MINUTES OF THE PLAN COMMISSION MEETING
JANUARY 11, 2011

PUBLIC HEARINGS:

DAVE & BUSTERS – AMENDED SPECIAL USE PERMIT, SITE PLAN, ELEVATIONS	PUBLIC HEARING

NON-PUBLIC HEARINGS:

McDuffy Beacon Avenue Development	NON-PUBLIC HEARING

MEMBERS PRESENT:
Paul Aubin
Steve Dzierwa
Patricia Thomas
Nick Parisi
John Paul
Judith Jacobs

STAFF PRESENT:
Kim Flom, Planner
Jane Turley, Senior Planner
Terry Pittos, Planner
Linda White, Recording Secretary

COMMENCEMENT:

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

APPROVAL OF PREVIOUS MINUTES:

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December 14, 2010 Plan Commission Minutes

A motion was made by Commissioner Paul, seconded by Commissioner Parisi to approve the minutes of the December 14, 2010 Plan Commission.

With the following corrections:

Page 5 - Under Dzierwa, mid-page, last sentence, change bulbie to bulb

(Motion passed… 6-0)

October 26, 2010 Plan Commission Minutes

It was noted by Commissioners Dzierwa and Aubin that there can be no vote when only one member is present.

PUBLIC HEARINGS:

2010 – 0189 DAVE & BUSTERS
Amended Special Use Permit, Site Plan, Elevations

TURLEY: Staff presentation made in accordance with the written Staff Report dated January 11, 2011 as presented.

AUBIN: Thank you Ms. Turley for a great report, and also for putting in some of your concerns into the motion tonight. Thank you again. The petitioner is here and if there are any comments he would like to make regarding Ms. Turley's report or has anything additional to add please step forward. With no comments from the petitioner, Acting Chairman Aubin turned to the public for comments about the report and received none. Acting Chairman Aubin then turned to the Commissioners for their comments and questions.

THOMPSON: Thank you. Welcome to Orland Park and I think you will be a big asset. My only concern is with the East elevation and it is the motion, and I think I would like to see some more of the colored glass in the back, I think it would break it up. Other than that, just a fantastic building. Welcome to Orland Park.

PARISI: Thank you. I am glad to see that being developed as well and I think it is a good use. Just a couple of things, one is that I concur with staff report to break up the elevation with all the white area on the one side, I believe it's the East elevation. I might suggest that on that East elevation in the middle of it you have the 3 colored ceramic brick, its like a column that you see there. If that could be repeated, I think it would present a better view and break up that sea of white.

TURLEY: In that center there? Yeah, it's actually recessed there.

PARISI: I don't know if it's a purpose and its functional, but if that could be repeated. I understand where you can't have windows, I understand that perfectly. The one thing I would say is that the positioning of building I completely understand and agree. Otherwise, you would be blocked out by the toy store and therefore the placement makes sense. That is all I have to say.

PAUL: I think this is an excellent idea, its an eyesore, that place has been vacant for far too long as a dilapidated theater there. Especially with a brand name like Dave & Busters moving in there, I think it is an excellent location and I think it's a win for everybody. I have no other comment, thank you.

DZIERWA: Thank you, Commissioner. I have a few questions. I have to say I agree with my fellow Commissioners about the East elevation. Mrs. Turley are we over parked on this project? I do believe I read somewhere we are over parked.

TURLEY: Right, that is according to our code. But that is interpreting it as totally a restaurant, which it really isn't. Restaurant is stricter than retail, but they are still over parked.

DZIERWA: They know their business; they know how many parking spots they need. I'm not going to go there, but if I could make a suggestion, we have a number of parking spots in the center of the building going on the east elevation that are from the center of the building going north, that possibly could be eliminated. Has anybody given any thought to any foundation plantings or any green space on that East wall as opposed to just looking at that entire wall that only has a little contrast in the middle but for the most part is pretty boring.

TURLEY: We looked at several different scenarios and we did suggest that maybe the parking could be reduced but this was what they wanted to go forward with. Maybe they could respond to your question.

DZIERWA: I could understand the other active areas where you have this overhang, if you want to call it a pergola or whatever.

