



VILLAGE OF ORLAND PARK

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

Meeting Agenda

Plan Commission

Louis Stephens, Chairman

*Commissioners: Judith Jacobs, Paul Aubin, Steve Dzierwa,
Nick Parisi, John J. Paul and Laura Murphy*

Tuesday, February 10, 2015

7:00 PM

Village Hall

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

Minutes of the November 11, 2014 Plan Commission Meeting

Minutes of the January 27, 2015 Plan Commission Meeting

Attachments: [January 13, 2015 Meeting Minutes](#)

PUBLIC HEARINGS

(Heritage Square) Parkside Square - ANNEX, RZ, SUB, SP,
VAR, LP

Attachments: [Rezoning Factors.pdf](#)

Whittingham House - SP, SUB, VAR, COA

Attachments: [Whittingham House Plan Commission Submittal.pdf](#)
[Variance Standards](#)

NON-PUBLIC HEARINGS

OTHER BUSINESS

Memo: New Petitions & Appearance Review

Attachments: [2-10-15 Plan Commission Memo](#)

ADJOURNMENT

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, January 13, 2015

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 Acting Plan Commission Chairman, Mr. Paul Aubin, at 7:00 p.m.

Present: 5 - Member Aubin; Member Dzierwa; Member Parisi; Member Paul, Member Murphy

Absent: 2 - Chairman Stephens, Member Jacobs

APPROVAL OF MINUTES**2014-0463 Minutes of the November 11, 2014 Plan Commission Meeting**

A motion was made by Commissioner Dzierwa, seconded by Commissioner Paul; to continue the minutes of the November 11, 2014 Plan Commission.

I move to continue the minutes of the November 11, 2014 Plan Commission Meeting to the next regularly scheduled meeting.

CONTINUED

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

Nay: 0

Absent: 2 - Chairman Stephens and Member Jacobs

2014-0277 Minutes of the December 9, 2014 Plan Commission Meeting

A motion was made by Commissioner Dzierwa, seconded by Commissioner Paul; to continue the minutes of the December 9, 2014 Plan Commission.

I move to continue the minutes of the December 9, 2014 Plan Commission Meeting to the next regularly scheduled meeting.

CONTINUED

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

Nay: 0

Absent: 2 - Chairman Stephens and Member Jacobs

PUBLIC HEARINGS**2014-0727 Paddy B's Restaurant Expansion - Approval**

MAZZA: Staff presentation made in accordance with written staff report dated January 13, 2015.

AUBIN: Excellent presentation Mr. Mazza. Does the petitioner have anything to add to the presentation?

DZIERWA: Swore in Timothy McCarthy, 14466 Beacon Avenue, Orland Park.

MCCARTHY: As you probably recognize, I am quite familiar with this process. This is my third appearance before the Board in four years. I thought I had all my bases covered but Village Staff has been very helpful on this particular issue. We believe in our business sense that with the way the economy was, we would take small steps to expand our business to get what we really wanted and what we needed. The greatest portion of this expansion is allowing me to make my kitchen better with more storage and more facilities. When I decided to do this, the Village really stepped up and helped me do this. I'm glad to be in Pinewood Plaza. I've been there four years come June. I have been in the business almost 9 years with my time at 143rd Street and Southwest Highway. We are a family owned business. We are blessed that we have customers and I am thankful to the Village staff for helping me out.

AUBIN: Thank you. I will now go to our Commissioners for any comments.

PAUL: I have no comments.

PARISI: I have no comments.

DZIERWA: I have no comments.

MURPHY: I have no comments.

AUBIN: I have no comments. The chair will now entertain a motion.

PAUL:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated January 13, 2015.

and

I move to recommend to the Board of Trustees to approve a special use permit amendment allowing Paddy B's Restaurant to expand an existing restaurant located within 300 feet of a residential parcel, subject to the following conditions:

1. That the Petitioner comply with all Building and Health Code requirements; and
2. That all new signage is approved through a separate permitting process.

DZIERWA: Second.

RECOMMENDED FOR APPROVAL

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

Nay: 0

Absent: 2 - Chairman Stephens and Member Jacobs

2014-0728 Pizza Hut

LELO: Staff presentation made in accordance with written staff report dated January 13, 2015.

AUBIN: The petitioner is not present so we will go to our Commissioners for any comments.

No comments made.

AUBIN: The chair will now entertain a motion.

PARISI:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated January 13th, 2015;

and

I move to recommend to the Board of Trustees approval of a special use permit for a Pizza Hut restaurant located at 7842 159th Street, and as shown on the plat of survey, prepared for "J & L Enterprises Patio Foods," received November 6, 2014, subject to the following conditions:

1. That the petitioner comply with all Building and Health Code Requirements.
2. That all new signage is approved through a separate permitting process.

