

# **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, September 25, 2012**

**7:00 PM**

**Village Hall**

## **Plan Commission**

*Louis Stephens, Chairman*

*Commissioners: Judith Jacobs, Paul Aubin, Steve Dzierwa,  
Nick Parisi, John J. Paul and Laura Murphy*

**CALLED TO ORDER/ROLL CALL**

The meeting was called to order by the Plan Commission Chairman, Mr. Louis Stephens, at 7:00 p.m.

**Present:** 5 - Chairman Stephens; Member Aubin; Member Dzierwa; Member Parisi, Member Paul

**Absent:** 2 - Member Jacobs, Member Murphy

**APPROVAL OF MINUTES****2012-0554 Minutes of the September 11, 2012 Plan Commission Meeting**

A motion was made by Commissioner Aubin, seconded by Commissioner Paul to approve the minutes of the September 11, 2012 Plan Commission Meeting with the following changes:

On page 6 change the spelling of "clear story window" to "clerestory window"

On page 7 correct the spelling of the word "accommodate" under Commisisoner Aubin's testimony.

APPROVED

**Aye:** 5 - Chairman Stephens, Member Aubin, Member Dzierwa, Member Parisi and Member Paul

**Nay:** 0

**Absent:** 2 - Member Jacobs and Member Murphy

**PUBLIC HEARINGS****2012-0483 2012 Land Development Code Amendments II**

STEPHENS: Asked for a motion to continue the Land Development Code Amendments II to the October 9, 2012 Plan Commission meeting.

AUBIN:

I move to continue file number 2012-0483, 2012 Land Development Code Amendments II, to the October 9, 2012 Plan Commission meeting.

PARISI: Second  
CONTINUED

**Aye:** 5 - Chairman Stephens, Member Aubin, Member Dzierwa, Member Parisi and Member Paul

**Nay:** 0

**Absent:** 2 - Member Jacobs and Member Murphy

**2012-0498 16555 S. 108th Avenue Rezoning - RZ, LP**

PITTOS: Staff presentation made in accordance with the written staff report dated September 25, 2012.

STEPHENS: Thank you, Mr. Pittos. Nice presentation. Is the petitioner present? Does the petitioner wish to make any comments in addition to Mr. Pittos' presentation? (No comments from the petitioner). Ok. Is there anyone out there who wishes to make any comments in regards to this petition?

AUBIN: Swore in Dan Akers, 16549 108th Avenue, Orland Park, Illinois.

STEPHENS: You live right next door Mr. Akers? To the south?

AKERS: To the north. The open area there, what is going to happen to that? The office building is there and the warehouse is in the back. Everything from the warehouse to 108th Avenue, what is going to be done?

STEPHENS: At this point in time, there is nothing happening with that. Nothing at all. If they are going to do any development, that has to come back for another public hearing.

AKERS: So there will be another public hearing.

STEPHENS: Yes, but they have not requested to do anything other than to rezone.

AKERS: Ok.

STEPHENS: Ok, thanks. Is there anyone else? Seeing no one, we will go to our Commissioners. Commissioner Parisi?

PARISI: I don't have any comments, Mr. Chairman. I think if they are tidying it up a bit then that is a good thing.

STEPHENS: Ok. Commissioner Aubin?

AUBIN: I concur and the petitioner obviously has no problem with the conditions.

STEPHENS: Thank you Commissioner Aubin. Commissioner Dzierwa?

DZIERWA: Thank you Mr. Chairman. I remember this from 2009 and I don't remember having any questions or any issues. It just seems like staff is following the letter of the law and making sure that since it is so old, it is redone again. Since they are planning to do something perhaps in the future, we are getting this cleared up and I thank staff for getting it done.

STEPHENS: Thank you. Commissioner Paul?

PAUL: I have no additional comments, Mr. Chairman.

STEPHENS: Thank you Commissioner Paul. It looks to me like this is just a clean up issue where the current zoning, because nothing happened, expired after three years. So we are just going to put it back in to that original zoning that we did three years ago. Is that correct Mr. Pittos?

PITTOS: Yes. It follows that same pattern that was done three years ago. It is rezoned from E-1 to ORI.

STEPHENS: Which is what we did three years ago, right?

PITTOS: Correct.

STEPHENS: Ok, I don't have any comments here. It is pretty straight forward. 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 September 25, 2012

And

I move to recommend to the Village Board approval of the rezoning of the property located at 16555 S. 108th Avenue, as depicted on the plat of survey titled "ALTA/ ACSM Land Title Survey 16555 S. 108th Avenue Orland Park, IL", prepared by Genesis Surveying and Engineering , P.C., dated 06-29-09, from E-1 Estate Residential District to ORI Mixed Use District subject to the following conditions:

- 1) Provide a landscape plan that meets the necessary requirements outlined in Section 6-305 of the Land Development Code for the property prior to attending the Development Services and Planning Committee.
- 2) Illustrate on the landscape plan the removal of tree stumps and undesirable plant growth and their replacement with Code compliant landscaping.
- 3) Upgrade the parking facilities, including drive-ways and drive-aisles by repairing any pavement issues and program and stripe the parking field with organized parking spaces.
- 4) Indicate the location of any proposed outdoor storage areas on the site.
- 5) Use the 2009 Board approved redevelopment plan as a starting point to implement parking lot and landscaping requirements.
- 6) Complete a right-of-way dedication for a 50 foot wide area at the front of the property to Cook County for 108th Avenue.
- 7) Include the location, screening and landscaping of the garbage enclosure on the landscape plan.
- 8) Screen all mechanical equipment and utility conduits from view of neighboring

properties and the right-of-way.

DZIERWA: Second  
RECOMMENDED FOR APPROVAL

**Aye:** 5 - Chairman Stephens, Member Aubin, Member Dzierwa, Member Parisi and  
Member Paul

**Nay:** 0

**Absent:** 2 - Member Jacobs and Member Murphy

### **NON-PUBLIC HEARINGS**

None.

### **OTHER BUSINESS**

None.

### **ADJOURNMENT**

There being no further business before the Plan Commission, the Chairman adjourned the meeting.

STEPHENS: This meeting is adjourned at 7:24 p.m.

Respectfully submitted,

Heather Rosignolo  
Recording Secretary  
ADJOURNED