TURLEY: You are talking about right here?

DZIERWA: I noticed on the other 3 elevations foundation planting maybe would not be a good idea, but I think maybe on this one it would if we could loose some of the parking. Perhaps they would consider that just to take some of the boring out of that wall. It is just an idea. The other question I have is the entrance on 151st by Toys R Us, I have seen that used many times people turning in off of 151st street use that and they don't use it as the right in and right out and it's the same thing on Theater Drive. I drove through there again on the way here tonight just to see how the snow plows were parked and I noticed that the right in and right out on LaGrange, somebody in front of me actually turned left right in front of me on the way to come to the Village Hall. That curb that is on 151st is just a curb and not even a pork chop like a true right in and right out would look, the one on LaGrange Road is a true right in and right out and if the signage could be beefed up in those 2 particular areas, because we do have other entrances if you use the ring road and what used to be called Theater Drive, you did say we were going to change that. So that is just another suggestion there. I am going to call some one up from Dave & Busters and we are going to have to swear you in, so who ever would want to speak.

AUBIN: What is the question in regards to so they can decide who should speak?

DZIERWA: In regard to the interior, Mrs. Turley said that it was basically just a long square building, but I am curious if they have loft and mezzanine areas like the others Dave & Busters I have visited in the past.

DZIERWA: Swears in: Jospeh Vajda, AIA, Aria Group, 830 North Blvd, Oak Park, IL.

VAJDA: Even though the building is significant in terms of height, it is a single story building; we do not have mezzanines inside the building. In the midway gaming area, some of the games are as tall as 14 feet. Dave and Busters likes to have a lot of volume in their interior of their spaces so based on that we have high ceilings in what they call the midway or gaming area. Even in the dining area, we have a large mural on one of the walls and this requires a tall ceiling height as part of that. Then we do have some structures that do suspend down from the ceilings to break the space area and things like that.

DZIERWA: One more thing I was going to mention too, we received theses answers to the special use, and Simon has their name on it. Who owns this piece of property? Is it Simon?

TURLEY: Yes that is my understanding.

DZIERWA: So they will basically be leasing it. Would that be the same for Toys R Us too? Is that Simon or Toys R Us property?

TURLEY: Toys R Us owns that property. Some of them own their own and others are leasing.

DZIERWA: Ok, that was what I wanted to know. I was just wondering why this project wouldn't want to move closer to LaGrange Road if it was all Simon's property, but you answered my question that Toys R Us does own the parking lot. I also think it's a great idea of moving the building forward because they do get the exposure from LaGrange Road. That is all I have Mr. Chairman.

JACOBS: I am thrilled that they will be here. Having enjoyed a beverage or two in some of the Dave and Busters, I know it's a great operation and we welcome you. It's a great spot and a great use for that site. Thank you.

AUBIN: My comments will be brief. Obviously you have heard from my fellow commissioners and I certainly concur with them and I am sure Orland Park is going to support you. Every business that comes to this town we try to get along with our support, you are in a great location and I fell success all the way around. The Chair will now entertain a motion.

PAUL: I move to accept as findings of fact the findings of fact of this Plan Commission the findings of set forth in this staff report, dated January 11, 2011.

And
I move to recommend to the Village Board approval to amend a Special Use Permit for a Planned Development (Orland Square Mall, Ordinance 468) subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use Permit include:

1. Parking and drive aisles located between the building and the street.

2. Parking space numbers that exceed Code requirements by more than 20%.
3. Lot coverage that exceeds the 75% limit for impervious surface.
4. A reduced eastern landscape buffer from a required 10' to as little as 0'.

And
I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Dave and Busters Orland Square Mall Site Plan" by Woolpert Design project 70399, dated 2-7-10 revised 1-4-11, 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. Submit the Tree survey prior to building demolition.
3. Meet all final engineering and building code related items.

And

I move to recommend to the Village Board approval of the Elevations titled "Dave & Buster's Orland Park Exterior Elevations Plan Commission Submittal" by Aria Group Architects, Inc. (North, east, south, and west elevations) dated 1-3-11, and "Dave & Buster's Orland Park Exterior Perspectives Plan Commission Submittal" By Aria Group Architects, Inc. subject to the following conditions. Any required changes to the drawings should be made prior to the Committee meeting.