RECOMMENDED FOR APPROVAL

NON-PUBLIC HEARINGS

OTHER BUSINESS

2015-0040 Memo: New Petitions & Appearance Review

None.

ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 7:15 pm

Respectfully submitted,

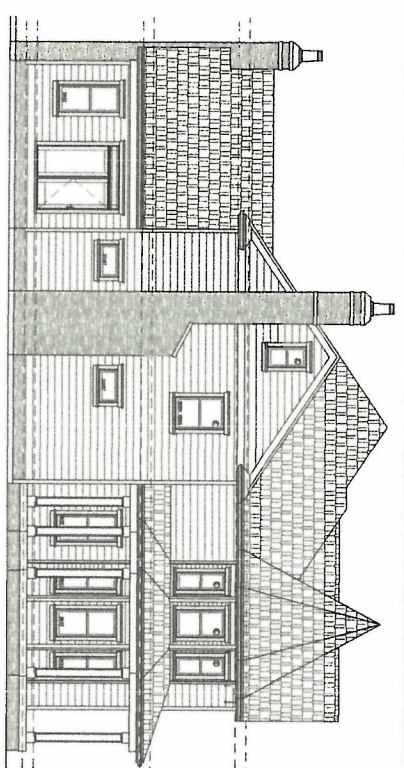
Heather Zorena
Recording Secretary

The Right Decision at the Right Time

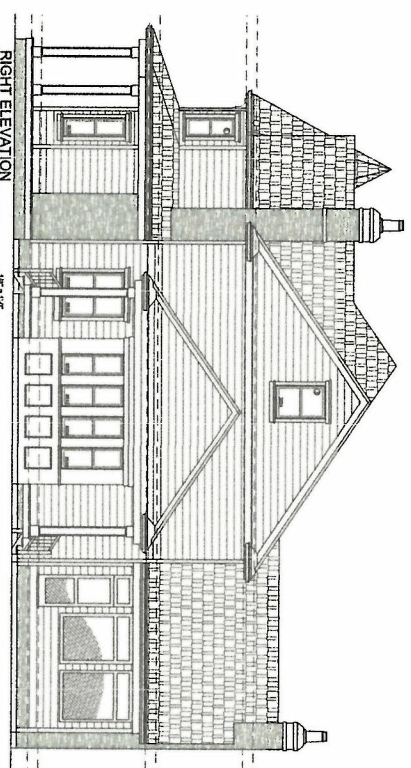
Rezoning Evaluation Factors

1. Nearby property is zoned R-3a and R-6, requesting of R-4 zoning allows for single family lots and will have a positive effect on the surrounding neighborhood.
2. Property values should increase once this subdivision is approved, because of the quality and price points of the homes to be built.
3. The new subdivision should not have any negative effect on the public's welfare.
4. Property owners in the area and the public at large will see a great gain in the residential area versus the minor inconvenience of the construction in the area.
5. The site is perfect for this zoning request.
6. The property has been owned by one family for over 50 years, know the requested zoning will increase the property value.
7. The community has taken a great amount of due diligence in planning its land use, and hopefully the community will benefit greatly by the rezoning of this proposed subdivision.
8. The zoning request and subdivision will compliment and hopefully be a plus for the surrounding community and meet the need to bring new residents to the community.

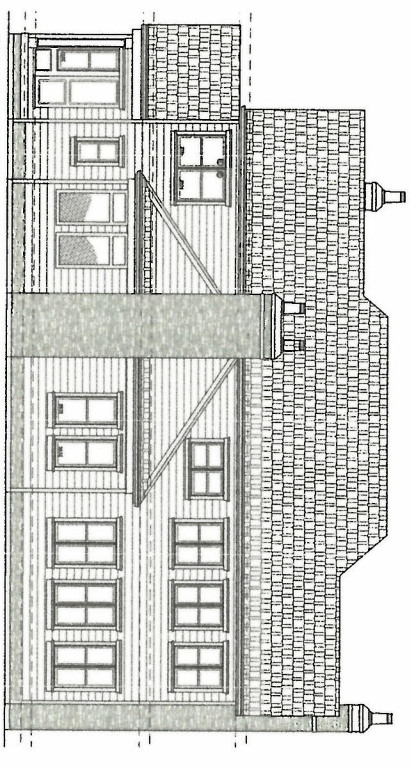
The above are answers to the questioner attached.



