



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, Nick Parisi, John J. Paul,
Laura Murphy and Dave Shalabi*

Tuesday, May 24, 2016

7:00 PM

Village Hall

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

Minutes of the May 10, 2016 Plan Commission Meeting

Attachments: [March 22, 2016 PC Minutes](#)

Continuance

PUBLIC HEARINGS

Southside Chicago Hitmen

Attachments: [Floor Plan](#)
[Plat](#)
[Special Use Standards](#)

Special Use (EL)

NON-PUBLIC HEARINGS

OTHER BUSINESS

Memo: New Petitions & Appearance Review

Attachments: [5-10-16 Plan Commission Memo](#)
[5-24-16 Plan Commission Memo](#)

ADJOURNMENT

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Meeting Minutes

Tuesday, March 22, 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

Present: 6 - Chairman Stephens; Member Jacobs; Member Aubin; Member Parisi; Member Paul, Member Shalabi

Absent: 1 - Member Murphy

APPROVAL OF MINUTES**2016-0130 Minutes of the March 8, 2016 Plan Commission Meeting**

A motion was made by Commissioner Aubin, seconded by Commissioner Paul; to approve the minutes of the March 8, 2016 Plan Commission.

APPROVED

Aye: 5 - Chairman Stephens, Member Jacobs, Member Aubin, Member Paul and Member Shalabi

Nay: 0

Absent: 2 - Member Parisi and Member Murphy

PUBLIC HEARINGS**2016-0132 Plata Consolidation - Plat of Subdivision**

CORONA: Staff presentation made in accordance with written staff report dated March 22, 2016.

STEPHENS: Is the petitioner present? Does he wish to make any comments in regards to this presentation?

AUBIN: Swore in Marcin Plata, 7820 139th Street, Orland Park.

PLATA: The business that I have is registered to an address in Oak Lawn so it is not being run from this location. I know one of the neighbors was questioning that.

STEPHENS: Under the zoning, he can't operate a business out of there?

CORONA: Correct and he never made any mention of operating a business out of there we are just saying it for the sake of having it be on record.

STEPHENS: He is just building a garage there which is a different petition all together. This is just strictly for consolidation. Ok. Thank you. Does anyone else wish to comment in regards to this petition? Seeing no one, we will go to our Commissioners.

PARISI: I have nothing to add.

AUBIN: I'm good.

JACOBS: I think it is a fine idea.

PAUL: I don't see a problem with this.

SHALABI: No comments.

STEPHENS: Looks like we will go along with your consolidation. It is pretty straightforward and the Chair will entertain a motion.

JACOBS:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated March 22, 2016.

And

I move to recommend to the Village Board of Trustees to approve the lot consolidation of the two (2) parcels addressed 7820 West 139th Street subject to the following condition:

1. Submit a Record Plat of Subdivision to the Village for recording.

PAUL: Second.

RECOMMENDED FOR APPROVAL

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

Nay: 0

Absent: 1 - Member Murphy

2016-0105 Orland Park History Museum

MAZZA: Staff presentation made in accordance with written staff report dated March 22, 2016.

STEPHENS: Is there anyone in the audience that cares to address this petition? Seeing no one, we will go to our Commissioners.

PARISI: I like the idea. I had a chance to drive by the parcel. It is a great use of the property and I am excited to see it happen.

AUBIN: I'm for it as well.

STEPHENS: I am also for this.

JACOBS: Thank you. I agree. I think it is an excellent use of a property that is not doing very much of anything except sitting there. My only wish is that maybe in the future, someone could Victorian it up a little bit so it doesn't look so 1950's. I don't know if that is anything that is in the works but maybe in the future we could talk about that at some point.

MAZZA: The curator is here and she might have a comment on that.

JACOBS: Otherwise I think it is a great use for the property.

PAUL: I have nothing to add. It is a nice idea and good use for the property.

SHALABI: I agree it is a good use of the property as well.

STEPHENS: Chair will now entertain a motion.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated March 22, 2016.

