

# 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, January 10, 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 Acting Chairman, Mr. Paul Aubin, at 7:00 p.m.

**Present:** 6 - Jacobs; Dzierwa; Aubin; Parisi; Paul, Murphy

**Absent:** 1 - Stephens

**APPROVAL OF MINUTES****2012-0011 Minutes of the December 13, 2011 Plan Commission Meeting**

A motion was made by Commissioner Parisi, seconded by Commissioner Dzierwa to approve the minutes of the November 22, 2011 Plan Commission minutes with the following corrections:

PAGE 4 :Under Gofis change 'vogue' to 'vouch' throughout (2 times) Under Aubin change 'headed' to 'heeded'

PAGE 7 :Aubin asks staff to look for the correct term to change 'delimitate' to 'litigate'. Under Tzamouranis 6th line from bottom change 'cliental' to 'clientele'

PAGE 8 :Under Aubin change 'cliental' to 'clientele'. Under Tzamouranis 4th line from bottom change 'at the time succeed.' to 'at the time to succeed.'

PAGE 9 :Under TURLEY top of page change 'This is the guide that we started it' to 'This is the guide that we started with.'

PAGE 16 :add to 1. : e. To add a canopy over doors on the West and South elevations.

APPROVED

**Aye:** 6 - Jacobs, Dzierwa, Aubin, Parisi, Paul and Murphy

**Nay:** 0

**Absent:** 1 - Stephens

**PUBLIC HEARINGS****2011-0750 Hibachi Grill & Supreme Buffet - Special Use**

PITTOS: Staff presentation made in accordance with the written Staff Report dated January 10, 2012 as presented.

AUBIN: Asked the petitioner to come up to be sworn in to make comments and answer questions.

DZIERWA: Swore In:

Peilin Li (translator for petitioner), 7310 W. Roosevelt Rd., Forest Park, IL 60130

LI: We just want to make sure that you know that everything Mr. Pittos has mentioned we are going to do. We are going to put the garbage disposal facility in the back with a fence that should block the businesses and residents from seeing or smelling it. Also, there is going to be a grease trap for the restaurant, obviously. Hopefully there will be no smell. The stuff we are going to add to the space should not be visible for the residential area to see anything. They will not see any visible changes to the exterior of the space. The only thing we are going to add is probably going to be the sign, which there will be a plan submitted to the village for as well. That is all I need to add. Thanks.

AUBIN: The acting Chairman then asked for comments or questions from the public. Receiving none, he then asked the commissioners for comments or questions.

PARISI: I do not have much to add. I think it will fit in there, and I am glad to see another 10,000 square foot plus of empty space in Orland Park being gainfully used and contributing to our local economy. I wish them luck and success.

MURPHY: I have no questions or issues. I think it is a good use and a good fit. Good luck.

DZIERWA: I have one question. Mr. Pittos, are they going to occupy both spaces? 7260 and 7250?

PITTOS: It is my understanding that they will be occupying both spaces.

DZIERWA: Okay. I agree with my fellow commissioners. It is a good fit, there is food in that area, and there is plenty of parking

JACOBS: I have no additional comments. Welcome. Good luck. I am looking forward to seeing you there.

PAUL: We have had restaurants there before, Five Guys is there now, and there has not been a problem. I think this is a good addition.

AUBIN: The Chair does concur with his fellow commissioners. I will now ask for 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 January 10, 2012.

I move to recommend to the Village Board approval of a Special Use Permit/Amendment for Hibachi Grill and Supreme Buffet, located at 7300 W 159th Street in Orland Park, subject to the following conditions:

1. That all building permits are obtained prior to construction;
2. That all building code related items are met;
3. That a bicycle rack is located near the main entrance of the establishment;
4. That a wooden enclosure be constructed around the dumpsters for the restaurant.
5. That all utility conduits are screened from view of the public right-of-way and neighboring properties;
6. That a separate sign review is conducted and a sign permit is obtained for the proposed signage for the business.

RECOMMENDED FOR APPROVAL

**Aye:** 6 - Jacobs, Dzierwa, Aubin, Parisi, Paul and Murphy

**Nay:** 0

**Absent:** 1 - Stephens

**2011-0544 Orland Park 159th Street Plaza - Special Use Permit, Site Plan, Elevations**

TURLEY: Staff presentation made in accordance with the written Staff Report dated January 10, 2012 as presented. Then added the suggestion of changing condition 1 under Approval of Elevations to read "1. Use brick, combined with the engineered stone base accents as shown, for the building material on all four building facades on both buildings, including the Building 'A' west and north elevations."

