

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, November 13, 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: 4 - Chairman Stephens; Member Jacobs; Member Parisi, Member Murphy

Absent: 3 - Member Aubin; Member Dzierwa, Member Paul

APPROVAL OF MINUTES**2012-0667 Minutes for the October 9, 2012 Plan Commission Meeting**

A motion was made by Commissioner Parisi, seconded by Commissioner Murphy to approve the minutes of the October 9, 2012 Plan Commission Meeting as recorded.

APPROVED

Aye: 4 - Chairman Stephens, Member Jacobs, Member Parisi and Member Murphy

Nay: 0

Absent: 3 - Member Aubin, Member Dzierwa and Member Paul

PUBLIC HEARINGS**2012-0596 Pro Sports Performance - SU**

PITTOS: Staff presentation made in accordance with the written staff report dated November 13, 2012.

STEPHENS: Thank you Mr. Pittos. Is the petitioner present? Is there anything you wish to add or any comments you would like to make to Mr. Pittos' presentation.

PARISI: Swore in Steve Purvin, 1727 S. Indiana Avenue, Chicago, IL

PURVIN: The only thing that I was going to add to the presentation is just to hit on the key point that the use of the facility and the nature of the business is off peak hours. It is designated to before school and after school because it is centered around youth involvement and athletic development. I guess that is it.

STEPHENS: Before school, after school and in the evening.

PURVIN: Yes, sir.

STEPHENS: So you really don't have anyone coming in there during normal business hours?

PURVIN: No and actually our plan is to be closed through those middle of the day hours. I believe that is all I have to say. Thank you.

STEPHENS: Thank you Mr. Purvin. Is there anyone out in the audience that would like to comment on this particular petition?

PARISI: Swore in Scott Hejna, 8422 Westburry Lane, Tinley Park, IL.

HEJNA: Thank you again. We are already currently working with Orland Park youth associations such as the Magic, the Sparks, and several basketball teams as well. So we already have a solid base in the community as well. We are looking to build a healthier community and train the youth athletes which we know is very important in this area. That's all.

STEPHENS: Thank you. We've heard from Mr. Purvin and Mr. Hejna, is there anybody out there in the audience who wishes to comment on this? Nobody. Commissioner Parisi?

PARISI: I don't have anything to add. It's a good use for the facility.

STEPHENS: Commissioner Murphy?

MURPHY: As Mr. Pittos said it's a complimentary use so I have no objections.

STEPHENS: Thank you. Commissioner Jacobs?

JACOBS: Thank you Mr. Chairman. Is this facility in operation somewhere else?

HEJNA: Are we currently in another facility? Is that what you are asking?

JACOBS: You or somebody like you.

HEJNA: There is competition like anything else everywhere.

STEPHENS: Do you have another facility like this anywhere else?

HEJNA: No we do not. But we have been training youth athletes for the most part outside since it has been nice outside. We have a great relationships with the highschoools but now since its getting quite chilly out we have to go inside. So we have a strong base of athletes already. That's why we need to go inside as soon as possible.

JACOBS: I think it's a wonderful idea. I think the building really lends itself to that use.

HEJNA: Absolutely and the other great thing we have OYA right next to us and we're working on building that relationship with OYA. They are currently looking to do batting cages and we're looking to offer the services to OYA. So we are trying to

coexist and work together with the OYA which would help out the community.

JACOBS: That's all. Thank you.

STEPHENS: I don't have any problems with this. You're not changing anything on the outside of the building. I especially appreciate that you took the time to respond in a logical way to the eight special use standards. The chair will entertain a motion.

JACOBS:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated November 13, 2012

And

I move to recommend to the Village Board approval of a Special Use Permit for Pro Sports Performance to operate and maintain an indoor recreation area at 10649 W. 163rd Place, subject to the following condition:

1. That the petitioner secure all applicable Building and Signage permits.

Murphy: Second

RECOMMENDED FOR APPROVAL

Aye: 4 - Chairman Stephens, Member Jacobs, Member Parisi and Member Murphy

Nay: 0

Absent: 3 - Member Aubin, Member Dzierwa and Member Paul

2012-0591 McDonald's - Site Plan, Elevations, Special Use Permit Amendment with modifications

TURLEY: Staff presentation made in accordance with the written staff report dated November 13, 2012.

STEPHENS: Thank you Mrs. Turley. The petitioner is present. Everybody that is going to speak can come up and be sworn in all at one time.

