

# 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, February 24, 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 Parisi; 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

**2015-0067 Minutes of the January 27, 2015 Plan Commission Meeting**

A motion was made by Commissioner Paul, seconded by Commissioner Murphy to approve the minutes of the January 27, 2015 Plan Commission with the following changes:

On page 5, under Destefano's testimony, change the word "council" to "counsel".

On page 10, under Zalewski's testimony, correct the spelling of the word "birm" to read "berm".

APPROVED

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

**Nay:** 0

**Absent:** 2 - Chairman Stephens and Member Jacobs

**2015-0142 Minutes of the February 10, 2015 Plan Commission**

A motion was made by Commissioner Paul, seconded by Commissioner Murphy to approve the minutes of the February 10, 2015 Plan Commission.

APPROVED

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

**Nay:** 0

**Absent:** 2 - Chairman Stephens and Member Jacobs

## **PUBLIC HEARINGS**

### **2014-0703 (Heritage Square) Parkside Square**

A motion was made by Commissioner Parisi, seconded by Commissioner Paul to continue the Heritage Square petition to the March 10, 2015 Plan Commission meeting.

PARISI:

I move to continue case number 2014-0703, Heritage Square Subdivision for site plan, subdivision and rezoning review, all subject to annexation, to the February 24, 2015 Plan Commission.

DZIERWA: Second.

CONTINUED

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

**Nay:** 0

**Absent:** 2 - Chairman Stephens and Member Jacobs

### **2015-0002 John Burns Construction**

PITTOS: Staff presentation made in accordance with written staff report dated February 24, 2015.

AUBIN: Thank you, Mr. Pittos. Is the petitioner present?

DZIERWA: Swore in Robert Bohnak, Bohnak Engineering, 8405 Radcliffe Road, Tinley Park.

BOHNAK: Mr. Fangerow had to attend to a family emergency so he asked me to go ahead and step in for him this evening. I will be happy to answer any questions that I can regarding the site plan and the variance. The building I might have some trouble with but I will do my best.

AUBIN: No questions from staff?

BOHNAK: No.

AUBIN: You've seen the conditions from staff and there are no problems with any of them?

BOHNAK: Correct.

AUBIN: Thank you. This is a public meeting and there are no members of the public here so I will go to the Commissioners.

PAUL: Just one question I am curious about. Is this going to be for the use of the construction company or is this additional space to be rented out?

BOHNAK: Right now the expansion of the parking lot is to provide parking spots for all of the employees that work there right now so there is no overflow parking and the entire area is dedicated and used by John Burns construction.

PAUL: That was the only question I had.

DZIERWA: Thank you. I can see how this gets all cleaned up. It looks like it's something that has been thought out and as long as we have the parking up against southwest highway, I agree with staff on the continuation and you do have the flow with an in and out. The new Watershed Management Ordinance (WMO) by the MWRD, just curious, it takes effect May 1, 2015. How does this affect their parking? Could their parking change as of May 1, 2015? Will they be required to meet what MWRD says?

PITTOS: There is ongoing discussion and Mr. Bohnak may be able to speak to that. My understanding is that the John Burns Construction site may not be required to follow the new WMO because it is less than 5 acres. There may be an out for them. In the event there isn't, then they would have to figure out a way to meet the new WMO. They did submit a site plan last May to get on the grandfathered list which is a little different than what we see tonight in terms of the extent of the parking that's proposed. Nonetheless, the WMO does have stricter setbacks from wetlands than what the Village currently has. So that will impact their parking if they have to meet it. There is a discussion going on right now as to whether or not they really need to. The Village, being the authorization agency or will be the authorization agency, has not yet determined.

DZIERWA: So it has not been decided yet?

PITTOS: No but we are pushing ahead to make sure that everything is done by May 1st, nevertheless.

PARISI: No comments to add.

MURPHY: No comments. No concerns.

AUBIN: Preliminary engineering has been approved. What is going on here is not going to have any impact in any of the surrounding areas. I don't have a problem with the project. We will move forward with 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 February 24, 2015.

And

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Sketch Plan for Discussion", prepared by Bohnak Engineering, Inc., dated August 1, 2014, 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. Remove all wetland encroachments to meet reduced wetland/floodplain setback variance.
3. Meet all final engineering and building code related items.

And

I move to recommend to the Village Board of Trustees to approve the Elevations titled "Building Addition", prepared by Base Ten Architects, Inc., dated February 13, 2015, subject to the same conditions outlined above and the following:

7. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
8. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
9. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

And

I move to recommend to the Village Board of Trustees to approve the following variances for 17601 Southwest Highway:

- 1) Reduce the wetland/floodplain setback from 50 feet to 5 feet;
- 2) Increase Code required parking capacity by more than 20%;
- 3) Establish a parking lot between the principle structure and the street;
- 4) Reduce the north(west) landscape bufferyard from Type E 50 feet to Type A 10 feet; and
- 5) Reduce the (south)west landscape bufferyard from Type D 50 feet to zero feet.

All changes must be made prior to the Board meeting.

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

**NON-PUBLIC HEARINGS**

None.

**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.

AUBIN: This meeting is adjourned at 7:28 pm

Respectfully submitted,

Heather Zorena  
Recording Secretary