And

I move to approve the Special Use Permit for the establishment of a museum at 14415 Beacon Avenue subject to the following conditions:

- 1) Meet all final engineering and building code related items.
- 2) Submit a sign permit application to the Building Division for separate review.
- 3) Install at minimum one (1) new ADA compliant parking space and five (5) bicycle parking spaces within close proximity to the Old Village Hall building.
- 4) Update existing garbage enclosure to comply with current Land Development Code regulations.

And

I move to approve the rezoning from VCD Village Center District to OL Open Lands District for the 2.1 Acre lot east of the Old Village Hall, located at 9750 Ravinia Court, subject to the same conditions outlined above.

And

I move to approve the lot consolidation of 9761 Ravinia Lane, 9740 Ravinia Court and 9750 Ravinia Court as depicted in the proposed plat titled "Plat of Consolidation" prepared by Thomson Surveying, Ltd. and dated 02/23/2016, subject to the following condition:

1) Submit a Record Plat of Consolidation to the Village for recording.

I move to approve the lot consolidation of 14415 Beacon Avenue and 14427 Beacon Avenue as depicted in the proposed plat titled "Plat of Consolidation" prepared by Thomson Surveying, Ltd. and dated 02/23/2016, subject to the following condition:

1) Submit a Record Plat of Consolidation to the Village for recording.

All changes must be made prior to the Board meeting.

PAUL: Second.

RECOMMENDED FOR APPROVAL

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

Nay: 0

Absent: 1 - Member Murphy

NON-PUBLIC HEARINGS

OTHER BUSINESS

2016-0036 Memo: New Petitions & Appearance Review

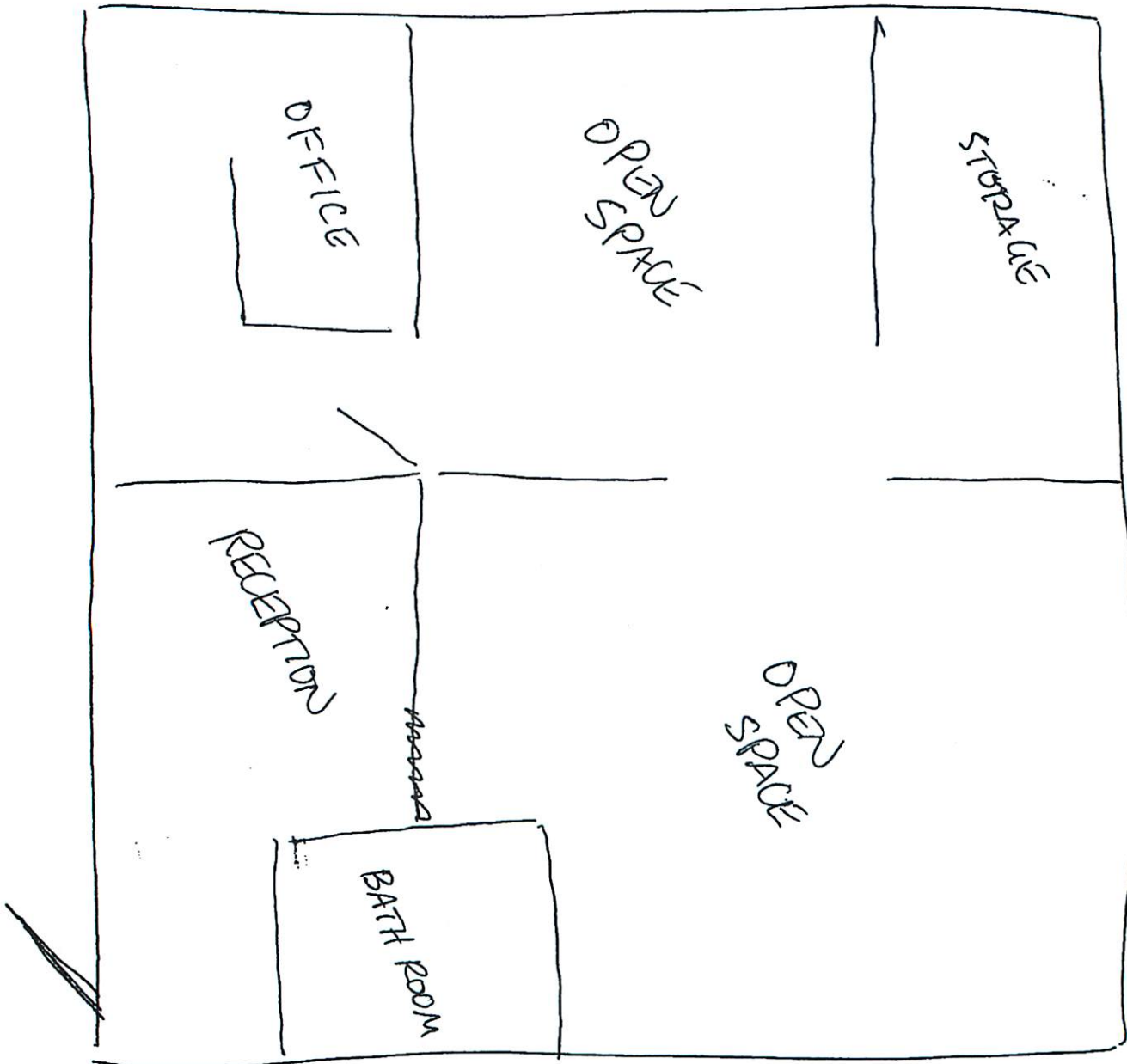
ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 7:19 pm