1. Work with staff on changes to the east building elevation to add architectural interest.
2. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
3. Meet all engineering and Building Code requirements including masonry.
4. Signage will be approved through a separate permitting process.

Motion was made by Commissioner Paul and seconded by Commissioner Thompson that this matter be approved.

The motion carried (6-0)

NON-PUBLIC HEARINGS

2010-0616 Mc Duffy Beacon Avenue Development
Site Plan

PITTOS: Staff presentation made in accordance with the written Staff Report dated January 11, 2011 as presented.

AUBIN: Mr. Pittos, well done. Thank you for your report, and also kudos, as I look at the report and see the conditions that you have for the petitioner, they certainly address the concerns that you have in regards to the height, turret, and things of that nature. Thank you very much. Asks petitioner for comments.

AUBIN: Swore in Phillip Duffy 14420 First Avenue

DUFFY: The building is the first of its kind to come into the area. It's going to bring some good business into the area, and it's going to be something similar to the old bank. I'm looking forward to trying to get it passed here, and hopefully we can. I've worked with the village before on various projects, and am hoping to do this project. I think it would be good for the area, and hope you go along with it. Thank you.

AUBIN: So you've had an opportunity to look at the conditions that staff is requesting as far as tonight's motion is concerned, and there is no problem with any of them?

DUFFY: No, no problems whatsoever.

AUBIN: Thank you very much. This is not a public hearing and the reason for it is that there were no variances requested on this particular petition. The job of this commission is to determine whether or not the project meets code. We look at that and then pass it on to the next guy. In this particular case, the historical people, who are going to take a look at these elevations before it goes to the board for approval.

DZIERWA: Committee first, right?

AUBIN: (addresses Mr. Pittos) Is it going to historic first or committee?

PITTOS: The site plan will go to the committee first, on Monday. On Tuesday will be the elevations.

AUBIN: All of that will happen before this even reaches the board. But, being the folks that we are, Is there anybody in the public that would like to address this particular petition, and looking at, and I'm sure you have reviewed each and every condition that we have put on the petitioner, so keep that in mind when you speak, please come forward and State your name and address for the record, if you'd be so kind. Let's start with the lady first.

BENSON: I'm not on the sheet. I didn't sign my name.

AUBIN: It doesn't matter. It's not a public hearing, so we don't have to swear you in.

BENSON: Oh good. I'm Pam Benson, and I've had an antique jewelry store for 22 years on Beacon Avenue. I once owned my building, which is right next to the old bank. And, I've got to say that the antique district is absolutely thrilled with what's going to happen here. It's going to breathe new life into our businesses, we hope. Phillip Duffy is a gifted builder. He's a beautiful builder. I have seen four of his projects. I can pretty much speak for our antique district that it took us, you know, 23 years to get streetlights, and now we're going to get this. We're beyond thrilled with what could happen here. So, that's how we feel. I know you guys like to know how we feel over there, you know, in the antique district, and that antique district is desperate for a facelift. We're desperate. We got Cooper Auto Parts knocked down, and that was a big deal for us. And now we've got a fabulous project in the works, and this is pretty exciting for us. I want to stay there another 22 years,
That's all I have to say, but truly, we are happy and thrilled.

AUBIN: Thank you for your comments. They are most appreciated.

(Mr.Para begins talking off mic)

AUBIN: Sir, your name and address for the record before you speak. Thank you.

PARA: My name is Frank Para. My address is 14335 Oak Place. My property is directly behind this proposed project. At the time. If you can go to the parking one please. (refers to a slide from presentation)

PITTOS: Yeah.

PARA: If I may step over here.

DZIERWA: You need to speak into the microphone.

PARA: You'll notice the parking is my problem.
(Mr. Para continues to speak off mic)

DZIERWA: You have to speak into a microphone.

AUBIN: We've got to give you this traveling microphone here.

(Mr. Para continues to speak off mic)

AUBIN: Just so that you can go on record.

