

# VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)*



## **Meeting Minutes**

**Tuesday, October 10, 2017**

**7:00 PM**

**Village Hall**

## **Plan Commission**

*Louis Stephens, Chairman  
Commissioners: Paul Aubin, Nick Parisi,  
John J. Paul, Laura Murphy, Dave Shalabi  
and Edward Schussler*

**CALLED TO ORDER/ROLL CALL**

The meeting was called to order by Chairman Stephens, at 7:00 p.m.

Chairman Stephens welcomed new Commissioner Schussler

**Present:** 7 - Chairman Stephens; Member Aubin; Member Parisi; Member Paul; Member Murphy; Member Shalabi, Member Schussler

**2017-0045 Minutes of the October 10, 2017 Plan Commission Meeting**

A motion was made by Commissioner Aubin seconded by Commissioner Shalabi to approve the minutes of the September 26, 2017 Plan Commission.

APPROVED

**Aye:** 6 - Chairman Stephens, Member Aubin, Member Parisi, Member Paul, Member Murphy and Member Shalabi

**Nay:** 0

**Abstain:** 1 - Member Schussler

**APPROVAL OF MINUTES**

**PUBLIC HEARINGS**

**2017-0485 PDQ Restaurant, Lot 3 of 15610 LaGrange Retail Development (LFI) - Special Use Permit - Approval 11/06/2017**

GARCIA: Staff presentation made in accordance with written staff report dated October 10th , 2017.

STEPHENS: Is the petitioner present? Does the petitioner care to make any comments or additions to the presentation?

AUBIN: Swore in Andy Feldberg, Texas.

FELDBERG: We are very excited to come here and we think PDQ in this location will be an exciting thing. We are really into working with the community and doing community things. PDQ stands for People Dedicated to Quality. It is different in the fact that you are actually talking to a person when you are ordering, it really is person customer service. We just opened another location in Wheaton, and it's the first one in the Chicago area, and it is doing very well. This will be our third location in the Chicago area, with one under construction in Schaumburg.

STEPHENS: You are based out of Florida?

FELDBERG: Yes it started in 2011, based out of Tampa. It is part of the old Outback ownership.

STEPHENS: I am familiar with the store in Ft. Lauderdale. Are you familiar with

that store?

FELDBERG: No I am not.

STEPHENS: Thank you. If there are any other questions, we will ask you to come back up. This is a public hearing, and at this time we will hear any comments from the public. Is there anyone out there in the public wishing to comment? Since we don't have anyone from the public, we will move on to the Commission for commenting. Commissioner Murphy.

MURPHY: I have no issues. I think they did a great job with the elevations, trellis, and color pallet are very attractive. The trellis is a very nice addition and I think it will be a nice addition to LaGrange Road.

STEPHENS: Thank you Commissioner Murphy. Commissioner Parisi?

PARISI: I agree with Commissioner Murphy, and it is a definite visual improvement on the site. I was initially thinking we have a lot of restaurants and do we really need it? I answered myself in that developers have spent millions on these properties and have done studies. The nice thing is each restaurant on that site has their own unique offering. It's another reason for people to stay in Orland Park and eat, it makes us a destination. We can remember many times where we tried to eat local, had to wait, and then gave up and went somewhere else. Diversity is a good thing and it's good to have people come in. It's a bad thing when people want to leave our town and not come in. I think that big box store behind it will help too. The appearance is also very nice, and for all those reasons I support it.

STEPHENS: Thank you Commissioner Parisi. Commissioner Aubin?

AUBIN: I concur with Commissioner Murphy and Commissioner Parisi. Preliminary engineering and landscaping have been met, you met the eight (8) special use requirements, you haven't said anything against the conditions for a few things. With that that, there is no way I can vote no against the project.

STEPHENS: Thank you Commissioner Aubin. Commissioner Paul?

PAUL: I echo the thoughts of my fellow commissioners. I do agree with putting the dumpster back from Miller's, its fair for everyone. Aside from that, I do think this is a good idea.

STEPHENS: Thank you. Commissioner Shalabi?

SHALABI: I think the building aligns with the surrounding environment. The building will be a nice addition to LaGrange Road. We wish you the best of luck.

STEPHENS: Thank you Commissioner Shalabi. Commissioner Schussler?