Respectfully submitted,
Heather Zorena
Recording Secretary

SOUTH SIDE CHICAGO HITMEN OF IRPMC, NFP
7040 W. 157th ST.
ORLAND PARK, IL. 60462

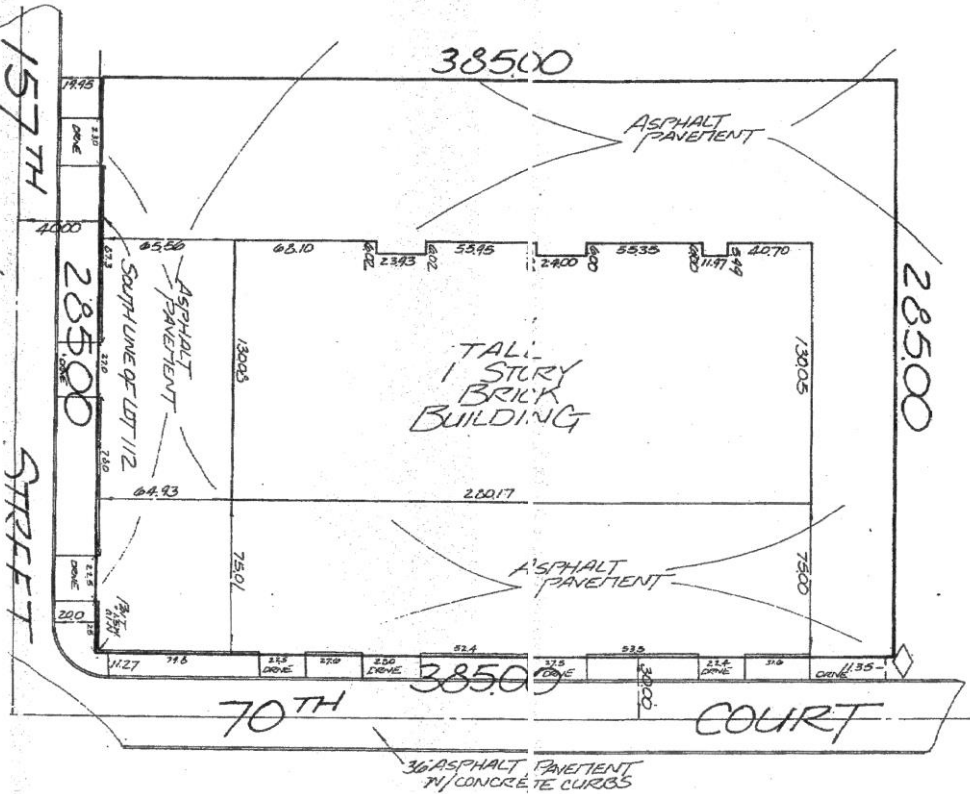




1 INCH = 50 FEET

PLAT OF SURVEY
STONELAKE SURVEY CO., LTD.
 REGISTERED LAND SURVEYORS
 11659 S. MAYFIELD AVENUE
 WORTH, ILLINOIS 60482
 PHONE : 388-1010