PARISI: Swore in Jim Olguin, Attorney from Goldstine, Skrodzki, Russian, Nemec and Hoff, Ltd 835 McClintock Drive, Burr Ridge, IL; Patrick Kennedy, Engineer from V3 Companies, 7325 Janes Avenue, Woodridge, IL; Mike Rechterik, Engineer from V3 Companies, 7325 Janes Avenue, Woodridge, IL; Andrew Goodman, GMX Real Estate Group, 3000 Dundee Road #480, Northbrook, IL; Dennis Somers, Area Real Estate Manager from McDonald's, 4320 Winfield Road, Warrenville, IL; Al Daniels, Project Manager from McDonald's, 4320 Winfield Road, Warrenville, IL

STEPHENS: Does the petitioner wish to add anything or make any comments to the staff presentation?

OLGUIN: Chairman, just a few brief comments. On behalf of McDonald's, McDonald's is really excited to add another restaurant here in the Village of Orland Park. The subject area is really an area that McDonald's has been looking for a suitable area for a restaurant location for quite some time now. The prospect of being able to put one in an area that McDonald's believes does not have adequate access to one of their other restaurants is something that they're really excited to proceed with. Also we would just like to thank Jane Turley and the rest of the development staff for their work on this project. They have provided us with a lot of good comments and McDonald's has been very responsive incorporating those comments into the building and site plan that you see before you this evening. With that, you see the entire team and we would be happy to answer any questions that you might have but we appreciate all of the work that was done up until this point.

STEPHENS: I have one question for you. How long have you been working with staff on getting this site worked out?

OLGUIN: It has been probably six months.

TURLEY: This site has been six months but we have looked at other sites for a couple of years.

STEPHENS: So you've been working with McDonald's to bring another one into the Village for several years now?

TURLEY: I think so. Yes.

SOMERS: We have been looking at this intersection for approximately five years. This is probably the third site that we have investigated. This one we sure hope that all the stars come into alignment. We have a store at 159th Street and Wolf Road and we have the next closest store with a gap of about seven or eight miles once you get down to Frankfort. This really is a good location for us.

STEPHENS: It makes sense. Thank you Mr. Somers. Those are all the comments from the petitioner? At this time, we will go to the public.

PARISI: Swore in Robert Pinkos, 11100 Bristol Bend, Orland Park, IL

PINKOS: This letter is representing the Stone Ridge Homeowner's Association members located at 179th Street and Wolf Road. Stone Ridge Drive runs through our complex from 179th to Wolf Road. Cars speed through Stone Ridge Drive to get to Wolf Road to avoid the traffic light at the corner of 179th and also vice versa from Wolf Road to 179th. We have children living in our complex. The heavy traffic on 179th Street makes it difficult to turn onto 179th Street especially late

afternoon. We feel that if McDonald's were located at this site, traffic would be worse and more cars would be avoiding the traffic light at the corner even though we understand that there will be a right turn only out of McDonald's. Adding to this, the garbage now with only three restaurants there is out of control. All of the containers are not covered.

STEPHENS: You mean from the other restaurants?

PINKOS: Yes.

STEPHENS: Well we are not discussing other restaurants now.

PINKOS: Right but I am just adding that there is a lot of garbage now and if McDonald's goes in, there will be even more garbage. That's what I am saying.

STEPHENS: So your comment is basically about traffic.

PINKOS: Basically.

STEPHENS: Thank you. Ok. Is there anyone else that wishes to address this petition? I am going to ask the people from McDonald's to address this situation in regards to the traffic.

OLGUIN: Chairman, as it was noted in the staff report. The exit there onto the roadway is a right out only. So as a consequence getting onto that roadway that would affect these residential property owners, it is not a traffic movement that could be done out of that exit that lines up with that roadway. So as far as traffic being generated by McDonald's and cutting through up to Wolf Road; it is not something that is permitted by the site plan that is being presented tonight.

STEPHENS: Has a traffic study been done to determine the impact to traffic in that area?

OLGUIN: One was provided to the Village. I think V3 can better explain that.

KENNEDY: I can comment on that. Yes, a traffic study has been completed. The Village Staff and consultants have had some comments that have been addressed and resubmitted so we are working with staff on that. I would also like to mention that we met with the Cook County Highway Department. 179th Street is under the jurisdiction of the Cook County Highway Department and they were very comfortable with what we are proposing as far as access in and out of the site relative to the roadway there. The traffic study would indicate that there is no impact relative to the redevelopment of this site on Stone Bridge because of the right out that we are proposing. Cars will not be able to go in or out of the McDonald's property straight across the street anymore as it exists today so we think its an improvement to the site.