AUBIN: Asked the petitioner to come up to be sworn in to make comments and answer questions.

DZIERWA: Swore in:

David Mangurten (Principal with Architectural firm of KMA & Associates) 1161 Lake Cook Road, Deerfield, IL

MANGURTEN: Our client is a developer with a history of close to thirty years. He has done projects throughout the Chicago-land area, and in Wisconsin, Indiana, and Michigan. He works very hard to be a good neighbor and fill his buildings. I do not know that it is necessary for me to say this, but of course, staff did a great report. In the review of the report, the intent was to find a way to balance things to make up the deficit of lot coverage in the development to between 76 and 75. The idea is to perhaps remove some of the cars for landscaping. I do not know if that was read in the report, but we have no problem with that. That is all I have to say, unless you have specific questions.

AUBIN: Asked the public for comments or questions. Receiving none, he then

asked the commissioners for comments or questions.

PAUL: As far as the rear of the building, it will be lower than the people in the drive-thru of the oil change are going to see anyway, so I am not too concerned about that. Everything else, I think is a good idea.

JACOBS: My only concern is what has already been stated, the West elevation. It seems like it needs a little tweaking, but I am not sure what that should be. I would suggest working with staff to improve it.

PARISI: Once again, I like to see development. It is nice to be on this committee and see development in Orland Park. I think that everybody would agree that it has been kind of a blighted corner for a while. I think that the entry and exit points are very good. We are reducing the traffic there, although it is not a high traffic area. I think that the staff did a great job in suggesting various conditions and in general to keep this property in line with what we have done with other properties in maintaining certain character with accents, facades, awnings, and the like. I think it is great for the area and the economy. I am all for it.

MURPHY: I agree that this is going to be a huge improvement on a vacant corner. The suggestions that staff made were very impressive, especially on the the future cross access. I think that will be very important there. Good luck.

DZIERWA: Regarding the five sidewalks that you are planning from the entrances of these buildings to the existing sidewalks that now run down 94th Avenue and 159th Street, Would it help if you were to use permeable pavers to alleviate going over the lot coverage? Basically, by using best management practices. It adds a little bit of character to the sidewalks. Basically, you are removing concrete and you are adding something where water will basically pour through. Mrs. Turley, I am looking at this and thinking that you could take away 600 square feet of concrete by using permeable pavers on those five sidewalks. The one that you have from the North side of Retail B and the South side of Retail B that connect to the sidewalks that run down 94th Avenue, and you have three of them on the South side of Retail B to 159th Street, and the South side of Retail A East and West to the sidewalk.

MANGURTEN: I would love to talk to staff about that.

DZIERWA: That might get you closer to your 75 percent.

MANGURTEN: The only issues that I am concerned about would be ADA compliance, smooth surface.

DZIERWA: We just voted to approve them across the street at 143rd Street. If they are done right they look good too.

MANGURTEN: I think we would work with staff to see if that is viable.

AUBIN: Site Plan Condition 2 is to work with staff in trying to fix the 75 percent issue.

TURLEY: We will look at it. I know it would improve the storm water run-off, but as far as the lot coverage, I do not think that this district has the same flexibility as others like the VCD and COR do. We will look though. We are willing to look at any solution to that.

DZIERWA: I agree on that stub road that connects the other businesses, but it is going to be an ADA problem. There really is a steep drop I noticed when I was taking pictures there. As far as the West elevation, it is what it is. You are facing discount tire and Oil Experts. I think the majority of the building that will be seen from 159th Street is basically on that fenestration is just the windows. It is an architectural feature that adds to that blank wall. Not a whole lot will be seen from 159th Street. You will only really see it if you are sitting in that parking lot waiting to get tires at Discount Tires. So, I do not really see that being an issue. Just adding to that condition number 1 on the elevations, working with staff on adding that brick, would be fine by me. Also, the current curb cut that is on 159th Street is going to go away, correct?

MANGURTEN: We are eliminating two. We will only have one on 159th Street and one on 94th Avenue.

DZIERWA: Am I correct that the one that goes right up to that retaining wall by Oil Experts will be removed and you will center it more?

MANGURTEN: Correct. I think that is a new one. I believe it does not reuse the one that was there, if that is what you are asking.

DZIERWA: Do we have any restriction by state or county on how close you can put an entrance to an intersection like that?

