

VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue
Orland Park, IL 60462
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Meeting Minutes

Tuesday, September 11, 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: 7 - Chairman Stephens; Member Jacobs; Member Aubin; Member Dzierwa; Member Parisi; Member Paul, Member Murphy

APPROVAL OF MINUTES**2012-0471 Minutes of the July 24, 2012 Plan Commission Meeting**

A motion was made by Commissioner Aubin, seconded by Commissioner Paul to approve the minutes of the July 24, 2012 Plan Commission Meeting with the following change:

During the adjournment change the motioner to Aubin. Chairman Stephens was not present at the July 24, 2012 Meeting.

APPROVED

Aye: 5 - Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi and Member Paul

Nay: 0

Abstain: 2 - Chairman Stephens and Member Murphy

2012-0527 Minutes of the August 14, 2012 Plan Commission Meeting

A motion was made by Commissioner Aubin, seconded by Commissioner Dzierwa to approve the minutes of the August 14, 2012 Plan Commission Meeting with the following change:

On page 10 in the motion for Marquette Bank, 'condition' should be plural.

APPROVED

Aye: 5 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa and Member Murphy

Nay: 0

Abstain: 2 - Member Parisi and Member Paul

PUBLIC HEARINGS**2012-0439 Landmark Christian Academy**

STEPHENS: Asked for a motion to continue the Landmark Christian Academy to the October 23, 2012 Plan Commission meeting.

I move to continue file number 2012-0439, Landmark Christian Academy, Special Use to the October 23, 2012 Plan Commission meeting.

AUBIN: Second
CONTINUED

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa,
Member Parisi, Member Paul and Member Murphy

Nay: 0

2012-0462 Bonefish Grill Restaurant - SP, AR, VAR

PITTOS: Staff presentation made in accordance with Staff Report dated September 11, 2012.

AUBIN: Thank you, Mr. Pittos.

STEPHENS: Thanks, Mr. Pittos. Does the petitioner wish to make any additional comments to the presentation that Mr. Pittos just gave? If you do I'd like to have everybody who is going to speak come up to the podium, raise your right hand and Commissioner Aubin will swear you in.

AUBIN: Swore in William Bohne with Jacob & Hefner Associates, 1910 S. Highland Avenue, Lombard, IL.

Swore in Ryan Rogers with Bonefish Grill, 542 Jubilee Lane, Avon, IN.

STEPHENS: Mr. Bohne, would you like to address us?

BOHNE: I would. I would like to start by giving our thanks on behalf of the petitioner for the hard work of the Village Staff. We have worked through a bunch of issues. There are some conditions to the approval here tonight and we will continue working with them. They have been really helpful in guiding us through the process. First and foremost I just wanted to give our thanks to Village Staff. The only thing that the petitioner would ask me to bring up on their behalf is condition number three. That is the widening of the two islands to reintroduce the sidewalk connection from the northeast corner of Bonefish Restaurant site to the sidewalk along 95th Avenue. The petitioner has no issue at all with the sidewalk. They would like to invite as many pedestrians as possible into the restaurant. The issue is the loss of those three spaces. While we know we are here in front of you asking for a variance for the amount of parking that we have, a standard Bonefish Grill has 125 parking spaces. So we are already reducing that by 25%.

STEPHENS: Is a standard Bonefish Grill on this size of a lot?

BOHNE: Yes.

STEPHENS: No larger?

BOHNE: Not usually, no. We meet the green space requirement. As far as other

ways that pedestrians could get into the site if we didn't put the sidewalk in: there is an existing sidewalk along the north side of 156th where we can make a sidewalk connection either on the east side of the Bonefish Restaurant. We already have one shown on the southwest corner that can get a pedestrian in. Pedestrians can currently, without the introduction of this sidewalk, can make their way down to this corner where we have the sidewalk connection here. We can also add a sidewalk connection here and a crosswalk to get them up to this corner. We could add this sidewalk back in here. The Village Staff had indicated during the review process that by having the sidewalk along these islands, as was indicated in the previous exhibit that was on the screen, there are some pinch points. The islands are only so wide and now we're going to introduce some sidewalk into there so there are some areas where the actual amount of landscaping availability is only three feet down to the pinch point of just less than two feet. In that area we could plant ground cover, native grasses, other things that would be low maintenance but still be able to grow and thrive in that small of an area. But it would allow the petitioner to keep those three parking spaces. As they had said to me, every parking space means quite a bit when they are already reducing it down. So we would respectfully ask that we be allowed to keep working with staff to try to figure out a way to either reintroduce that sidewalk and try to keep those three spaces by coming up with some creative landscape solutions or eliminate the sidewalk and add a connection down here and a crosswalk that allows patrons walking along 156th Street to get in the restaurant on this side or this side.

