

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org



Meeting Minutes

Tuesday, January 24, 2017

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: 6 - Member Jacobs; Member Aubin; Member Parisi; Member Paul; Member Murphy, Member Shalabi

Absent: 1 - Chairman Stephens

APPROVAL OF MINUTES**2017-0045 Minutes of the January 10, 2017 Plan Commission Meeting**

A motion was made by Commissioner Jacobs, seconded by Commissioner Paul to approve the minutes of the January 10, 2017 Plan Commission.

APPROVED

Aye: 3 - Member Jacobs, Member Aubin and Member Paul

Nay: 0

Abstain: 1 - Member Parisi

Absent: 3 - Chairman Stephens, Member Murphy and Member Shalabi

PUBLIC HEARINGS**2016-0871 Caliente Mexican Restaurant - Special Use Permit**

SALMON: Staff presentation made in accordance with written staff report dated January 21, 2017.

AUBIN: Thank you Ms. Salmon, most appreciated. Is the petitioner in the room tonight?

SALMON: The petition was supposed to be here and she may be running late. But we do have a representative from the property management company.

AUBIN: Thank you very much. We will wait on the petitioner, to see if he has anything to comment on in the report, and we will get back to him later. But this is a public hearing, is there anyone here who would like to speak on this particular subject? I'd like to let the public know that we did indeed receive the letter. I'm sure that all of the plan commissioners up here had a chance to read it. Staff has had a chance to read it and take it into consideration. The petition before us is up for approval tonight with six conditions. If there's anybody in the room that would like to speak, please be my guest and come to the microphone.

PARISI: Swore in Geraldine Lalley of 11732 Hidden Brook Court.

LALLEY: I just have a couple of minor questions.

PARISI: Yes.

LALLEY: Did you say this was mostly a takeout restaurant? How many eat-in seats are there?

PARISI: Eight. That's it.

LALLEY: Only eight eat-in seats?

PARISI: Yes.

LALLEY: Ok, that's all I wanted to know.

PARISI: Thank you.

AUBIN: We'll give the petitioner five more minutes. Would you like to speak ma'am?

PARISI: Swore in Susan Lindstrom of 17845 Bernard Drive.

LINDSTROM: My biggest concern is the traffic, because I have a feeling that this will expand the traffic. There are also a lot of problems with garbage. The way that my house is positioned it collects a lot at the corner. It's not only the problem of possibly this restaurant, there's a lot of problems with garbage and dumpsters. They leave the dumpsters open, I've even seen raccoons there at night. I'm just concerned that another restaurant will lead to more problems there.

AUBIN: Thank you. I'm going to have Mr. Kowski answer your question if indeed you were to get in contact with the village with this kind of complaint.

KOWSKI: That's exactly right, Mr. Chairman. We can, as a village, definitely assist to make sure all dumpsters are in conformance with code. If you see something open, please call us. We make visits to sites at all times. I'll give you my card so you have my contact information. On the map on the screen, where do you live in relation to the project? That may help us understand where it's coming from.

LINDSTROM: Right across the street from the Beauty Shop.

SALMON: Eagle Ridge.

KOWSKI: Ok, very good. So the wind when it's blowing may capture some of that.

LINDSTROM: Also the garbage and the way they pick up the garbage. They open it up and it blows all over. It goes over the fence. I have to go out every day and

pick up garbage. I understand it happens but you know, it's frustrating.

AUBIN: Exchange information at the end of the meeting. I'm sure that Mr. Kowski will get on it. The guy that he's going to talk to is the property owner. Not necessarily of each of the individual stores, but the guy who has the waste management contract.

LINDSTROM: I'm sure if they put the garbage where they're supposed to, someone else could control how it's picked up.

AUBIN: Absolutely. Thank you ma'am, most appreciated. Petitioner? No? Ok. I think we're going to move ahead without the petitioner. We've heard the staff's report. We've heard from the public. Is there anything any of the plan commissioners would like to add to this project? Mr. Parisi, anything?

PARISI: No. It seems like they meet all of the code requirements, sit down eating is minimal at eight people. It's a carry out restaurant and good use of the property.

AUBIN: Thank you sir. Ms. Murphy?

MURPHY: I agree. I don't have any concerns. I think that there is sufficient parking for this size restaurant and the seating capacity. I'm good with it. Thank you/

AUBIN: Thank you. Ms. Jacobs?

JACOBOS: Yes, commissioner. My only concern was, and I believe it's being handled through this narrative that doors be put on the dumpster containers.

AUBIN: Yes ma'am, I think we covered that material.

JACOBS: That's it.

AUBIN: Thank you ma'am. Mr. Paul?

PAUL: Just one thing. As far as the deliveries are going to be done, I assume they are going to come through the back way. What time is that going to be done?

PARISI: Swore in Joshua Cinema of 11600 Center Drive, Lemont.

CINEMA: From what I know at this time, to my understanding, I don't think the tenant knows when their deliveries are coming at this point. Their lease is contingent on the ability to obtain a special use permit. So if the special use permit doesn't go through, it's not happening. So I don't think we've gotten to that point as far as deliveries.

PAUL: There's not a lot of room back there. I can see it being kind of tight. I can't

imagine getting a truck in and out of there so I didn't know if they were going to come through the front way or how that was going to be done.

CINEMA: From what I know the tenants get deliveries from the back. I have seen trucks back in there. There is a little alleyway.

PAUL: That would make sense. There's two other restaurants in the property there now. Have the homeowners had any issues with that?

KOWSKI: To date, no.

AUBIN: Thank you Mr. Paul. Mr. Shalabi?

SHALABI: Thank you Mr. Chairman. I think so long as the code requirements are met and parking was deemed to be adequate I think we're fine. Thank you Mr. Chairman.

AUBIN: Thank you sir. I have no further comments other than I think we'll handle whatever issues very quickly and satisfactory for anybody that has any concerns. Michael and his group will certainly take care of that, without a doubt. The Chair will entertain a motion on this petition.

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 24, 2017.

And

I move to recommend to the Village Board of Trustees to approve a Special Use Permit for Caliente Mexican Restaurant to operate a restaurant located within 300 feet of a residential parcel, subject to the following conditions:

1. That a Building permit is submitted to the Building Department;
2. That the Petitioner comply with all Building and Health Code requirements;
3. That all mechanical equipment is screened, either at grade level with landscaping or hidden behind the roofline;
4. That any new signage is approved through a separate permitting process;
5. That four (4) handicapped accessible parking spaces are provided in the existing parking lot and meet the requirements of Land Development Code 6-306.D;
6. That opaque gates are installed on the existing garbage enclosure at the rear of the subject property and meet the requirements of Land Development Code Section 6-302.D. All existing and future grease receptacles must be located inside dumpster enclosure areas.

SHALABI: Second.

RECOMMENDED FOR APPROVAL

Aye: 6 - Member Jacobs, Member Aubin, Member Parisi, Member Paul, Member Murphy and Member Shalabi

Nay: 0

Absent: 1 - Chairman Stephens

NON-PUBLIC HEARINGS

OTHER BUSINESS

2017-0046 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 7:22 p.m.

Respectfully submitted,

Elyse Vukelich
Planning Intern
ADJOURNED