MANGURTEN: I do not know the answer to that.

DZIERWA: I was just asking. If you think that it is the right spot I am not going to question it. I just wanted to know if that one was going away and it is. Mrs. Turley, is that silt fence at the back of the property the end of the property, because you are getting into the detention area and the wetlands. Which leads to my next question, if you are thinking of a future connectivity to, say Target across there, we have a wetland and a detention. I do not know if it is conservation easement or what you would call it. I do not know how that would be done in the future. I just wanted to mention that, because I do not think anything could be touched there unless we do some mitigation.

TURLEY: Correct. There are a lot of challenges to making that connection. Of course, you cannot interfere with that wetland.

DZIERWA: Okay. Everything else I had to say has been covered by my fellow commissioners.

AUBIN: We had a good report from Mrs. Turley and our petitioner has agreed to these numbers of conditions for the site plan and elevations. It is a good fit. This piece of property is somewhat considered a gateway to Orland Park, because it is the corner that you will enter Orland Park at 94th Avenue, which is why we may be a little more picky in making that corner look good. This will be one great improvement from where it is at right now. My only other comment is in regards to condition 7, that the petitioner work with staff in regards to that South East corner. The acting chairman then asked for 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 January 10, 2012.

And

I move to recommend to the Village Board approval of the Site Plan titled "Proposed Retail Preliminary Site Plan" by KMA & Associates, Inc. Architects, project number 0647, dated 11.18.11 subject to the following conditions. All changes must be made prior to the Board meeting.

1. A cross-access agreement is provided granting the current or future property owner (s) to the west the right to construct, on both properties, a cross access connection in the area labeled "future cross access area" and a cross access easement along the northern drive aisle.
2. Work with staff to make revisions so lot coverage does not exceed 75%, including the cross access area.
3. Remove the retaining wall adjacent to the cross access easement, and replace with an approximately 5' wide tapered slope from the pavement to the property line.
4. Retaining walls do not exceed 3' in height.
5. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval, that includes mitigation for unpermitted tree removal.
6. Meet all final engineering and building code related items.

And

I move to recommend to the Village Board approval of the Elevations titled "Proposed Retail NWC 159th & 94th Avenue" by KMA & Associates Inc. Project No. 0647 and dated 11.18.11 subject to the following conditions. All changes must

be made prior to the Board Meeting.

1. Use brick with an engineered stone base and accents as the building material on all four building facades on both buildings, including the Building 'A' west and north elevations.
2. Completely label ALL proposed building materials and colors on all facades of both buildings.
3. Match garbage masonry enclosures to building brick and show on the Building Elevations.
4. Work with staff to improve building awnings.
5. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
6. All signage is considered through separate permitting process.

I move to recommend to the Village Board approval of a Special Use Permit for a two building Planned Development at 9400 West 159th Street subject to the same conditions as outlined in the Preliminary Site Plan motion with the following modifications from the Land Development Code:

1. Parking spaces are reduced from a required 85 spaces to no fewer than 74 spaces.

**RECOMMENDED FOR APPROVAL**

**Aye:** 6 - Jacobs, Dzierwa, Aubin, Parisi, Paul and Murphy

**Nay:** 0

**Absent:** 1 - Stephens

**2011-0745 Savers - Special Use Permit, Site Plan, Elevations**

**TURLEY:** Staff presentation made in accordance with the written Staff Report dated January 10, 2012 as presented.

**AUBIN:** Asked the petitioner to come up to be sworn in to make comments and answer questions.

**DZIERWA:** Swore In:  
Wes Rehwoldt, 1300 Woodfield, Schaumburg, IL

**REHWOLDT:** I am with Crossroads Development Partners. We are the managers for the facility and we are going to be coordinating the construction and the occupancy by Savers. I would like to first thank the village staff. This has probably been the most organized process that I have ever gone through. Your packet for going through the special uses was all inclusive. I would really like to thank Jane Turley and Kevin LehmanN for their efforts in working with our architects and engineers, and pulling this all together for us. I have with me today Rich Gordon from Interwork Architects and Anthony Martini from Mackie Consultants, who are the site engineers in case there are any questions. I also have some representatives from Savers, Mike Hayes, Jennifer Bodoh, and Cathy



Porto, to answer any questions. As far as the recommendations, conditions, and changes, we are in agreement and willing to accept those.

AUBIN: Asked the public for comments or questions.