AUBIN: Mr. Chairman?

STEPHENS: Commissioner Aubin?

AUBIN: I think that condition number three is work with staff to accomplish something that is going to be satisfactory to both parties; I think that is how it is worded here, if I am correct. So we are already intending to have that done?

STEPHENS: Well that is what he is saying what he doesn't want to do.

AUBIN: He doesn't want to work with staff?

STEPHENS: No, he doesn't want to work with staff.

AUBIN: Oh, ok.

BOHNE: That is not what I'm saying. We would like to work with staff.

STEPHENS: What I heard is that you want to keep those three parking spaces.

BOHNE: That's correct.

STEPHENS: And you would prefer not to put the sidewalk through those islands and rather add the sidewalk in a couple of other areas. Am I correct?

BOHNE: I apologize if I misspoke. We have no issue with putting the sidewalk through those islands. Our issue is expanding the islands and losing those three parking spaces. We can currently fit the sidewalk through those two landscape islands. The issue that staff had is the area left for landscaping at a couple of points as the sidewalk traverses through the landscape islands, it gets a little small to plant something traditional in there. So the thought was if we could come up with some creative way from a landscaping standpoint to get landscaping in those small areas, that are maintainable and able to thrive, then we have no problem with putting the sidewalk in there. We are just trying to save those three spaces.

STEPHENS: Alright. Mr. Pittos, if they put that sidewalk through there, what is staff's problem with that? Is it just the couple of feet of landscaping that isn't going to be there?

PITTOS: Well the pinch point certainly is the issue. I think the removal of the sidewalk is of concern related to moving through the parking lot. You can see on the overhead here; Longhorn Steakhouse has a connection directly to their main entrance. The idea there is that people will filter to the sidewalk and move through the parking lot in a safer way. Here the idea is similar: keep the sidewalk and the way to keep the sidewalk is to eliminate those pinch points. We talked about extending the landscape islands into those three parking spaces which is a legitimate issue for the petitioner. One of the concerns that we also had was that in this location, you are coming into the outdoor seating area so it is not exactly a clear route to the main entrance into the restaurant. This was not discussed previously so that may be something that we could explore.

PARISI: Mr. Chairman?

STEPHENS: Commissioner Parisi?

PARISI: Would they be open minded though to allow those pinch areas if they were able to find some suitable landscaping to meet those narrower sections? It is a more direct route.

PITTOS: Yes, I think we would be open minded. The recommendation that we had in the motion was to work together and I think there may be some alternatives to what had previously been proposed to incorporate the sidewalk and get the necessary landscaping that we need in those two landscape islands.

STEPHENS: How much of an area are you talking where these two pinch points are? Is it just to tighten up a little area?

PITTOS: Well they were pretty narrow. They were about 1'-2' wide. Usually you try

to get 4' for some decent landscaping to take hold. These are landscape islands so they are going to be surrounded by pavement and harsh conditions, particularly in the winter with salting. So we wanted to give the plantings as much breathing space as possible. That is where the source of the concern came related to the pinch points. Then there is the added factor that the petitioner is requesting the variance from the Village and haven't requested any incremental improvements related to the actual site plan aside from making some minor adjustments to mitigate for some of the other variances on it. So this was thought to be an opportunity to mitigate the 89% variance, which is something that we've consistently done in the past with other variances or special use modifications.

STEPHENS: Ok, lets continue on then with this presentation and we will get comments from our Commissioners. Do you have anything else that you would like to add to this?

BOHNE: I do not, thank you.

STEPHENS: This being a public hearing, is there anyone out there who wishes to comment on this petition. Seeing no one, we will go to our Commissioners. Commissioner Dzierwa?

DZIERWA: Thank you Mr. Chairman. Mr. Rogers, how many Bonefish restaurants are there?

ROGERS: As of yesterday, we opened another one to bring us to 167.

