 2,800 square-foot restaurant with 44 seats at the Park Hill Shopping Center in the BIZ General Business District, within 330 feet from residential properties in the Park Hill subdivision subject to the following conditions: (1) that all sign-related materials be approved by the Building Division; (2) that the site managers/petitioner provide a dumpster specifically for the proposed use that follows and meets the code requirements for screening and enclosure; (3) that all building code-related items are met; and (4) that all health code-related items are met.

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 2/25/2008. The motion CARRIED unanimously.

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

Nay: 0

Absent: 1 - Commissioner Stephens

NON-PUBLIC HEARINGS

OTHER BUSINESS

DZIERWA: Offered to Ms. Hofkens, an article in regard to a lighting ordinance being created by Homer Glen. Stated he thought Orland Park was pretty strict in regard to what it does as far as lighting is concerned. The person at Homer Glen who was working on their ordinance said they had no one to contact. Wondered if anyone had contacted the Village. Believe the person's name was Deborah Norville.

HOFKENS: Not that she is aware of, however, that doesn't mean that someone didn't try to call Public Works or Engineering. Indicated she will look into that.

ADJOURNMENT

AUBIN: There being no further business before the Plan Commissioners, the Vice Chairman adjourned the meeting at 7:25 p.m.

Respectfully submitted,

Teri Dougherty
Recording Secretary