

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, October 18, 2010

6:00 PM

Village Hall

Development Services & Planning Committee

*Chairman James V. Dodge, Jr.
Trustees Brad S. O'Halloran and Patricia A. Gira
Village Clerk David P. Maher*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:13 PM.

Present: 2 - Chairman Dodge and Trustee Gira

Absent: 1 - Trustee O'Halloran

APPROVAL OF MINUTES

2010-0542 Approval of the September 20, 2010 Development Services and Planning Committee Minutes

I move to approve the Minutes of the Regular Meeting of the Development Services and Planning Committee of September 20, 2010.

A motion was made by Trustee Patricia Gira, seconded by Chairman James Dodge, Jr., that this matter be APPROVED. The motion CARRIED by the following vote:

Aye: 2 - Chairman Dodge and Trustee Gira

Nay: 0

Absent: 1 - Trustee O'Halloran

ITEMS FOR SEPARATE ACTION

2010-0402 Cuzzins Restaurant - Special Use Amendment

Director of Development Services Karie Friling reported that the petitioner proposes to open and maintain a 2,800 square foot restaurant in a vacant unit of the Seville Plaza shopping center. The petitioner proposes the potential to have up to 72 seats in the restaurant. The proposed vacant unit was once the location of Feloras Lithuanian Cuisine, which was approved under a previous special use for 36 seats. The petitioner would like to increase the seating capacity in the restaurant from 36 seats to 72 seats.

On September 28, 2010 the Plan Commission moved 7-0 to recommend to the Village Board of Trustees to approve the special use amendment to increase the number of restaurant seats at Cuzzins Restaurant located within the Seville Plaza Shopping Center at 8600 W. 159th Street Suite 4B, as shown on the site plan titled "Exhibit B Seville Plaza" subject to the following conditions:

1. That the seating capacity in the restaurant does not exceed 72 seats;
2. That the Seville Plaza owners provide a pedestrian pathway connection connecting the internal sidewalk system to the public sidewalks along 159th Street;
3. That signage is approved in a separate review and conforms to Section 6-307 of the Land Development Code;

4. That all utility conduits that result from this project are screened from view of public rights-of-way and neighboring residential properties;
5. That all building code related items are met;
6. That building permits are obtained for this project;

At the public hearing, the petitioner presented an updated floor plan of the restaurant that indicated the intended number of seats as 72. Previous iterations, including the plan which had been submitted for the public hearing, indicated the petitioner's intentions to maximize the capacity in the restaurant using various arrangements. The floor plan that the petitioner presented at the Plan Commission meeting had not been previously reviewed by staff and indicated an occupant load of 188 people despite only showing 72 seats. Plan Commission noted that staff would further review the document but was mainly concerned with the number of seats being correct.

Since the Plan Commission, that floor plan was reviewed by staff and the occupant load figures were recalculated to the appropriate load of 82 persons (72 patrons/ seats plus 10 employees). Also the seating arrangement was adjusted to accommodate accessibility within the interior spaces. The new arrangement meets condition 1 in the above motion, though it will remain so that it is included in the special use ordinance.

Conditions 2, 3 and 4 will be completed at a later time.

Note

The Plan Commission amended the motion regarding the date of "Exhibit B Seville Plaza" as being dated September 28, 2010 to reflect the new plan which the petitioner had presented during the public hearing. However, "Exhibit B Seville Plaza" is a site plan indicating the location of the restaurant at the plaza and is cited in the actual special use ordinance which is being amended. The petitioner's presentation was about the floor plan. Exhibit B is therefore still dated September 21, 2010. The below motion is updated to reflect both the site plan and the most updated floor plan to accommodate Plan Commission's intent.

This case is now before the Development Services/Planning Committee for review prior to being sent to the Board of Trustees for final review/approval.

I move to recommend to the Village Board of Trustees to approve the special use amendment for Cuzzins Restaurant, 8600 W. 159th Street Suite 4B as indicated in the attached fully referenced motion.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to recommend to the Village Board of Trustees to approve the special use amendment to increase the number of restaurant seats at Cuzzins Restaurant located within the Seville Plaza Shopping Center at 8600 W. 159th Street Suite

4B, as shown on the site plan titled "Exhibit B Seville Plaza" dated received September 21, 2010 and the floor plan titled "Cuzzin's Italian Restaurant Interior Build-Out Cover Sheet Floor Plan", prepared by Doug Fullick Architect, last revised 10.7.10, sheet A-1, subject to the following conditions:

1. That the seating capacity in the restaurant does not exceed 72 seats;
2. That the Seville Plaza owners provide a pedestrian pathway connection connecting the internal sidewalk system to the public sidewalks along 159th Street;
3. That signage is approved in a separate review and conforms to Section 6-307 of the Land Development Code;
4. That all utility conduits that result from this project are screened from view of public rights-of-way and neighboring residential properties;
5. That all building code related items are met;
6. That building permits are obtained for this project;

A motion was made by Trustee Patricia Gira, seconded by Chairman James Dodge, Jr., that this matter be RECOMMENDED FOR PASSAGE to the Board of Trustees. The motion CARRIED by the following vote:

Aye: 2 - Chairman Dodge and Trustee Gira

Nay: 0

Absent: 1 - Trustee O'Halloran

2010-0523 Southmoor Commons Drive Through - Buona Beef

Director Friling reported that in December of 2009, the Village Board approved an amendment to the annexation agreement and Special Use Permit for Southmoor Commons. The amendment increased the approved land uses for the site but placed a restriction on drive through lanes, requiring Board approval of the drive through lane as a land use before allowing a development to formally petition.

Buona Beef has expressed interest in the vacant outlot along 131st Street of the Southmoor Commons Development (Building 4 on the Board approved plan). Rather than constructing the strip retail center as previously approved, Buona Beef would like to construct a standalone facility with a drive through.

Buona Beef representatives have provided a company summary, conceptual site plan and email correspondence from the Southmoor Commons Homeowners association supporting the development.

This item is before the Committee for discussion and a recommendation only for permission for the drive through lane. If approved, Buona Beef will have to petition the project per Land Development Code requirements, which will include an amendment to the existing Special Use Permit.

Buona Beef Restaurant Representative John Iovinelli was present to answer questions the committee may have.

Chairman Dodge thanked Mr. Iovinelli for working closely with the Village and correcting any issues.

Trustee Gira welcomed Buona Beef to Orland Park.

I move to recommend to the Village Board approval of the request from Buona Beef to petition for a building and accompanying drive through on the 131st Street Outlot (previously Building 4) of the Southmoor Commons development.

A motion was made by Trustee Patricia Gira, seconded by Chairman James Dodge, Jr., that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED by the following vote:

Aye: 2 - Chairman Dodge and Trustee Gira

Nay: 0

Absent: 1 - Trustee O'Halloran

ADJOURNMENT - 6:19 PM

A motion was made by Trustee Patricia Gira, seconded by Chairman James Dodge, Jr., that this matter be ADJOURNED. The motion CARRIED by the following vote:

Aye: 2 - Chairman Dodge and Trustee Gira

Nay: 0

Absent: 1 - Trustee O'Halloran

/mp

APPROVED:

Respectfully Submitted,

David P. Maher, Village Clerk