PARA: Alright. There's restrictive parking on the streets, as everybody sees that there's parking there. (Referring to slide from presentation that shows the street parking) But it's three hour parking, I believe on this side. Ann, is that correct? (Response from one of the public who is not sworn in or on mic) And here there is no parking on this side of the street, and this is my house, ok? There is parking on this side of the street, but this is residential parking only, and that is provided for the house that is right here. That's the other multi-residential house in the area. There's about, oh maybe ten people living in this building, and they share about three or four spots on this side of the street. Now can you go to the alley shot please, with the garages.

PITTOS: That picture you mean? This one? (referring to slide)

PARA: No. The one where you showed the new garages on the new building and the parking spaces.

PITTOS: The one of the site plan? I'm sorry.

PARA: Yeah, with the parking spaces with the garages.

PITTOS: There we are.

PARA: So what you're saying is, they're going to park inside this garage right here, and then someone else is gonna park in front of them.

PITTOS: No, the.

PARA: This is a parking spot, right? In front of the garage?

PITTOS: Right, but similar to any residential garage, it's like a driveway.

PARA: How is he gonna get out of the garage when there's a parked car right in front of him?

PITTOS: That would be his driveway.

PARA: How is he gonna get out? He's gonna have two cars there. You said eight cars, because there's four residences there. You need eight cars for residents.

PITTOS: Well.

AUBIN: Let Mr. Pittos answer your question. Hang on one second. Please, Nick.

PITTOS: Like any residential house or building, there is a driveway in front of a garage, and the driveway is used for parking by the residents. In this case, the code

requires two parking spaces in the event there are two cars per unit. For the Mister or the Misses, or whoever. So if there is one car in the garage and one car in the driveway, then like in any other home they would have to essentially move one car out of the way to get the other car out and then put the other car back.

PARA: Okay, so basically you're gonna have cars shuffling up and back, and in and out of here constantly.

PITTOS: But that is something that happens everywhere, in all resi-

PARA: Not in a three lot space, I can tell you that right now. Not in a 75-foot three lot space. You're never gonna see it. Plus, you've got the residents. Two people are gonna be working, right? Where are they gonna park? Two people working in the commercial businesses.

AUBIN: I don't mean to interrupt, but

PARA: I have a document I'd like to present to you sir.

AUBIN: In one minute I'll let you do that, but to let you know

PARA: About the heights of the buildings, please. (Hands document to Acting Chairman Aubin) You can show that to the colleagues. I'll get you's copies of that when I get a chance.

AUBIN: Okay. Now that you're up there can we. You don't need that
(Mr. Para continues to interrupt Acting Chairman Aubin, leaving him unable to complete his sentences)

PARA: It'll show you that there's no three story buildings in that area.

AUBIN: You don't need that microphone anymore (referring to cordless mic), if you'd give that to (staff).

PARA: Okay. Can you go back to the bank shot please?

AUBIN: One issue at a time, and I'm going to tackle this parking right now. As Mr. Pittos mentioned on a number of occasions, the way that this is laid out and the way that the parking is set up is well within code and is pretty normal activity whenever you have a situation where you have a

PARA: You see that?

AUBIN: garage and somebody behind you.

PARA: You see that by your house anywhere, where somebody's gotta move their cars to get in and out of their garages?

AUBIN: Sure.

PARISI: Yeah, mine. I have three daughters with cars. Mine.

THOMPSON: All my neighbors.

PARISI : The shuffling of cars in my driveway is

PARA: But I'm saying there's gonna be a lot of cars here. You've got one family they're living there now, and now you're gonna have four families with potential twenty cars, ok?

DZIERWA: Potentially eight.

PARA: If they each have two, but what if they have kids that drive? Does anybody have kids that drive?

AUBIN: I don't know, the project hasn't been

PARA: Do they need cars when they turn eighteen? Yes.

AUBIN: I don't know who's going to live there.

PARISI: So, what's your point?

AUBIN: Yeah, what's the point?