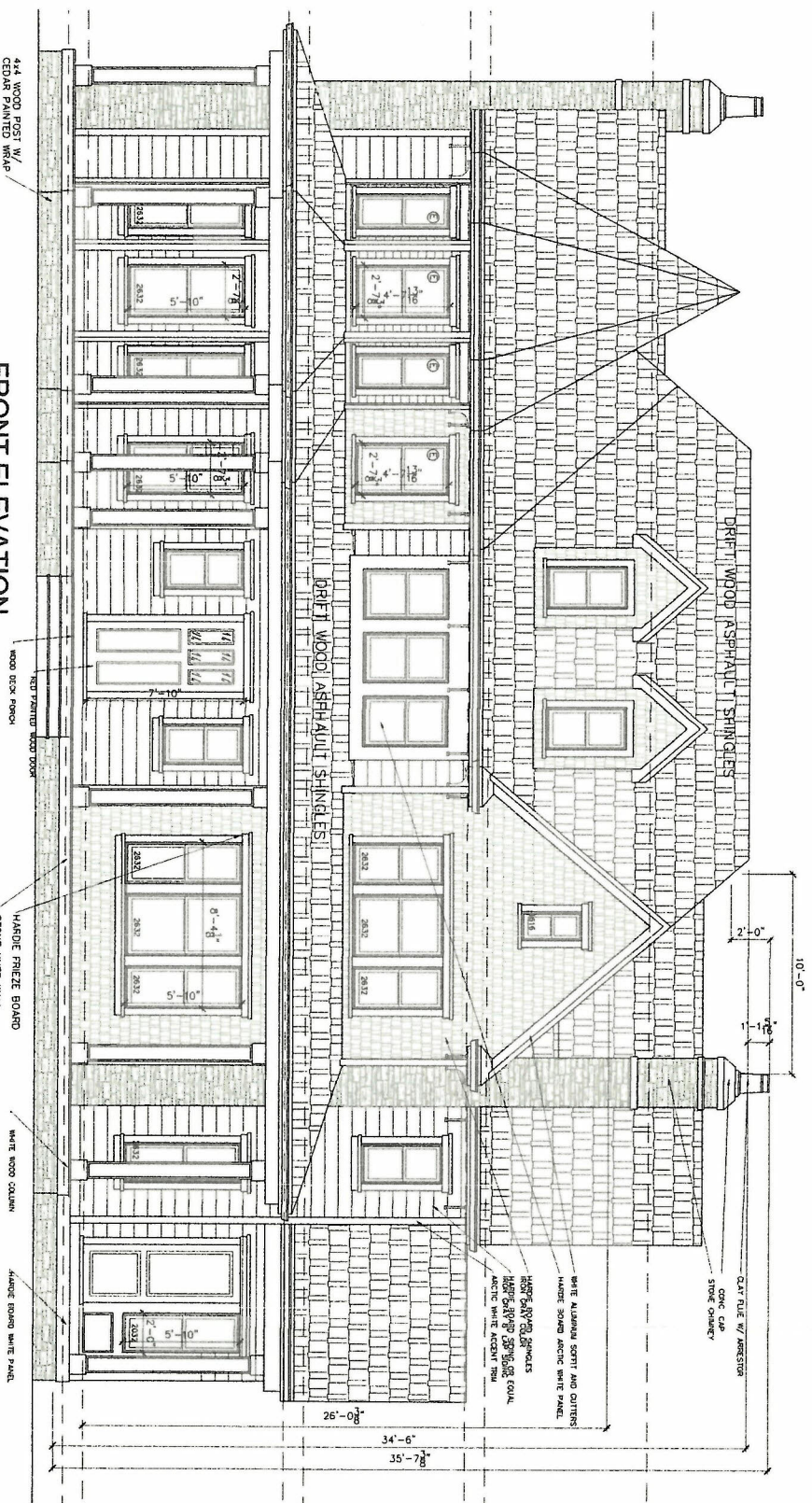
LEFT ELEVATION



RIGHT ELEVATION



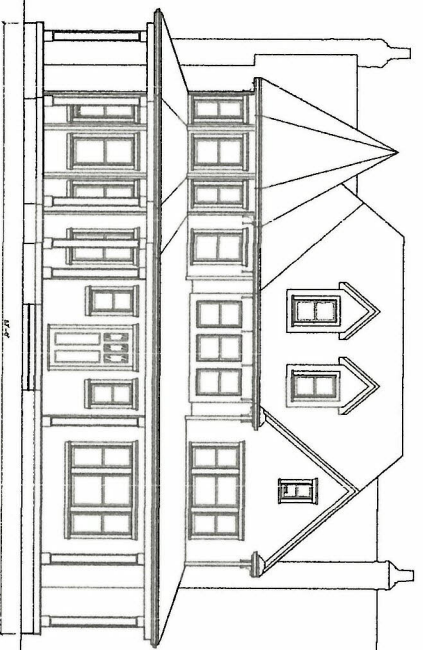
REAR ELEVATION



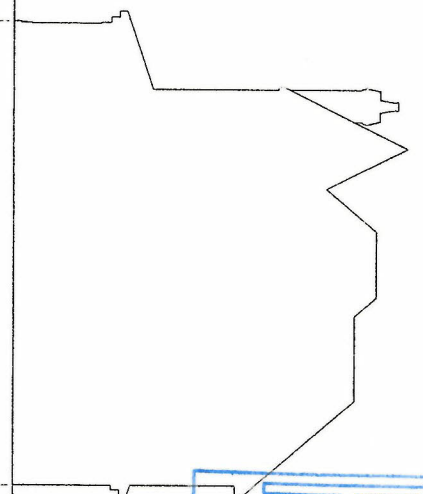
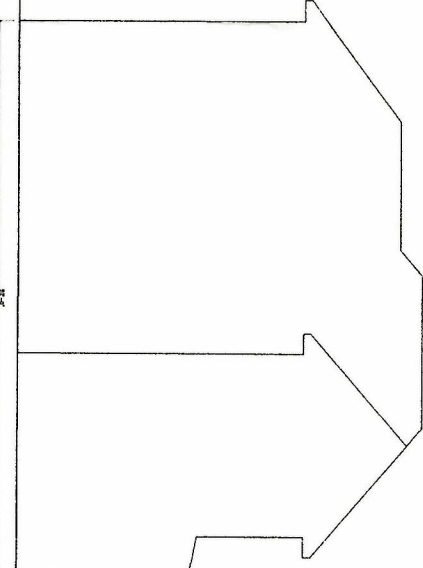
FRONT ELEVATION

ALL ACCENT TRIM TO BE HARDIE BOARD ARCTIC WHITE
ALL HARDIE BOARD AND HORIZONTAL SIDING TO BE IRON GRAY

1/4" = 1'-0"



MASSING DIAGRAM

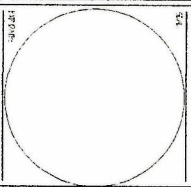


LJM Group, Inc.
Working with the Future in Mind

Ph: 708-404-4451

- NO. REV. DATE
- | | |
|------|--------------|
| 4.00 | REVISED |
| 3.00 | FOR APPROVAL |
| 2.00 | FOR APPROVAL |
| 1.00 | FOR APPROVAL |