STEPHENS: The current roadway as it stands now is a direct route right into Stone Ridge Drive but you are going to change it to a right turn only so that the cars that turn out will only be able to go East. Is that correct?

KENNEDY: Yes.

STEPHENS: Ok, I think that makes a great deal of sense. That probably will eliminate any kind of traffic cut through that will go down Stone Ridge Drive.

PINKOS: With them permitting a right turn only at 179th Street.

STEPHENS: Its not at 179th Street. Its onto 179th Street. Its in line with Stone Ridge Drive.

PINKOS: Ok, but going west on 179th Street, the backup right now is maybe 8-10 cars per light. With the people trying to get into McDonald's and not be able to get this way or that way, they are going to cut straight through Stone Ridge Drive.

STEPHENS: But people can only get into McDonald's from the collector street. At 179th Street, they have to go east to the collector street. That's the only way they can get in. They have to go right onto the collector street and then left into McDonald's.

PINKOS: I'm not familiar with this Collector Street.

STEPHENS: That's actually the name of the street. Its called Collector Street. Its between Walgreen's and the subject site. That's the only entrance into McDonald's. If you are coming down Wolf Road, you're going to have to go east onto 179th Street, a right turn going south, and then a left turn going east into McDonald's. It appears to me that the way they have their traffic layout makes a great deal of sense to minimize any kind of traffic problem from what you have existing now. Its probably going to be less than what you have now. Come up here and let me show you something. (Chairman demonstrates to Pinkos on plans)

PARISI: Could people exit McDonald's onto Collector Drive and then take a left onto 179th Street?

TURLEY: The parking lot is two way.

PARISI: Yes, I just think that is what Mr. Pinkos might be referring to.

STEPHENS: But Collector Road also goes out and around and goes over to Wolf Road, right?

TURLEY: Yes

STEPHENS: So it is a circular road that goes back to Wolf. It goes behind Walgreen's to Wolf Road. Ok I think we've covered that. Is there anybody else who has any comments or questions regarding this petition? Seeing none we will go to our Commissioners. Mr. Parisi?

PARISI: Jane, if I heard correctly there are a few remaining issues on traffic that we are going to deal with?

TURLEY: They received their preliminary engineering approval. I think there were some requested changes. It is far enough along that they felt comfortable granting preliminary engineering and there may be some minor changes to that. I know that they are requesting some restriping on 179th Street to increase the left turn capacity.

PARISI: Other than that, I understand what the gentleman was referring to but I feel comfortable with all the alternatives and that situation has been addressed. I will say that McDonald's has come a long way since I was a kid. It's a quite handsome building. As far as being responsible to the people living locally; a lot of times people are worried about a new place going in with water runoff. They were cognizant of that with the bioswale and addressed the situation. I believe that their new driveup scheme actually has improved and is not the backup that it used to be. It has improved traffic flow. I know that we have made an exception for the drive through being in front but we set precedent with that for Chick-Fil-A. I like the way the fencing is hiding that. It is a handsome building and it certainly is much attractive alternative to what exists there right now which is an empty, unused video store. This is better. I am wondering what are your proposed hours of operation and what are your peak hours?

SOMERS: Our requested hours of operation will be seven days a week, 24 hours a day. Will we do that? I don't know. If the demand is there. Currently there are three existing McDonald's Restaurants open in Orland Park. None of them are 24 hours. I believe they close at about midnight on weekends and they open at about 5-5:30ish in the morning. And the reason they don't is because the demand is not there. This one, I am assuming, will probably open at about 5 or 6 AM and close about 11 or 12 at night, also. If demand is there, we would love to have the option to go 24 hours. The peak hours are generally 6-8 AM and 11-1 PM and 4-6 PM. Similar to breakfast, lunch, and dinner.

PARISI: Thank you. That's all that I have. This is a handsome building. I think it is a great improvement.

STEPHENS: Thank you Commissioner Parisi. Commissioner Murphy?

MURPHY: I agree with Commissioner Parisi. I think the buildout looks beautiful and it is going to be a welcome addition. In regards to the public comments, I certainly do understand. But I think based on the information from the traffic study

that it is actually going to help with cars coming through the subdivision and speeding cars. That will improve greatly. I do have one question about the fence for the drive through elevation. What is the height of that fence?