THESE SECTIONS 385.01 BEING OF THE NORTH 1/4, 130. BEING OF LOT 112
 1/4 SECTION 16, COMMERCIAL AND INDUSTRIAL SUBDIVISION OF
 LOTS 3 AND 6 IN SILVER LAKE GARDEN'S UNIT NO. 7, A
 SUBDIVISION OF PART OF THE WEST 1/4 OF SECTION 18, TOWNSHIP
 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
 ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1973
 AS DOCUMENT #22532993, IN COOK COUNTY, ILLINOIS.



7215 Shamrock Road
 South Point Industrial Bldg
 Tampa, FL 33616-2136

Apr 22 11 05:46a Bnk Pro Real Estate

813-217-5400

p.1

813-217-5400

p.2

Special Use Standards Answers

1. The special use will be consistent with the purpose, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations; our organization is a not for profit Police and Fire membership which organizes benefits and fundraisers for injured or fallen Police Officer and Fire Fighters. Our members include police officers from departments throughout Cook County and a Fire Fighter from the City of Chicago.
2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; the surrounding businesses are used to sell a product or service our organization is not a business and we do not offer a service. We are a not for profit organization that organizes benefits and fundraisers for injured or fallen officers and firefighter. This location will be used to conduct our monthly meetings (approximately twice per month) and store supplies.
3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties; there will be no design change to the existing unit and no signage will be posted outside the unit.
4. The proposed use will not have an adverse effect on the value of the adjacent property; Due to the fact that our membership is small and our meetings occur after normal business hours there would be no adverse effect on the value of the adjacent property.
5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service; our organization will not need the services of park facilities, or schools and due to the fact that we will be at the property on an average of twice a month after normal business hours we will not affect the normal roadway conditions.
6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; there will be no change to any of the property.
7. The development will not adversely affect a known archeological, historical or cultural source; there will be no change to any of the property.
8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.



Memorandum

To: Plan Commission

From: Michael Kowski, Assistant Development Services Director

Date: May 10, 2016

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

Home Depot Driveway Reconfiguration – 7300 159th Street
Reconfiguration of entrance drive off of 159th Street to allow for additional car stacking

Dumpster Enclosures– 9715 Ravinia Court & 9705 Ravinia Court
Replacing dumpster enclosures

MOD Pizza Patio Lighting – 15139 LaGrange Road
Adding lighting to outdoor seating

Orland Industrial Park Fuel Tank Storage – 13301 Southwest Highway
Outdoor storage of fuel tank in fenced enclosure

Certificate of Appropriateness

Ulverton Single Family – 9859 144th Street
Two story new construction with detached garage

Development Projects

Cosmetic Enhancement Clinic & Academy – 64 Orland Square Drive
Special Use for permanent makeup studio

Motor Vehicle Services – 7060 157th Street
Special Use for motor vehicle services

Board Approved Projects

Heartis Assisted Living
Residences of Southbridge
BMW Mini Addition
Net3 LLC - Harlem & 159th Street
Orland Park History Museum
Plata Consolidation



Memorandum

To: Plan Commission
From: Michael Kowski, Assistant Development Services Director
Date: May 24, 2016
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

Talbots Awnings – 14215 LaGrange Road
Replacement of awnings

Soft Surroundings Awnings – 9500 143rd Street
Replacement of awnings

Certificate of Appropriateness

None recently submitted

Development Projects

All Saints Lutheran Church Garage – 13350 LaGrange Road
Proposal to build a detached garage on church site

Board Approved Projects