

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, September 13, 2016

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

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

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 Jacobs; Member Aubin; Member Parisi; Member Paul, Member Shalabi

Absent: 2 - Chairman Stephens, Member Murphy

APPROVAL OF MINUTES

2016-0104 Minutes of the August 23, 2016 Plan Commission Meeting

A motion was made by Member Nick Parisi, seconded by Member Judith Jacobs, that this matter be APPROVED. The motion carried by the following vote:

Aye: 5 - Member Jacobs, Member Aubin, Member Parisi, Member Paul and Member Shalabi

Nay: 0

Absent: 2 - Chairman Stephens and Member Murphy

PUBLIC HEARINGS

NON-PUBLIC HEARINGS

2016-0583 Midwest Animal Hospital Addition

TURLEY: Staff presentation made in accordance with written staff report dated September 13, 2016.

AUBIN: Thank you. Is the petitioner present and does he wish to make any additional comments in regards to this petition?

PARISI: Swore in Jason Sanderson, 16W361 S. Frontage Road, Burr Ridge

SANDERSON: The presentation was great. The purpose of the addition is because we are trying to add an indoor pool for some daycare activities for the clients. It is a need that we think the clients want. The market is there for it and it is another service that we want to provide. The second part is the \$25,000 contribution to the left turn lane, which we agreed to in 2014. The only thing we want to add is that since that time, we were forced to clean up and deal with a detention pond that is to the west of the property. To date, Dr. Coyne has incurred costs of over \$50,000 for that detention pond clean up. Staff should be familiar with it. It is not mentioned in here. It is part of the requirement for the additional parking which we need because clients and employees are parking on the street now. That was a condition of the Village was that we had to clean that pond up. Unfortunately, the other land owners that contribute into that pond weren't willing to

contribute to the cost of cleaning it up and the Village forced our hand to do it. It's now done and the pond is functioning normally. We did originally agree to the \$25,000 contribution but now we are asking that some consideration be given to the \$25,000 we invested in the pond that other people are benefitting from the way that they will benefit from the turn lane also. Those are the only two comments we had and we are here to answer any additional questions.

AUBIN: Mrs. Turley, on condition #1, the \$25,000 contribution, is there room for negotiation?

TURLEY: That was a Board condition that they pay that at the time the building was constructed so we are just carrying that forward. Their concerns are duly noted and I will take that forward. We are requesting that it be left in there. They had to make the detention pond work to accommodate their storm water runoff. It is unfortunate that it was so costly, but it was necessary.

AUBIN: Let's leave the condition in there and let the Village Board deal with it.

TURLEY: They will be the ones that will decide. We will note in the Committee report that they have made that request.

AUBIN: They will look at it for sure. Does that work? We don't want to continue this project. Thank you. At this time we will go to our Commissioners.

SHALABI: No comment.

PAUL: You mentioned that other businesses are benefitting from the pond. Who is benefitting from that?

SANDERSON: I believe there are 4 or 5 other land parcels that use this offsite detention to meet their requirements for detention. There are shared easements and agreements when we bought the parcel that we own that we would have offsite detention.

PAUL: So you don't own that pond?

SANDERSON: No, we do not. We had to get permission from the current property owner to allow us to come onto his property and clean it up in order for us to do our phase 2 parking lot.

JACOBS: Is your facility daycare as well as boarding?

SANDERSON: The facility is even more than those two but yes it does include both of those. Currently, there is daycare there now it is just a very small room. It can't handle the capacity or the needs of the clientele. There is hospitalization, boarding, physical therapy, and daycare there now. It is just not to the level that we

need.

JACOBS: With regard to the boarding, do you have overnight personnel on site?

SANDERSON: Typically not.

JACOBS: That is not a requirement by the County or State?

SANDERSON: No as a firm, we have built over 150 of them and none have overnight that I am aware of.

PARISI: I was surprised to hear that you want to put a pool in there?

SANDERSON: The whole industry is changing if you're into the dog and pet world. There are a lot more types of these facilities being built and even the boarding requirements that pet owners have has increased substantially. If the dog is staying there, they want to upgrade to daycare and they want them to run around and play and they love to play in water.

AUBIN: Thank you. Preliminary engineering has been approved. Everything seems to fit here and the petitioner agrees with all of the conditions except one. He has two more chances to voice his opinion to the Board. Please do so and I don't have any objections. At this time, the chair will 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 September 13, 2016.

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Midwest Animal Hospital Architectural Site Plan" by Linden Group, page A-0.1, project number 2016-0035, and dated 7-13-16, subject to the following conditions:

1. A \$25,000 left turn construction contribution must be paid to the Village prior to the issuance of building permits.
2. Any additional building additions and/or site plan changes must return to the Village for additional approvals.
3. Label on the site plan:
 - Proposed outdoor dog exercise area
 - Extent of pet artificial turf surface material
 - Additional kennels

-Retaining wall location and height

4. Meet all engineering requirements.

And

I move to recommend to the Village Board approval of the amended Landscape Plan titled "Midwest Animal Hospital Phase II Landscape Plan and Tree Preservation Plan" by Eriksson Engineering Associates, pages L-1 and TP-1, dated 7-13-16.

And

I move to recommend to the Village Board approval of the elevations titled "Midwest Animal Hospital Exterior Elevations" pages A-4.0 and A-4.1 dated 7.13.16; the color perspective on page T-1.0, titled "Midwest Animal Hospital", dated 7.13.16, both by Linden Group, project 2016-0035; and elevations for the dumpster, and fence elevations and 'Perfect Turf' surface product details on the sheet titled 'Site Details', by Linden Group, project 2014-0050, dated 12.12.14, subject to the following conditions:

- 1. Screen any new mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
- 3. Retaining walls may not exceed 3' in height.
- 4. Meet all Building and Engineering requirements.

A motion was made by Member Nick Parisi, seconded by Member John J. Paul, that this matter be RECOMMENDED FOR APPROVAL to the Development Services, Planning and Engineering Committee. The motion carried by the following vote:

Aye: 5 - Member Jacobs, Member Aubin, Member Parisi, Member Paul and Member Shalabi

Nay: 0

Absent: 2 - Chairman Stephens and Member Murphy

OTHER BUSINESS

2016-0036 Memo: New Petitions & Appearance Review

ADJOURNMENT

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

AUBIN: This meeting is adjourned at 7:20 p.m.

Respectfully submitted,

Heather Zorena
Recording Secretary