



VILLAGE OF ORLAND PARK

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

Meeting Minutes

Development Services & Planning Committee

Chairman James V. Dodge, Jr.

Trustees Brad S. O'Halloran and Edward G. Schussler

Village Clerk David P. Maher

Monday, June 22, 2009

7:00 PM

Village Hall

2009-0258 Southmoor Commons Discussion of Potential Uses and Restricted Uses

Director Friling stated this item was on the May 26, 2009 Development Services and Planning Committee but was asked to be continued to tonight's meeting.

Southmoor Commons (131st & LaGrange) was approved as an upscale shopping center during the Palos Country Club annexation and plan review process. A list of specific uses was approved, resulting in the prohibition of other uses that might normally be in a shopping center. That list was amended by the Village Board on May 18, 2009 to permit medical offices. Committee Chairman Dodge expressed concern over potential loss of new businesses and requested that a separate discussion of restrictive land uses be added to the May 26 Committee agenda.

Normally, the Village relies on the different zoning districts to control land use. There have been some exceptions in the past, including Southmoor Commons. Another exception is some of the older business/industrial parks that had many specific restrictions and requirements. At the time, apparently the Village had a plan for those areas to develop a certain way. Since then, circumstances have changed and exceptions to those restrictions have been sought and given. The MFG District has been amended along the way to reflect changes in Village goals and in the general environment. Looking ahead, the Main Street Triangle is proposed for restrictive uses rather than simply deferring to the Village Center Zoning District.

Issues to consider include potential lost businesses, additional confusion of numerous exceptions and additional requirements, time and resources needed to research and enforce exceptions and additional requirements, adequacy of zoning district language, level of desired flexibility, and maintenance of an area's desired character.

Chairman Dodge stated his concerns regarding how these types of amendments on potential and restricted uses will be controlled.

Director Friling suggested permitted uses be set by the zoning districts. The Village is now down to two main parcels, but as the Village moves forward, it will be agreed in the future not to amend any uses.

Trustee Schussler asked how many other areas within the Village have this special use.

Director Friling stated there are two, the Main Street Triangle and Southmoor. Under the former Main Street Triangle Development Agreement the Village has with Related, there are restrictions that the Village has sign off on certain uses. That is the Village controlling that development as oppose to a private development.

Trustee Schussler stated his choice would be to eliminate special status and let it fall under the zoning ordinance.

Trustee O'Halloran agreed with Trustee Schussler.

Chairman Dodge stated the direction for the Board is to eliminate special status and let potential uses and restricted uses fall under the zoning ordinance.

This matter was for discussion only. NO ACTION was taken.

Respectfully Submitted,

/s/ David P. Maher

David P. Maher, Village Clerk