NEW TWO STORY RESIDENCE FOR
9915 W 144th PLACE
ORLAND PARK IL. 60462



RECEIVED
FEB 1 2015

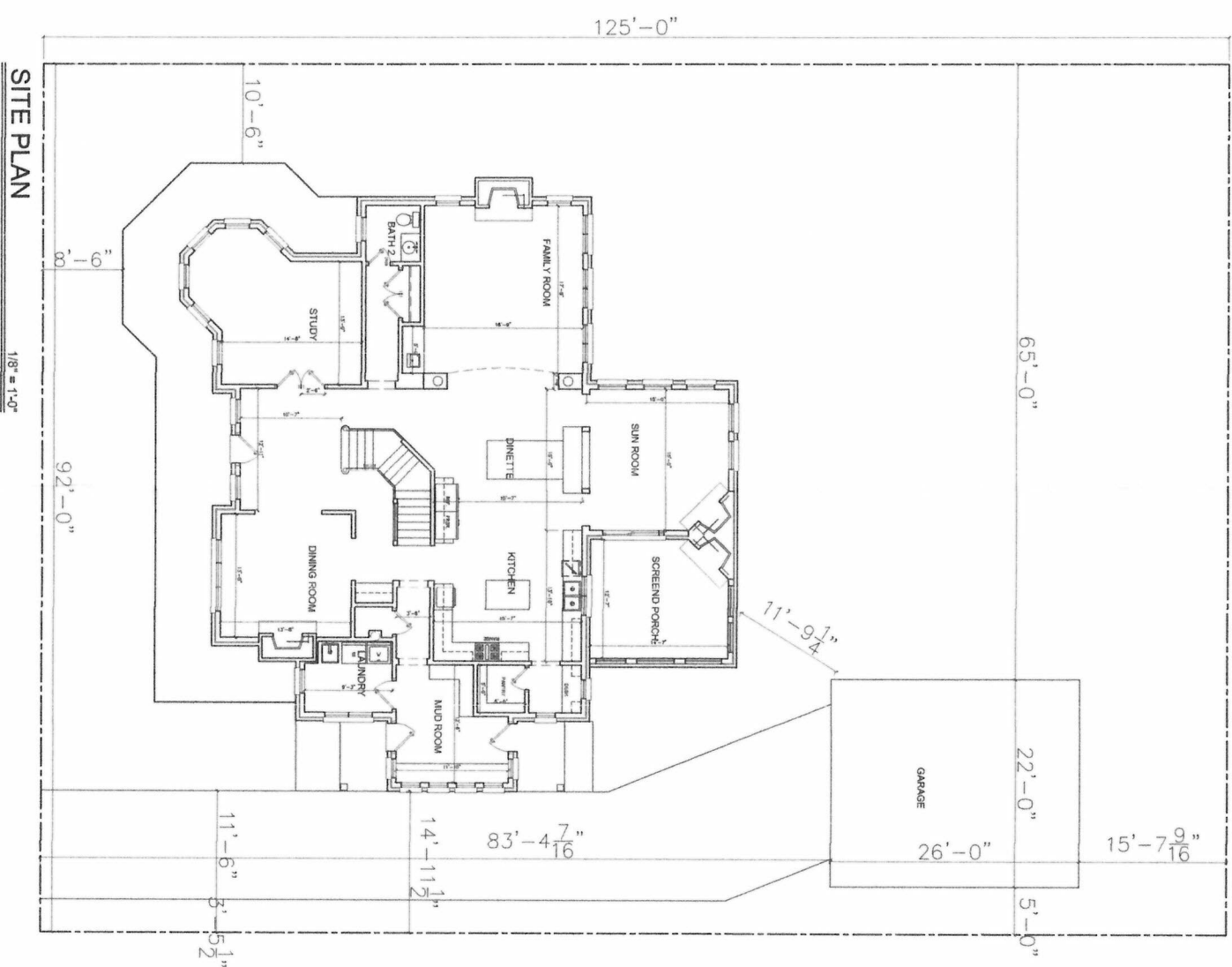
12.8.2014

2014-197

A-1.0

ALD	ELB/MDK
A-201	FOUNDATION PLAN
A-211	FIRST FLOOR PLAN
A-222	SECOND FLOOR PLAN
A-233	ENTRANCE
A-301	SECTION / MARKING
FLD	LEGENDA

NEW TWO STORY RESIDENCE
FOR
9915 W 144th PLACE
ORLAND PARK IL, 60462



SITE PLAN

1/8" = 1'-0"

NO.	DATE	DESCRIPTION

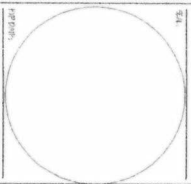
12.8.2014

2014-197

A-1.1

NO. 100	ADD REVISIONS
A-201	FOUNDATION PLAN
A-211	FIRST FLOOR PLAN
A-221	SECOND FLOOR PLAN
A-231	ARC PLAN
A-501	SECTION / FINISHING
E-101	ELEVATION