PARA: It's gonna be too many cars going in and outta that area. That alley ain't even acceptable. It's not even marked. The alley's not even clearly marked. You're gonna have all kinds of traffic, plus deliveries to the commercial sites. You got

AUBIN: Mr. Para

PARA: delivery trucks.

AUBIN: Mr. Para. Let me just remind you

PARA: I won't be able to sleep!

AUBIN: Let me remind you of one thing. There is only parking available for eight. That's all that's going in there.

DZIERWA: Plus two more on the rear setback.

AUBIN: Oh yeah, on the rear setback.

DZIERWA: That'll be used by everybody.

AUBIN: Yeah, not just the residents. That's a total of ten cars.

PARA: Where's the setback parking gonna be at? Can you show me that right now? I never saw any spot for two extra cars. Do you wanna show me where the two cars are gonna park?

PITTOS: This could be considered as guest parking (refers to slide from presentation) provided on site.

PARA: Right in front of the doors. Are those doors?

PITTOS: The doors are here, correct. (refers to slide from presentation)

PARA: So, you're gonna put an extra spot right in front of the door?

PITTOS: Yes.

PARA: So, technically you're gonna have

AUBIN: Ten cars.

PARA: The whole back of that lot's gonna be filled with cars, plus a garage with cars inside of it.

AUBIN: There'll be four cars outside. One in each of the spaces. So I would say there'll be six cars that will be visible if there's four in the garage, because there is only room for ten.

PARA: I think that's gonna be totally outrageous, way too many cars, way too many people for the amount of space. Too many people living in too little square footage for the area.

AUBIN: Mr. Para, your opinions are certainly going to be taken into consideration when we talk about putting this

PARA: Lastly, I'm not against building
AUBIN: Okay.

PARA: I have no problem. I understand the developer's trying to do something here, but in my opinion, I think it should come down one story. And if you bring it down to a two-story building just like the bank, it'll be in compliance with all the

other buildings and it'll look aesthetically correct to the area. But with that extra story on it, it's just gonna look like a monster billboard blocking the sun from coming in my bedroom and then every five minutes I'm gonna have somebody starting their car up and leaving, and it's gonna be. That's about twenty feet from my bedroom, where all of them cars are parking.

AUBIN: Mr. Para, your opinions will be taken into consideration when this board makes a decision tonight. Thank you for your

PARA: Like I said, I'm not against building, but this is too much. It's too much, and when it's built I want you guys to take responsibility for it if you don't stop it. Because when you drive by and say, 'What the hell is that? It looks like a hospital!', then you're gonna say, 'Okay. Maybe we shoulda knocked that top floor off.'

AUBIN: Mr. Para, thank you very much. Most appreciated. We've heard from staff. We've heard from the petitioner. We've heard from our friends, John Q. Public. Let's see what Commissioner Dzierwa has to say.

DZIERWA: Thank you Mr. Chairman. First of all, I appreciate all of the residents coming out and voicing their opinions, either for or against. That's what makes projects like this happen or not happen. Mr. Para, I agree with what you're saying as far as the height of the building. That's a concern of mine. But, realize that this commission here, we follow the guidelines that are set up for the Old Orland Historic District, and we can't change any of that. We can make suggestions. Just like you made a suggestion that you don't want it to be three stories. I hear you, okay? We can make that suggestion, or we cannot make that suggestion, but if the code says that this person can go up 37 feet, and three stories fit in 37 feet and that's what we approve, you have to live with that. That's just the way it works, okay? I agree with you. I don't want anybody blocking my sun either, but that's why we have rules set up that basically protect the neighbors. In other words, we're not gonna let someone build a three story house right next to your house when its not allowed, but we've been re-developing our land building codes. Old Orland was given special precedence. We've looked at this hard, okay? We did not make a whole lot of suggestions for Old Orland. We let the Historic Preservation Committee. They're the ones. They're the experts. They decide what's good and what really isn't right. What we're going to do tonight is, we're going to make a recommendation on what is allowed. Understand that, okay? So, if you don't like what comes from us, we're making our decision based on what's allowed. You have recourse. You can go to the next meeting, you can go to the committee meeting where three of the trustees are going to sit there, and you can express the same sentiment you expressed here tonight. They will listen to you just like we listened to you. After that you can go to the Historic Preservation Committee meeting. You're allowed to go there and express your opinion there. Staff, will this be a public hearing at some point, or will it just stay a non-public hearing?