DZIERWA: Ok, so they are basically corporate wide and 125 parking spaces works. That is a standard that they stick to and fight for. This seems like a real decrease for what you're looking for and I understand your sentiment as far as losing those three spaces. That's all I need to know about that. I guess my next question would be to address the elevations. Just like staff said, the east elevation and south elevation are really boring. We like to achieve four sided architecture here. Maybe just some suggestions to go along with staff might have been suggested to you. You don't necessarily have to go to windows on the south elevation but if you added something like spandrel glass with matching awnings to get to that four sided architecture. I don't know if clerestory windows would work because it looks like that south elevation is your kitchen area and your prep area. Is that correct, Mr. Rogers?

ROGERS: Yes.

DZIERWA: The way I see it, the south elevation is like the back wall of your kitchen. So, I can see how clerestory windows wouldn't work there but perhaps some sort of spandrel glass that goes with the architecture. Staff says that if you approach it from the south, you are looking at this big blank wall. It is something that I think would be attractive for the Village and for you. As far as clerestory

windows, I don't know how that would work but I do agree with staff about natural light getting into the building and we all know that south elevations get the most light. That is just something that I would suggest and you can work with staff on that. Well that is all that I have, Mr. Chairman.

STEPHENS: Thank you. Commissioner Jacobs?

JACOBS: Thank you, Mr. Chairman. I feel the same. My comments are covered by conditions 7 through 12 in the dialogue and relating especially to the architectural improvements of the east and south elevations. That's all.

STEPHENS: Thank you, Commissioner Jacobs. Commissioner Paul.

PAUL: Thank you Mr. Chairman. I would like to see that parking get worked out. I know how important it is for a restaurant to have adequate parking. You don't want people to show up there and see the lot full and keep going. There are two other restaurants right there that they could go to. I would like to see something done that would allow you to have as many parking spaces as you originally wanted to have with the 93. That's all I have.

STEPHENS: So you are in favor of keeping the three parking spaces?

PAUL: Yes.

STEPHENS: Thank you. Commissioner Aubin?

AUBIN: Thank you Mr. Chairman. I concur. The only point of contention, obviously gentlemen, you've read all the conditions that are related to the elevations and you didn't even mention them so we don't have a problem there. Work with staff is a giant sentence. Mr. Pittos is very accomodating as I'm sure you guys are. Lets try and keep the parking spaces if we can, work with our people, I am sure they can accomodate you.

STEPHENS: Thank you Commissioner Aubin. Commissioner Parisi?

PARISI: My fellow Commissioners have covered a lot of the points. I agree with the recommendations. I think they are all good recommendations, particularly the south and east elevations. I think that this particular restaurant is a great fit. It is a perfect place for it. I like the outdoor seating. It brings some warmth to the area being on Lagrange and everything. I'm just curious, how many people does this restaurant seat?

BOHNE: I believe this particular floor plan will be right around 220 not including bar top seating. I agree with the Commission and we have already seen the first markups of the new elevations. It is going to be a huge improvement.

PARISI: I really would agree with that as well. I don't have anything else, Mr. Chairman.

STEPHENS: Thank you. Commissioner Murphy?

MURPHY: Well I second all of that. I agree that once you make those improvements, it will make a big difference. I think that if we can work out the issue of the three spaces, obviously that is a big issue and I am confident that staff will be able to work with you. I am in favor.

STEPHENS: Thank you Commissioner Murphy. Do you have a couple of Bonefish Grills in Ft. Lauderdale?

BOHNE: Yes we do.

STEPHENS: Are you familiar with the ones in Ft. Lauderdale?

BOHNE: Not particularly. I am in charge of the midwest operations; Indiana, Illinois, Wisconsin, Michigan.

STEPHENS: I've been to both of them in Ft. Lauderdale. Great restaurants. They are always crowded. But they are both in shopping centers and the times that I have gone, parking is a nightmare because everyone seems to want to go to Bonefish. The lines outside are forever. I am in favor of keeping those three parking spots. I've been to the steak house next door, Longhorn. At Longhorn its hard to find a parking space there, especially during dinner time and peak hours. If we can work it out, Mr. Pittos, I'd like to see those three stay. They are going to need the parking. This restaurant is going to bring a lot of people in. I agree with the rest of the Commissioners, your south elevation basically is your back door and to put a big brick wall like that.