NEW TWO STORY RESIDENCE
FOR
9915 W 144th PLACE
ORLAND PARK IL, 60462

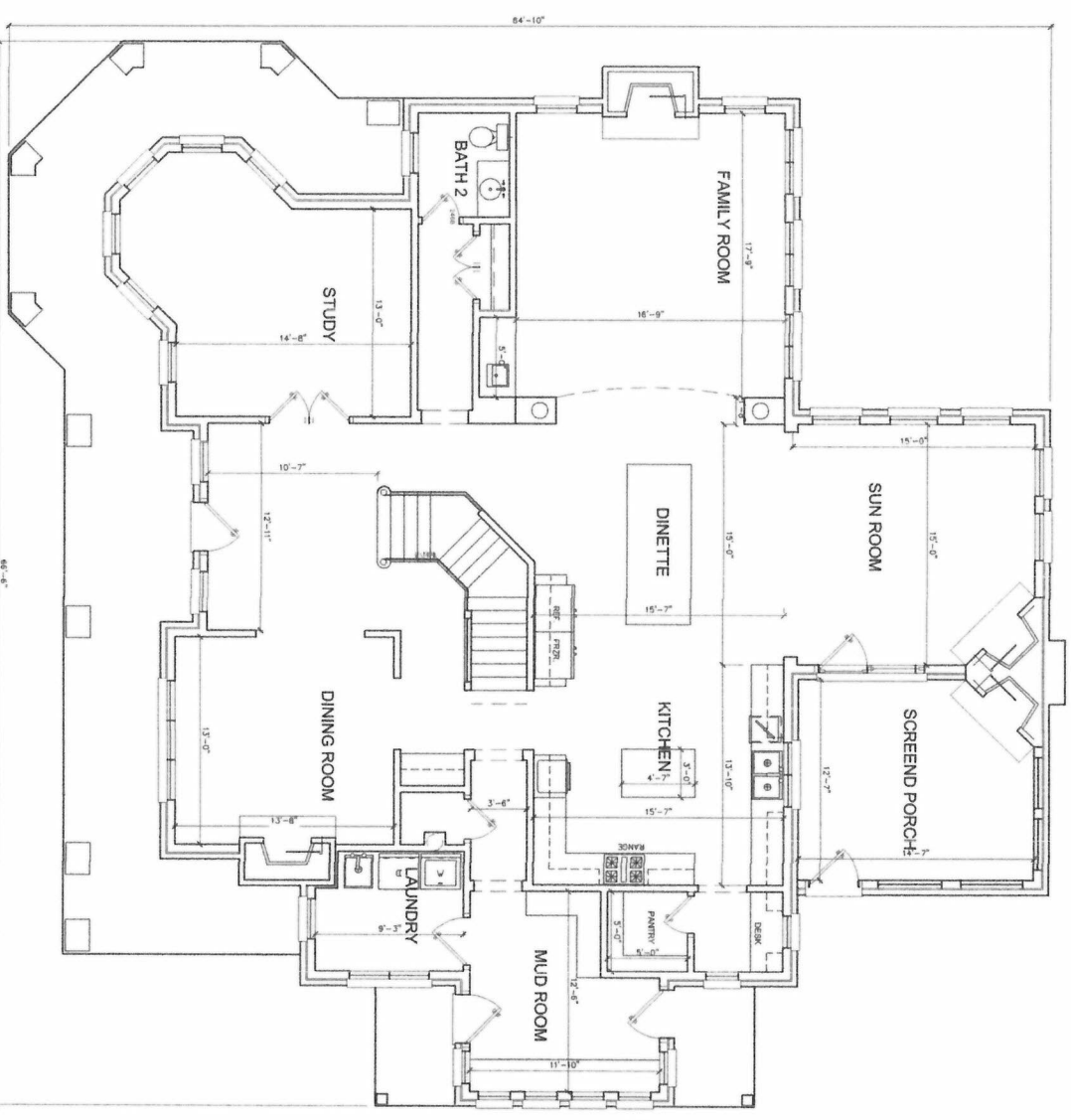
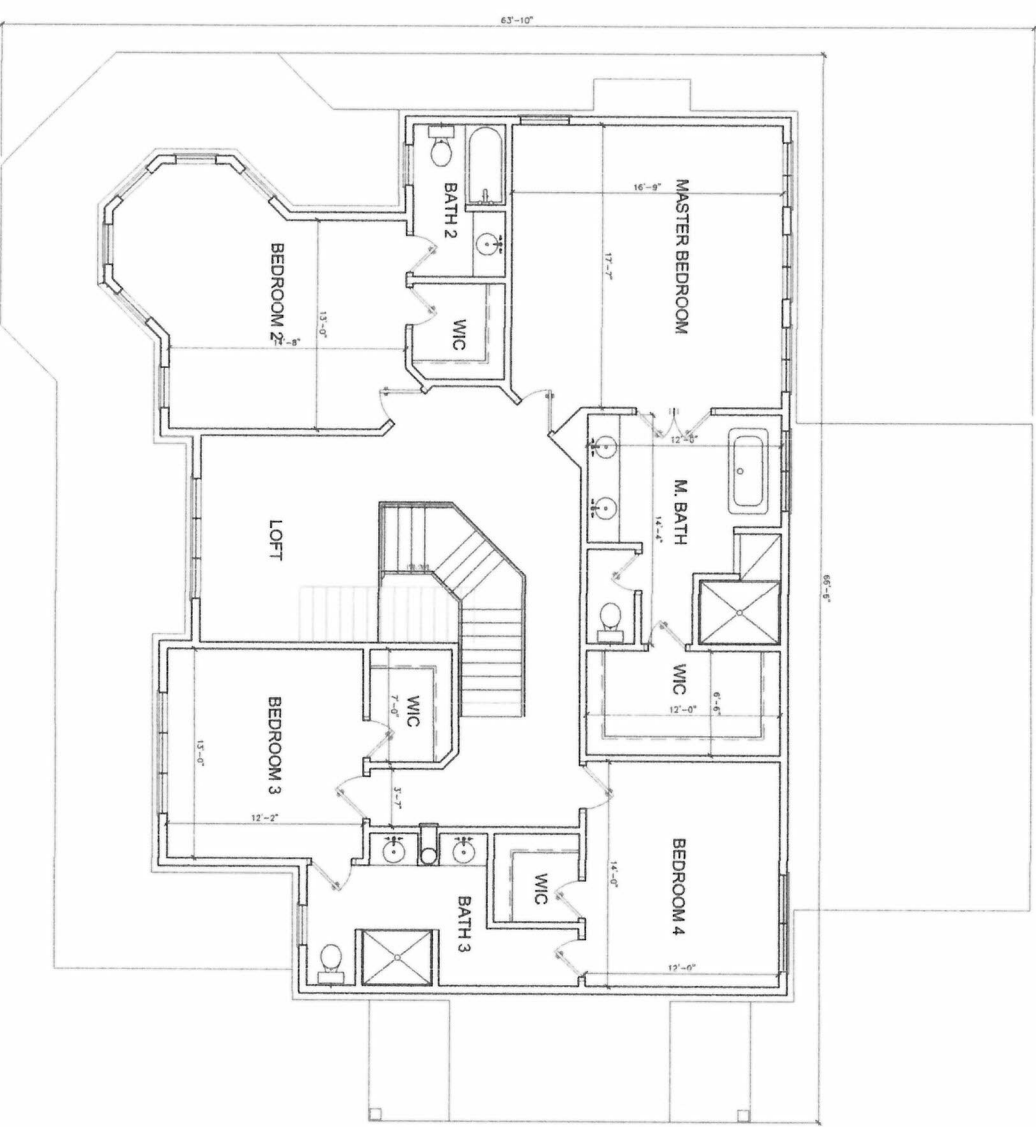