DZIERWA: Swore In:  
Marilyn Coyle, 15506 Whitehall Lane, Orland Park, IL

COYLE: Is this structure here half of the building or does it go all the way to Wheeler? (Referring to slide) Is it one piece? I know it is one piece now, but who is going to be working there? Does it extend further?

TURLEY: It is all in the existing building and it is pretty much the Southern half. (Refers to diagram). It is all within the existing building.

COYLE: So the two places that are there now will be gone?

TURLEY: You will still have the Charter Fitness, Pro Time, the golf place, and all of those places (in their current locations).

COYLE: They are still going to be connected, correct?

TURLEY: Correct. It is all one building. There will be very few changes to the building other than painting and the drive-thru.

COYLE: When the drop-offs come in, will they be coming to the front of the building or the back of the building?

TURLEY: The drive-thru drop-off for donations is right here. (Refers to diagram) This is the site. The homes are along here, and the drive-thru drop-off is here. They will come in the entrance and go around.

COYLE: Are they going to go around behind the structure?

TURLEY: I do not see any reason why they would. They exit in this direction, and they can turn either right or left on this front drive. (Refers to diagram)

COYLE: Okay. And talking about development, are you going to do anything to the backside, such as blacktop or anything?

TURLEY: We can ask the petitioner if they have proposed improvements there, but staff is requesting that they rebuild the trash enclosures because they are falling apart.

COYLE: What I am getting at is that I am right off of Wheeler. Right behind where you are not going to be, but the flow from this whole area empties into the grass on

our side. Thursday we are getting snow. If you came over to my house Friday, it would be like a pond. The same thing happens when we get too much rain. When I saw development, I wondered if anything was going to be raised there because it would be like a flood. It is already up to my back patio.

PARISI: It is not going to be raised. It will stay the same elevation.

COYLE: Okay. You are doing nothing besides putting a fence in?

TURLEY: From what I am hearing, the drain may be backing up. That might be something that we can look at.

PARISI: If anything, the three tree islands would mitigate some of that run-off.

COYLE: They took two trees out from behind me.

TURLEY: There are three proposed tree islands.

COYLE: Okay. I guess that is it. My point is just that if I got any more water in my backyard, I couldn't go out there.

AUBIN: The site has preliminary engineering approval already, and there will be final engineering approval as well. The site never takes place without this sort of engineering approval. The possibility is that there could be a storm drain backing up that is causing this problem. Mrs. Turley, could we have staff look into that and see if that is the problem, or Public Works could look into it?

TURLEY: We could also ask the petitioner if they are aware of that being a problem.

COYLE: The president of the association is right across from me, and I had him come over and look at it, too. They put in one new tree and wound up taking two of them out, as well as the new one, because it is just a mess. I have potholes on both sides of my building back there. If I get any more water I will lose my mind, because it is even turning into mold.

AUBIN: I will definitely have staff look into it and find out what the problem is. Public Works does a good job and will find out what it is. As far as the trees are concerned, there is a mitigation plan where they are going to be adding, so what is going on here is in your best interest.

COYLE: I can look out my patio door and see the water coming...

TURLEY: Where do you live? This is the back of the existing building. (refers to diagram)

COYLE: More toward Wheeler.

TURLEY: But behind the building?

COYLE: Correct, directly behind it.

AUBIN: The Northeast corner?

COYLE: Correct.

AUBIN: Thank you ma'am. We appreciate your time.

AUBIN: Receiving no further comments from the public, he then asked the commissioners for comments or questions.

MURPHY: Could you please put up the color rendering proposed West elevation slide again? The color rendering that we have is a little bit different than the color rendering on the slide. I am trying to determine what the new P 14 color is.

DZIERWA: Swore In:  
Richard Gordon, 1200 Shermer Drive, Northbrook, IL

GORDON: (Referring to poster) These are the three colors that are being used. I apologize. It is always difficult when you are working with renderings, which is why I brought these in. This is the color on the EIFS. This is the dark color that will be at the base and the band. Then, the bulk of the wall will be painted this color.

MURPHY: Okay. That is a big improvement over what we have that I was a little worried about. The current reveals that are on the sign band are going to stay?

GORDON: Correct.

MURPHY: Design is very subjective, but I am curious, because we are trying to give this a new facelift. Have you thought about clouding over that or filling in the reveals, making it all a smooth application versus keeping the reveals?

GORDON: I think the reveals break it up. It is a big band.