TURLEY: 36 inches.

MURPHY: That was really my only question. Welcome and I think its going to be a great addition.

STEPHENS: Thank you Commissioner Murphy. Commissioner Jacobs?

JACOBS: Thank you Mr. Chairman. I agree. I think it's a great design. Yes it has made great improvements since Mr. Parisi was a lad. I like that you have chosen that location for your next store.

STEPHENS: Thank you Commissioner Jacobs. I agree with Commissioner Parisi and Commissioner Murphy. I think it's a beautiful building. I've been to a couple of these like that and you guys have come a long way in building design. It fits really well with this town. It is the kind of design that we are looking for. I just have a question on the stone. It's a cultured or synthetic stone that is two inches thick? I do not think that's a natural stone.

DANIELS: It is a ledger stone. It is a man made stone. Its called ledge stone. It is probably a minimal thickness of 2-2 ½ inches.

STEPHENS: It looks really nice.

DANIELS: Yes. This will probably be one of the first times that we've used it on the outside. We've used it in the past as a décor element on the inside.

STEPHENS: You mean this is the first that you've used it on in Illinois, right?

DANIELS: Yes.

STEPHENS: Ok. I have seen buildings like this in Florida.

DANIELS: Yeah probably with a little different stone. It's a little darker stone that is a little larger as well.

STEPHENS: Well I think you've come a long way and I appreciate the fact that you worked with staff to put that spandrel glass in the front there so it looks very nice. I noticed that you have two different types of outdoor menu boards.

DANIELS: The small one is the presale board.

STEPHENS: Is that what you put before the menu board?

DANIELS: Yes. It gives the customers in line the opportunity to preview the menu. It also helps the lanes move a little quicker.

STEPHENS: And why do you do the two lanes now?

DANIELS: It's a matter of numbers. As you pointed out, it allows the drive through to flow a lot faster. Taking two orders instead of just one. When you drive up and you just want a cup of coffee and the car in front of you has a car load of kids or is still trying to decide what they want or you're trying to assemble all these orders in your head and present them it can take a long time. So with two lanes, it allows the customer to choose which lane may be moving faster. If you notice the drive through has a split and allows you to make a decision to which lane you want to go to.

STEPHENS: So you will have two presale boards and two menu boards?

DANIELS: I think there is only one presale board and two menu boards. Yes.

STEPHENS: Ok. Thank you. I have one other comment. Does McDonald's intend to put in that off site sidewalk connection?

DANIELS: We have given that consideration and we think it would probably be an improvement to the site so we are saying yes.

STEPHENS: You are saying yes?

DANIELS: Yes we are.

STEPHENS: Well I think it makes a great deal of sense because you are going to have the people walking in. There are an awful lot of condominiums and homes around there. It's a nice walk there to get a cup of coffee and one of those hamburgers that you sell.

DANIELS: We have talked about it since it has been presented to us and we think that it makes sense.

STEPHENS: The other question that I have is was it the County's idea to have the right out only or was it McDonalds idea or was it staff?

DANIELS: It was kind of a combination between staff and our engineering company and us. We talked about it and it didn't make sense to have a left out or full access at that point primarily because of the traffic flow around the lot. It really made sense to try to develop in a counter clockwise direction and having full access would have been detrimental to the flow of traffic on that lot. We felt it was actually a better idea to have a right out only.

STEPHENS: I think it solves any potential traffic problems and it eliminates any cut throughs on Stone Ridge Drive.

DANIELS: That was just an added benefit that we really didn't look at. It was more internal but it happens to be a benefit to the residents to the north.

STEPHENS: Thank you and I also appreciate your responses to the Special Use Standards. I think they made a great deal of sense and the responses to the Variances Standards, those made a great deal of sense also. We have a 6,000 square foot retail strip that it only occupied by a Great Clips. We have 5,000 square feet that has been vacant for two years. In this economy, it is going to be difficult to get that rented out. I think this is a great improvement over what we have currently. I really do.

GOODMAN: Just wanted to note for the record, you are correct. The premises are currently about 80% vacant. The Great Clips is currently operating on a month to month lease that expires in April. This enables us to move forward with the project. If the existing shopping center remained encumbered for an indefinite period of time this project would be in jeopardy. But because you have a tenant in there for a short period of time it enables us to move forward on the project.

STEPHENS: You just have to give them a 30 day notice and then they're out?