BOHNE: (presents drawings of what new elevations will look like) Petitioner was not using microphone. Unable to understand from recording.

STEPHENS: Mr. Pittos, if you could figure out a way to keep those three parking spaces and find another way to mitigate landscaping, we would much prefer to do that.

PITTOS: Duly noted.

STEPHENS: Seeing no other comments from anyone, we 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 11, 2012

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Preliminary Site and Utility Plan Bonefish Grill Orland Park, Illinois", prepared by Jacob & Hefner Associates Inc., dated 8/3/12, last revised 9/6/12, sheet number 1, subject to the following conditions:

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
2. Meet all final engineering and building code related items.
3. Work with staff to increase the widths of the landscape islands located at the south end of the two north-south oriented parking bays by keeping the three parking spaces immediately adjacent to green space.
4. Work with staff to introduce a pedestrian walk-way connecting the 95th Avenue sidewalk system with the building's sidewalk system, similar to Longhorn Steakhouse.
5. Provide bicycle parking near the main entrance of the restaurant.
6. Provide a loading zone in the two parking spaces adjacent to the garbage enclosure along 156th Street with signs indicating no parking during the loading hours.

All changes should be made prior to the Committee Meeting wherever possible unless otherwise noted

and

I move to recommend to the Village Board approval of the elevations titled "Bonefish Grill, Orland Park, IL.", prepared by H. Carleton Godsey Associates and dated 8/10/12, subject to the same conditions outlined above and the following conditions:

7. Match the elevations of the garbage enclosure (i.e. materials, colors) to the elevations of the main restaurant building.
8. Continue the architectural features of the west and north elevations by adding windows with awnings on the south elevation.
9. Add a sign face and extended parapet feature on the south elevation similar to the one on the north elevation to create a "wrapped parapet" effect and to screen

the backsides of the other two parapets from La Grange Road.

10. Add tall landscaping that may cover portions of the blank wall not treated with architectural features on the south elevation.

11. Work with staff to address the architectural issues on the east elevation .

12. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline and screen utility conduits and related appurtenances from view of the public rights-of-way and neighboring properties.

All changes should be made prior to the Committee Meeting wherever possible unless otherwise noted.

and

I move to recommend to the Village Board approval of the following variances to the Land Development Code for the site plan, subject to the same conditions outlined above:

1. Increase the maximum allowable amount of parking from 52 spaces to 93 spaces.

2. Reduce the side setback distance from 156th Street from 25 feet to 16.9 feet.

PARISI: Second

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

NON-PUBLIC HEARINGS

None.

OTHER BUSINESS

STEPHENS: That closes the public hearings. We go to any other business. I would like to bring up some other business. I talked to some of our other Commissioners here and it appears we need to go back to the way I believe that we were doing things in the past as it refers to the minutes of the meetings. The minutes of the meetings should reflect for every petition who is the motioner and who makes the second. It seems that somewhere along the way, we've lost that. We only show on the meeting minutes who makes the motion and who makes the second. On the other minutes, we only show who makes the motion and what we want to show is who makes the motion and who makes the second because

without a second, the motion is no good legally. We know that we have a motioner and a seconder. So, I spoke to Heather today and she said that it is an issue in Legistar. But I don't know what Legistar is and I only know what I believe to be proper. I believe that the motion and the seconder should be there.

PITTOS: Yes, the second should be there and I spoke with Heather about the issue earlier. There does seem to be a problem with Legistar. As far as I understand, the Legistar process as it relates to the meeting minutes has never changed. It has always been like this and it may have been something that was manually added in the past. This all happens behind the scenes.

STEPHENS: Ok, why don't we cover it this way. I spoke to Commissioner Parisi earlier this evening. He has a year's worth of meeting minutes. Why don't you go back a year prior and see how it was done. Somehow or other it was reflected in the minutes. Maybe you should check with the Village Attorney in regards to that?

PARISI: I don't think that anything is illegal because we have the recordings.

STEPHENS: Well, yes we have the recordings but we would like to see the minutes to be accurate. Also, we as Commissioners would like to remember who did the second.

PITTOS: We will take a look at it and find a way to fix it.

STEPHENS: Ok, is there any other business from any of the Commissioners? How about from Staff?

ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 7:50 p.m.

Respectfully submitted,

Heather Rosignolo
Recording Secretary
ADJOURNED