NO.	DATE	DESCRIPTION

12.8.2014

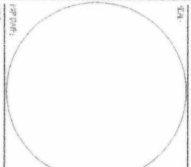
2014-197

A-1.2



NO.	DESCRIPTION
A-1.0	FLOOR PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-2.3	ME PLAN
A-3.0	SECTION / FINISH
F-1.0	ELECTRA

NEW TWO STORY RESIDENCE
FOR
9915 W 144th PLACE
ORLAND PARK IL, 60462

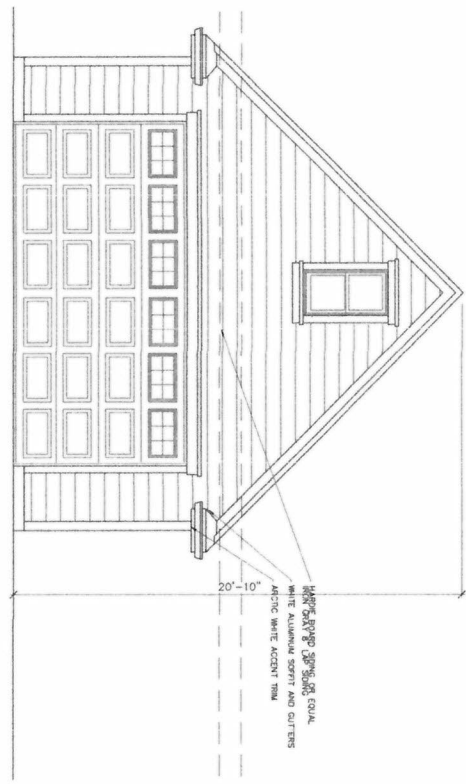


NO.	DESCRIPTION

12.8.2014

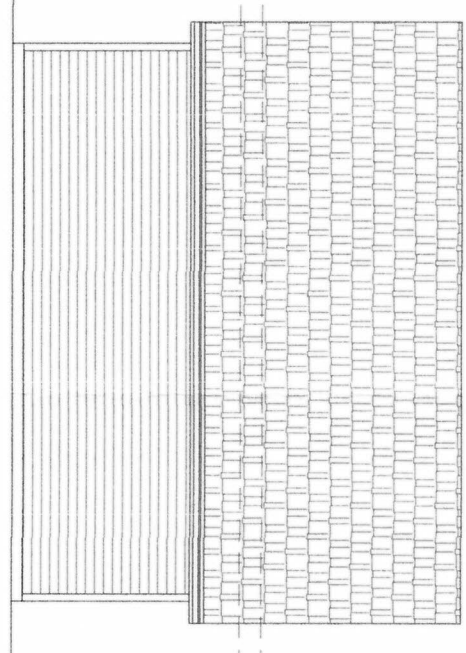
2014-197

A-1.3



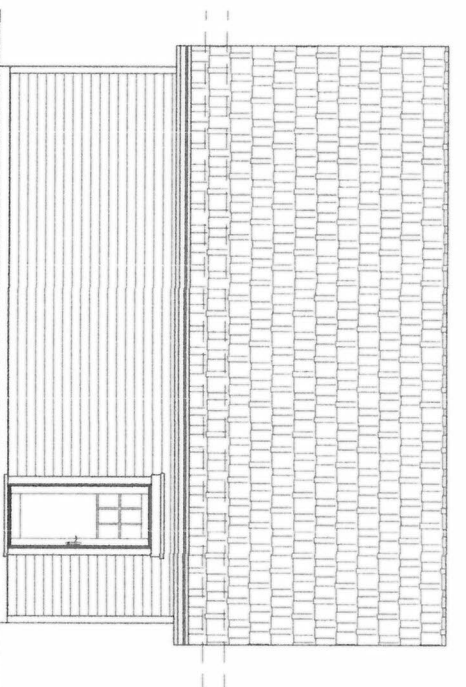
FRONT ELEVATION

1/4" = 1'-0"