MURPHY: It just still, to me, looks the same as it was. It's just food for thought. Again, subjectively, is it possible to change the existing awnings to something a little perkier to match the sign?

AUBIN: We can add as a condition that petitioner work with staff. Whoever makes the motion can add that to the motion in regards to the elevations.

MURPHY: Those are my only comments. Good Luck.

DZIERWA: Mr. Rehwoldt, currently there is a 7-foot garage door on the back of that building. Will that be used for anything?

REHWOLDT: At the Savers end?

DZIERWA: Correct. It is at the Savers end on the back of the building facing the fence. It is one thing that I did not take a picture of, but if you picture where this canopy is on the South side and go to the back of the building there is an overhead garage.

REHWOLDT: Correct. I think that is being closed up.

DZIERWA: We are going to allow parking back there now. Was parking not allowed back there now even though all of the trash enclosures are falling down?

TURLEY: There are also parking spaces there that are not currently striped.

DZIERWA: Okay. I just did not see any. It is pretty barren. But, we do allow parking there now?

TURLEY: Correct. As part of the original approved plan there was parking allowed there.

DZIERWA: Okay. And with the trash enclosures being put in there the parking will be limited so it will probably be mostly for staff in the building anyway. I was curious about traffic in the back. If I were living in those town homes back there, I would not want trucks running in the back. Obviously, the nature of the beast is that it is a business and the employees need to park somewhere. So, if the employees were parked in back it makes it limited use. They park, they stay there, and then they go home. But, we are not going to have trucks doing any loading in that door, correct? Because if I were a resident there I would not want to be looking at that all of the time or listening to a truck run. The fact that you have the loading docks on the side, and that they are in an area set up for that, is good. I have no problem with the drive-thru. There won't be a speakerphone or menu like most drive-thru's, just people unloading their vehicles. It's like putting a car port there so people don't get rained on when they are unloading their vehicles. I think that is a great idea. As far as the rest of the site goes, are we requiring the petitioner to straighten out all of those angled parking spaces? Because, parking in there really is confusing. Traffic flow is confusing also.

TURLEY: Correct. That is one of the recommended conditions, that they all be perpendicular. They need to be re-striped anyways, because you can barely see them.

DZIERWA: I agree it has been needing help for years.

JACOBS: I don't really have any comments. I am thrilled that that building is going to be improved, and I am anxious to see what this new company is. From a curious standpoint, where are the Savers stores predominantly at this time?

DZIERWA: Swore In:  
Mike Hayes, 1801 Burshire Drive, Plainfield, IL

HAYES: I am the district manager for Savers here in Chicago. We have three current locations in Chicago; Crystal Lake, Naperville, and Downers Grove. We have four more to hopefully open this year, including Orland Park, Carol Stream, Arlington Heights, and St. Charles. So, four this year and three last year. We have stores in the United States, Canada, and Australia. There are over 280, and we are continuing to grow.

JACOBS: Where is the corporate headquarters?

HAYES: Bellvue, WA, just outside of Seattle.

PAUL: As a former president of that condo association from a long time ago, I was thinking about the people living back there. As far as the deliveries that will be made, what time are the trucks expected to be back there? Is there a typical truck delivery time?

HAYES: There is really two separate uses back there. The overhead doors will be used for, if by chance we are not able to collect enough products here, a truck coming to unload product. It would come in, stay until the trailer is empty, which is usually a week to a week and a half, and then it would leave again. The second overhead door is used for what we call a bail trailer, which is for recycling. Any product that comes in that we are unable to put to the floor because it is unsellable or it goes to the floor and doesn't sell, we bail that cloth up and load it into the trailers as well as many other items that we sell. They are then shipped off, recycled, and sent to developing nations. Again, same process, the trailer comes in and sits there until it is full, which is anywhere from a week and a half to two weeks, and then it is swapped out and sits there for a week and a half to two weeks. There is a double-manned door to the side of two overhead doors, which is where we will receive local deliveries from Friends of Epilepsy Foundation as they collect product and deliver it to us. They back their box truck up to the back of that door, we unload it in about an hour, and then they leave. Typically, we receive two a day. Usually one first thing in the morning, between 8 and 9am, and the second one is usually between 3 and 4pm. It depends on when they finish their collection route for the day.

PAUL: It sounds like there are not going to be semis driving back there.

HAYES: There would not be constant traffic. Again, the semis come in to drop off the trailers, pick up the full trailers, and leave. You are really talking maybe two every two weeks.