GOODMAN: At the end of April 2013 their lease expires without any further extensions or options. So it enables us to move forward with the project. Being in the real estate business, if you look at the vacancies in the area, it appears that they strip center would remain vacant for a long time if it wasn't replaced with better highest and best use.

STEPHENS: I agree with that.

GOODMAN: Thank you, sir.

TURLEY: I would just like to note that we do have a vacancy database on the Village GIS site and we will be glad to work with Great Clips to find another spot to reopen.

STEPHENS: Ok, I have no further comments with regards to this petition. At this point we 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 November 13, 2012.

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Preliminary Site Plan" by V-3 Companies, sheet C1.0 dated October 5, 2012, revised November 2, 2012, subject to the following conditions. All conditions must be made prior to the Board of Trustees meeting where possible.

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
 - a. Provide heavy landscaping that exceeds Code requirements to screen drive through lane and signage per Code Section VI-207.
 - b. Preserve as many existing healthy shade trees on site as reasonably possible.
2. Clearly label the main drive aisle as two-way.
3. Provide a cross access easement for the east-west driveway at the time of development agreement, either with a notation on the Final Plat or through a grant of easement.
4. Meet all final engineering and building code related items.
5. Specify drive through and patio pavement color and stamp pattern on Site Plan.
6. Consider construction of a sidewalk in the right of way east of the site to close a sidewalk gap.

and

I move to recommend to the Village Board approval of the Elevations by McDonald's USA, titled "2011 "Standard Building 4587 - Wood/Wood" and dated July 2012, revised November 1, 2012, pages A2.0 and A2.1; 3-D illustrations submitted November 5, 2012 for the northwest, northeast, and southwest perspectives; Menu Board and Pre-sell Board brick surround detail by Everbrite submitted November 5, 2012 subject to the following conditions. All conditions must be made prior to the Board of Trustees meeting where possible.

1. Work with staff to assure lighting levels on the site, signage, and building are compliant with the Land Development Code, special use standards, and drive through standards.
2. Provide detail of fence that is constructed of ornamental iron and precast brick piers with a stone cap that matches the building masonry on the building. Brick piers must be spaced no closer than 12' on center.
3. Revise Elevation sheet title to remove 'wood/wood' reference.
4. Provide detail for the neutrally colored outdoor dining table/overhead shade on the Elevation sheet.
5. Add information on sign menu board brick base detail that describes construction method and brick type with color that matches building brick. Signs are subject to additional review and approval via the sign permitting process.
6. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.

7. All masonry must be of anchored veneer type masonry with a 2.265" minimum thickness.
8. Obtain a Building Demolition Permit prior to the razing of the existing building.
9. Meet all Building Code requirements.
10. Provide labeled materials and sample board for the Plan Commission meeting.

and

I move to recommend to the Village Board approval of an amended Special Use Permit for Parkview Plaza, a Special Use permit for a restaurant to be located within 300' of a residential parcel, a Special Use permit for a drive through with modifications; all subject to the same conditions as outlined in the Preliminary Site Plan and Elevations motion. Modifications to the Special Use permit include:

1. The placement of the drive through lane between the building and the street
2. No foundation plantings along the north façade.
3. Reduced foundation plantings along the west facade.
- 4 Reduced front landscape buffer from 15' required to 13' provided.
5. Development within 50' of a wetland

MURPHY: Second

RECOMMENDED FOR APPROVAL

Aye: 4 - Chairman Stephens, Member Jacobs, Member Parisi and Member Murphy

Nay: 0

Absent: 3 - Member Aubin, Member Dzierwa and Member Paul

2012-0632 2012 Land Development Code Amendments III - LDCA

PITTOS: Staff presentation made in accordance with the written staff report dated November 13, 2012.

STEPHENS: Thank you Mr. Pittos. I know it is a public hearing but I don't see anyone present to make a comment so we will go straight to the Commissioners. Commissioner Jacobs?

JACOBS: I have no comment, thank you.

STEPHENS: Thank you. Commissioner Murphy?

MURPHY: I just have a question about the projection signage. You talk about hardware; so you are going to be viewing the hardware, the brackets, all that for each individual sign?

PITTOS: That's correct. This kind of attention to that detail will happen in this sign district only because in all the other districts we don't allow the projection signs

with the exception of Old Orland. Old Orland looks at the design of the projection sign just as much as we talk about it here. I think in this particular code though we are explicitly saying that the hardware has to be an integral part of the design in the actual language whereas in Old Orland we rely mostly on the images of that code section to guide the petitioner in the design of their sign.