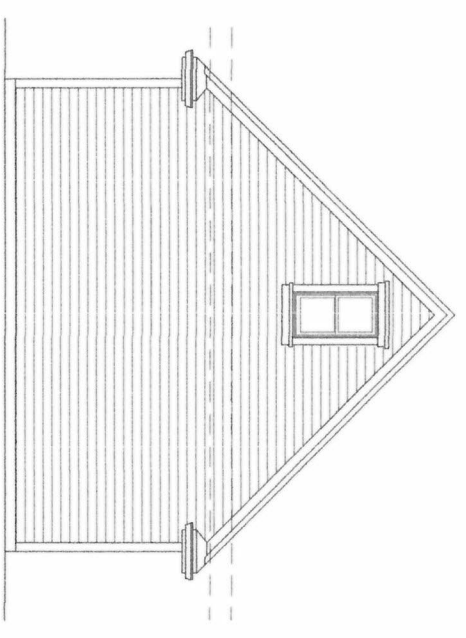
RIGHT ELEVATION

1/4" = 1'-0"



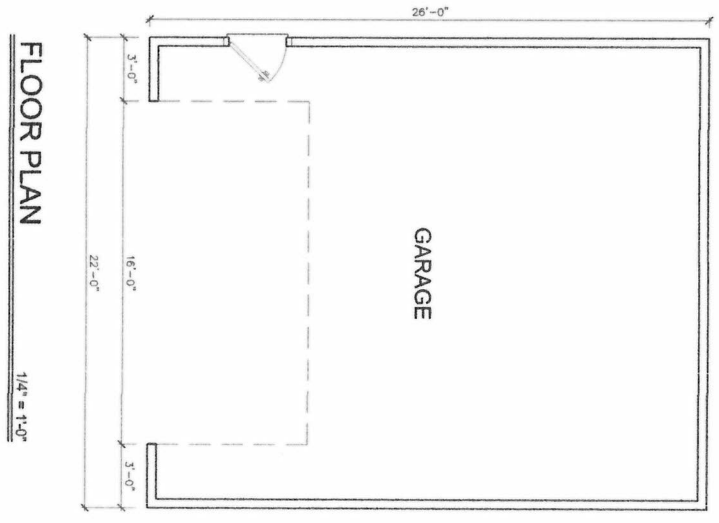
LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



FLOOR PLAN

1/4" = 1'-0"

1. The property as two lots will not yield a reasonable return due to the fact of the unique topography of the land, and the dimensions of the width of the property. Due to the fact the neighboring home was built on the lot line, 8' from these properties was sold to the neighbor, resulting in a total width of 92 instead of the standard 100'. Our proposal is more suitable to the conditions due to the slope in the street which we cannot do anything about.
2. There are unique circumstances in that although legally there are two lots, this property has always been used for one single family residence and one garage. there are unique circumstances in the topography of the land that cause a hardship on the owner to use the property for two homes instead of one.
3. The Variation will not alter the essential character of the locality because the two lots now are used for one home and one garage, we are proposing one home and one garage on the space. There are other homes in this area that have wider dimensions than what we are proposing
4. The topography is unique in the fact that it slopes to the west and it also slopes up then down to the south. if the owner were to build two homes on this property, there would be added costs in retaining walls for two garages and two driveways. this would vastly affect the grading of the land. if there were two homes, the drives would have to be built in the center, with very steep pitches.
5. These circumstance of the topography are unique to this site only, and are not applicable to other properties
6. The difficulty and hardship presented is caused by dividing the lots, not as a result of interest in the property. The two lots are currently being used for one single family residence and one garage. the hardship is in dividing the property for two homes rather than one.
7. By granting the variance, you will simply be allowing the property to be used as it is now. it will not be detrimental to the public or injurious to others. in fact we will be able to eliminate the steps in the public side walk, which would improve the area
8. The variance will improve the light supply and air to adjacent properties. by granting the variance, the contractor will not have to build as close to the lot lines. If these lots were used as two separate lots, the builder would most likely be building within 5' of the lot lines.
9. If the variance is granted, the property will be used as it is now, one home and one garage. it is the minimum variance we can ask for to keep the use of the land as it is.
10. If this variance is not granted, you will be depriving the owner of using the property as it is being used now.



Memorandum

To: Plan Commission
From: Michael Kowski, Assistant Development Services Director
Date: February 10, 2015
Subject: New Petitions & Appearance Reviews

Below, please find a summary of recently petitioned projects and appearance reviews. Petitioned projects are currently under review by staff and may or may not be on a future Plan Commission agenda. These projects have been petitioned to the Village but may not have obtained all the approvals required to begin work. Projects sometimes are terminated without moving forward for a variety of reasons. Appearance reviews are reviewed and approved administratively. The below list also does not include cell tower co-location or expansion projects. Please contact me with any questions regarding the below projects.

Appearance Review Projects

Fence – 15609-15645 71st Court
Fence installation along side and rear.

Development Projects

Kelly Grove II – 9865 144th Street
Consolidation of two lots into one for the construction of a single family home.

Board Reviewed Projects