DZIERWA: Mrs. Turley, remember when we did Meijer's, and we had residents concerned about the fence in the back? This is a very similar situation with the trailer, and Meijer's was actually putting in a trash compactor too. Some of the residents were concerned about the noise. This will basically be trailers parked back there until they are full and pulled away. Have we had any complaints about what is going on with the Meijer's?

TURLEY: I have not heard anything.

DZIERWA: Okay, good. I think this is going to be a lot more passive than that as well.

AUBIN: From the chair, I'd like to thank the petitioner for, number one, selecting Orland Park to put one of their locations. We are glad to have you. For somebody to come along and agree to the conditions we put on your petition is a good thing. It tells me that you are very sincere about what you are trying to do here in Orland Park, and we appreciate it.

DZIERWA: Also, on staff report, we should have the business located at 15617-25 not 15617-24.

The chair asked for a motion.

DZIERWA:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated January 10, 2012.

And

I move to recommend to the Village Board approval of the Site Plan titled " Utility and Paving Plan Savers - Orland Park Plaza, by Mackie Consultants, dated 11-11-11, revised 12.23.11; Site Landscape Plan, Enlarged Landscape Area, and Landscape Details and Notes, all by Paul Schwartz Landscape Architect, dated 12.02.11 revised 12.29.11 subject to the following conditions. All changes must be made prior to the Board Meeting.

1. Provide one additional new planting island in front of the Savers store that mirrors the currently proposed one.
2. Repair the broken island in front of the building at Charter fitness and in the process align it with other islands that abut the front drive aisle.
3. Delineate four stacking spaces in the drive through lane.

4. Restrict truck deliveries to off peak donation times.
5. Re-stripe entire parking lot, with all parking in a perpendicular orientation and to meet current Code requirements for size.
6. Show trash compactor on Site Plan.
7. Construct new, Code compliant trash enclosures along the rear of the building to serve all tenants.
8. Work with staff to establish way finding and traffic control signage that safely guides vehicles to and through the drive through and delivery areas.
9. Provide an updated plan titled "Site Plan" that reflects all changes shown on the Utility and Paving Plan including updates to the Site Data Box.
10. Meet all final engineering and building code related items.

and

I move to recommend to the Village Board approval of the Elevations titled "Orland Park Plaza Exterior Elevations" and dated 12.06.11 by Interwork Architects Sheets A-4 and SK-122711 dated 12.27.11 subject to the following conditions. All changes must be made prior to the Board Meeting.

1. Paint the north, west, and south elevations of the entire building to match the proposed Savers colors.
2. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
3. Utilize cut-off light fixtures to protect residential area from light spillage.
4. Label all new materials and colors on the elevations.
5. All signage is considered through separate permitting process.

I move to recommend to the Village Board approval of a Special Use Permit for a drive through facility for Savers located at 15617-15624 94th Avenue, subject to the same conditions as outlined in the Preliminary Site Plan motion.

**RECOMMENDED FOR APPROVAL**

**Aye:** 6 - Jacobs, Dzierwa, Aubin, Parisi, Paul and Murphy

**Nay:** 0

**Absent:** 1 - Stephens

## **NON-PUBLIC HEARINGS**

### **OTHER BUSINESS**

AUBIN: Asked if there was any other business from the Commissioners or Staff.

TURLEY: You have received a paper that shows how you can access the plan commission packets online. We are doing everything online now. The board has actually gone to all electronic, and maybe someday plan commission will be there, but for now you do have the option of getting your exhibits and staff reports online.

PITTOS: As a reminder, at one of the December plan commission meetings, the

Olde Clubhouse Row Project had been continued to a future date, but the project has since been withdrawn, and will likely be terminated at an upcoming Plan Commission. This is a heads up so that you do not go there expecting entry and get refused again, as it was a previous issue.

DZIERWA: When we receive the packets it seems like there is an awful lot there that we do not need, such as the demolition sheet. A couple of them I think are pertinent. I think if we have elevations, and there is a landscape plan or the like, that it would be beneficial to us, but as far as things like the demolition. The poor petitioner has to print all of these things up seven more times for us, and yes it will be recycled, but regardless.

TURLEY: We were not expecting that many.

DZIERWA: Maybe you could suggest to them at your discretion what we need and what we do not need.

## **ADJOURNMENT**

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

AUBIN: This meeting is adjourned at 8:34 p.m.

Respectfully submitted,

Julie White  
Recording Secretary  
ADJOURNED