PITTOS: Non-public hearing.

DZIERWA: Now, we like to hear from you guys. We didn't have to listen to any of you tonight by law, but our chairman set a precedent, when people are here with stuff going on in their neighborhood we want to hear what they have to say. Just because it's not a public hearing, we don't wanna know. We want to know. So, hopefully when you get to the next few meetings, express your same sentiments you did tonight, they can listen to you and they can say, 'Okay, yeah. This works and this doesn't work. Plan Commission did what they were supposed to do. They passed it on to us.' Anything can be changed. So, if you don't like the way of what happens tonight, the issue isn't over. That's all I'm gonna say. That's all I have Mr. Chairman. I really think that something like this is good for the area. My one concern is going along the lines of what Mr. Para said as far as the height, and that's about the only thing I have to say.

AUBIN: Thank you Commissioner Dzierwa. Commissioner Jacobs?

JACOBS: Thank you Mr. Chairman. I understand our position, why we're here, and what our function is. I just want to make a comment, that I also feel that the building as shown will impact Beacon Street dramatically due to this design, and I hope that the developer will be sensitive to the character of the street. That's all I have to say.

AUBIN: Thank you Commissioner Jacobs. Commissioner Paul?

PAUL: Thank you Mr. Chairman. I certainly understand where you're coming from with the parking, but again, what we have to look at is does it comply with the rules here, and it does. We're allowing two spots per unit, and we've taken into account for the business as well on the street. Like the chairman said, in a lot of houses, my own included there's more cars than space, so you're shuffling cars back and forth. As far as, like you mentioned, multiple drivers, I don't know how many families would move into a condo like that, where you would have five or six kids that are all driving. My experience with this is that condos tend to gravitate towards young couples starting out or older people downsizing, and typically, then you would have two drivers. I don't see a scenario where you would have one family with five or six cars. If they do, then they've got a problem, and they have to deal with that. I have no problem with the building as its proposed here. It looks good. It does fit the character of the community. I understand where you're coming from, but it's a denser community than some of the other residential areas, so I have no problem with this as it's proposed.

AUBIN: Commissioner Paul, thank you very much. Commissioner Parisi, some comments?

PARISI: I won't visit what we visited already. It meets our codes. I'll just stick to that. I'm quite pleased to see that we're revitalizing. It's our jewel. What downtown do we have here? I have faith that our Historic Preservation Committee will do their

job and assure that this meets the character of the area. I think it's a must needed shot in the arm to that area, to the businesses in the area, and to the community. We don't have to go very far in other communities and see similar downtowns with shops in their historic districts, and I think it's about time we improve ours. So, I'm hopeful that the finished product will be something that we can all be proud of. I really like the concept.

AUBIN: Thank you commissioner. Commissioner Thompson?

THOMPSON: Thank you Mr. Chairman. I don't want to be redundant with my fellow commissioners. I believe it is going to be an asset. I frequent Beacon Street, and I look forward to seeing the new building. I can empathize with the gentleman with the parking, but I agree, I think it's going to be younger families going in there. I don't think you're going to see five or six cars per family. Let's hope not. That's all I have. Thank you.

AUBIN: Thank you commissioner very much. My comments are along the same lines as my fellow commissioners. We here at the Planning Commission, our job is really pretty simple. There's a petitioner that comes in with a project and our staff reviews the project to the N-th degree. One of the things that is most in their concern is, 'How is it going to affect the neighbors?' In any business that we do here that's their first consideration. I have all the confidence in the world that they've taken this project from A to Z with the residents and the business people in mind. To the tune of adding nine conditions for our petitioner tonight, that he's going to have to meet before this gets off the ground. With that in mind, I'm glad to see something go into that area that's going to have a positive effect for our village, our business, and even our residents in the area. The chair will entertain a motion. Thank you.