MURPHY: Will it vary from case to case whether the projection signs are illuminated or not illuminated?

PITTOS: Let me check the proposed code. My understanding is that horizontal oriented projection signs typically are not internally illuminated. They are usually illuminated from the outside. In Orland Crossing they have hidden lights that sort of hit the horizontal signs. Vertical projection signs however are typically internally illuminated. We would be looking at that in the administrative review process and telling the petitioner what kind of illumination is acceptable based on the type of signage. The other thing I should note is that even though we will have these regulations in place, we will also develop a guide book outside of the code that will help petitioners navigate the code and tell them what we are looking for and what we are not looking for. This has been implemented in communities including Homer Glen and Glenview.

MURPHY: And in that guidebook, I'm just curious, do you ever have preferred sign contractors because there is such a variance in quality of work?

PITTOS: Not a preferred contractor. We will not suggest or endorse a sign contractor but we will endorse a design so it would be up to the petitioner to find a contractor that is capable of building that design. Usually they come in with plans that demonstrate the type of sign they want to build so they've gone to somebody first before approaching us. They show us their concept and we review it and tell them what changes need to be made.

MURPHY: Ok great, thank you.

STEPHENS: Thank you Commissioner Murphy. Commissioner Parisi?

PARISI: I could picture this. It is pedestrian friendly. I can picture the promenades over in Bolingbrook. They did the same thing in that outdoor mall in Burr Ridge. They have the same signs there. Its really nice. It's a good change.

STEPHENS: Thank you. Mr. Pittos, I have a couple of questions with regards to the language. Under 6.307 1A, the paragraph below 2, that would be on page four. It says the maximum total sign area of wall signs shall not exceed 7.5% of the area of the first two stories of building elevation of which it is placed. Ok, that is not floor area that is the elevation area.

PITTOS: That's correct.

STEPHENS: Ok and this is not necessarily the front building elevation?

PITTOS: Right this could be a secondary elevation as well. This core provision is actually verbatim from commercial sign district two so it is elsewhere in the code as well. From what I understand talking to our sign reviewer is that 7.5% is rarely met. Most businesses will be able to meet their needs well under than percentage.

STEPHENS: My point is not about the 7.5%. My point is about the area. It goes on to say that it is the building elevation. I just want to make sure that the language is clear. Do we want it to say total area or area? Does it matter?

PITTOS: I understand it to say that the maximum total sign area has to be 7.5% of the area of the building elevation on which it is placed.

STEPHENS: Ok. So the same would apply for B. So then 1A-2 would read "maximum total area of all wall signs shall not exceed 7.5% of the total square footage of the first two stories of the building elevation on which it is placed".

PITTOS: Square feet and area are equal. This is specifically talking about the façade.

STEPHENS: The façade, right. The building elevation. The exterior is length times width and there is your square footage.

PITTOS: Right. That language exists also in the code but we can make the change here. It means the same thing from my interpretation.

MURPHY: I like the square footage.

STEPHENS: I do too, its more clear.

PITTOS: Ok.

STEPHENS: So then we will make that change there, also under B, eliminate the word "area" and replace it with "total square footage". We will do that again on the last sentence of B and a few other places also. Its in 3b5, the second sentence. So we are going to have to make a change to the motion to indicate this (6-307-S1A, B, C, 3A5, 3B5)

MURPHY:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated November 13, 2012

And

I move to recommend to the Village Board approval of the Land Development Code amendments titled "Part Three: Attachments", prepared by the Development Services Department and dated November 8, 2012 for Sections 2-102, 6-207, 6-208, 6-210, 6-211, 6-212 and 6-307 with the following changes:

1. Eliminating the word "area" and replacing it with the words "total square footage" in 6-307 S1A, B, C, 3A5, B5.

JACOBS: Second
RECOMMENDED FOR APPROVAL

Aye: 4 - Chairman Stephens, Member Jacobs, Member Parisi and Member Murphy

Nay: 0

Absent: 3 - Member Aubin, Member Dzierwa and Member Paul

NON-PUBLIC HEARINGS

None.

OTHER BUSINESS

STEPHENS: I would like to ask that we update our roster of Commissioners so that we get a current roster of names, addresses, phone numbers, and email addresses.

TURLEY: Update the roster and email it to you?

STEPHENS: Yes and if you don't have the current numbers of Commissioners, just give us a call and we will update you.

ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 8:32 p.m.

Respectfully submitted,

Heather Rosignolo
Recording Secretary