SCHUSSLER: The second time I was on the Village Board as a Trustee for thirteen (13) years, every year this particular site came up for discussion. It will definitely be an improvement to LaGrange Road. I have one question for the petitioner, do you have a problem with the staff request to move the dumpster?

FELDBERG: No, not at all.

SCHUSSLER: Thank you.

STEPHENS: Thank you Commissioner. I agree with fellow Commissioners and the modification about placing the drive-through between the building and the street. We have set precedent on that some time ago with Chick-fil-A and I have no problem doing it here. Especially with the trellis, that is a beautiful addition. So we can move forward.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated October 10, 2017.

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled, "PDQ Orland Park, SWC 156th St & LaGrange Road Orland Park, Illinois", prepared by InterPlan LLC, dated June 19, 2017, last revised August 29, 2017, sheet C1, subject to the following conditions:

1. Move the dumpster behind the building as was depicted in the original plans submitted June 19, 2017.

And

I move to recommend to the Village Board of Trustees to approve the elevation drawings titled, "Exterior Elevations" and the drawings titled, "Proposed Exterior Elevations", prepared by InterPlan LLC, dated June 19, 2017, last revised August 29, 2017, sheets A2.0 and A2.1 and the entire "Proposed Exterior Elevations" drawings.

And

I move to recommend to the Village Board of Trustees to approve the preliminary landscape plan titled, "PDQ Orland Park, SWC 156th St & LaGrange Road Orland Park, Illinois", prepared by InterPlan LLC, dated June 19, 2017, last revised August 29, 2017, sheets LP-1 and LP-2.

And

I move to recommend to the Village Board of Trustees to approve a Special Use Permit for PDQ, a restaurant with a drive-through facility, subject to the same conditions outline in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Move the dumpster behind the building as was depicted in the original plans submitted June 19, 2017.

MURPHY: Second.

RECOMMENDED FOR APPROVAL

**Aye:** 7 - Chairman Stephens, Member Aubin, Member Parisi, Member Paul, Member Murphy, Member Shalabi and Member Schussler

**Nay:** 0

## NON-PUBLIC HEARINGS

## OTHER BUSINESS

### 2017-0046 Memo: New Petitions & Appearance Review

STEPHENS: Is there any other business from staff?

LELO: I have one item to add. Our Director wants to bring to your attention that we are scheduling Plan Commission training. We had previously discussed this to basically provide an update on any new legal practices that have been set or need to be considered in terms of making decisions at the Plan Commission level. What will most likely happen is the training will be administered by Kline, Thorpe, and Jenkins our legal counsel and will take place during a regularly scheduled Plan Commission meeting. We are working to schedule an internal meeting to discuss topics to be covered, and after we have done that, we will pick a date. Hopefully where there is a project schedule with minor approvals or no approvals.

AUBIN: No big agenda.

LELO: We wouldn't overload the agenda and try to do the training. There will be more information to follow.

STEPHENS: Was this the same type of training we did seven (7) or eight (8) years ago with Ken Fricker?

LELO: Yes it's always good to keep current especially with recent decisions that affect how zoning law is interpreted and how future projects should be looked at. We want to make sure you all are aware of new trends in zoning and planning.

STEPHENS: Sure, that's a good idea. Thanks. Any other business from the Commissioners?

PARISI: Yes. Last meeting there was a lot of concern about the widening of Wolf Road especially along 143rd Street where the old courthouse is. We didn't mention this but with the worries about coming down the stairs and being practically on the street, would it make sense to turn the stairway to the side?

LELO: It's potentially something we could look into and consider.

PARISI: Yes consider to move the stairway.

LELO: I can report next time with some information on that.

PARISI: Thank you.

STEPHENS: Where would you move the stairway?

PARISI: It comes straight out of the building. Turn it sideways instead, side load. Put a railing in front.

LELO: It would go into an L shape.

SHALABI: Instead of a rail, a fence similar to the ones on LaGrange Road. It would keep you from going directly into the road and force you to make a 90 degree turn.

LELO: We can report back and let you know.

STEPHENS: Good comments, any other comments?

## **NON-SCHEDULED CITIZENS & VISITORS**

### **ADJOURNMENT**

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

STEPHENS: This meeting is adjourned at 7:26 p.m.