PARISI: I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report dated January 11, 2011

and

I move to recommend to the Village Board of Trustees to approve the site plan titled "Mixed Use Building for McDuffy's Beacon St. Condominiums Orland Park, Illinois", prepared by W.K. Olson Architects, Inc., dated 10/16/06, project number 260450, sheet number A-1, subject to the following conditions:

1. That the petitioner verifies the species of tree and the diameters of the trees currently present on the subject lot to determine Heritage Tree status and tree mitigation requirements, if any, prior to committee.

2. That the turret at the northeast corner of the building does not encroach more than three (3) feet into the side yard setback and the site plan confirms this with a note.

3. That the gabled parapet on the rear elevation of the building is replaced with a flatter parapet style to meet the 37-foot height limitation.

4. That all the height issues identified in this report be resolved before presenting the elevations to the HPRC.

5. That the petitioner provides a no parking loading zone sign along Beacon Avenue for a specific time of day (morning or evening) to accommodate any loading activities on-street.

6. That the site plan be updated to show Beacon Avenue's commercial area sidewalk and brick-paved parkway (including the tree gates/wells) extended and continued through the frontage of the subject site.

7. That a bicycle rack for at least three (3) bicycles is installed on the site near the main entrance.

8. That a landscape plan is submitted for separate review and approval.

9. That all Building Code related items are met and all necessary building permits are obtained.

Motion was made by Commissioner Parisi and seconded by Commissioner Thompson that this matter be approved.

DZIERWA: I have a question for the Motioner and the Seconder.

AUBIN: Your question, Mr. Dzierwa?

DZIERWA: Can we all those conditions and number them one through nine? Everywhere that there is a 'that' would be a new condition. One through nine.

PARISI: Sure.

DZIERWA: Seconder, agree?

THOMPSON: Agree.

DZIERWA: That's all I have Mr. Chairman.

The motion Carried. (6-0)

AUBIN: I just would like to make one more note. For any of the residents that live in the area, there's always the telephone. 'Orland Police, these guys are parking on top of each other in no parking zones.'

PARA: I did that one time and the police officer started arguing with me, and he refused

to give the ticket and enforce the rule. I swear to God.

AUBIN: I can't believe anybody would argue.

PARA: He came out and he goes 'Uh, What do you want me to do?' I said, 'Write him a ticket. It says no parking there. He goes, 'I don't have to do that.'

AUBIN: Well, I would think that he would. Thank you. Yes ma'am?

BENSON: I would just like to address Frank's issue. That place that is up tonight was my parents home, okay. There were five of us that lived there and we all had vehicles, so the parking was not

AUBIN: So you were responsible for cluttering up the area, is that correct?

BENSON: Yes. I was the main feature of that cluttering. I've lived on Beacon Avenue with my folks since 1963. I find this whole thing absolutely beautiful. That particular area is getting kind of sad and run down looking, and I know my folks would be thrilled to see something that beautiful on their property.

AUBIN: Thank you for your comments. Motion is approved.

NEW BUSINESS

AUBIN: Asks for any new business from staff and commissioners.

FLOM: I have some new business. As you know.

AUBIN: Acting Chairman Aubin is approached at the Dias by Mr. Para speaking to him. Chairman Aubin asks Mrs. Flom to wait for just one second. He then asks Mr. Para to let Mrs. Flom finish and then they can speak.

FLOM: As you know Bob Sullivan retired as of last year and the three of us are going to try and continue the legacy of service in many years he had here. I believe Karie included a memo in your packet, as of right now I will be taking over the day-to-day managerial stuff he did. We very much work as a team, but you can call me anytime and if I don't have the answer I will find someone who does. I know I haven't been to that many meetings lately as I have been involved in many other projects, but I am kind of excited to get back into everything. As you know we were once the Planning Department, The Building Department and the Engineering Department. But once Karie was hired to be the new Director of Development Services combining the departments it is unlikely we will be looking for a new Planning Director and I believe they will be looking at an assistant Planning Director position that will come on line in June, but she is going to evaluate those needs to see how things will play out.

Adjournment

There being no further business before the Plan Commission for discussion, the Acting Chairman adjourned the meeting at 8:27pm.

Respectfully submitted,

Linda White
Recording Secretary