

# 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, March 8, 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 Plan Commission Chairman, Mr. Lou Stephens, at 7:00 p.m.

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

**APPROVAL OF MINUTES****2016-0130 Minutes of the February 23, 2016 Plan Commission Meeting**

A motion was made by Commissioner Jacobs, seconded by Commissioner Aubin; to approve the minutes of the February 23, 2016 Plan Commission.

APPROVED

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

**Nay:** 0

**Abstain:** 2 - Chairman Stephens and Member Murphy

**PUBLIC HEARINGS****NON-PUBLIC HEARINGS****2016-0180 Net3 LLC 7170 159th Street**

LELO: Staff presentation made in accordance with written staff report dated March 8, 2016.

STEPHENS: Thank you. Does the petitioner wish to address staff's report?

BERK: Everything that Ed said was great and represents the project well. We really look forward to updating this property and bringing a quality new construction building to this major intersection and bringing quality tenants to the area.

STEPHENS: Thank you. Though this is not a public hearing, is there anyone in the audience who would like to make a comment regarding this petition? Seeing no one, we will go to our Commissioners.

PARISI: Nice building and it is a nice improvement for that parcel and area. I am really happy that you did make that modification to the south elevation. I think it is important that you made those changes at a minimum.

MURPHY: I concur. I don't have any objections. I think it is a good use for the building. It will be a big improvement for the building so good luck.

AUBIN: I have nothing to add.

STEPHENS: I would like to bring up a couple of points. I think your east elevation and west elevation, since we are going to be driving down that street and that is what we're going to be looking at, I don't think we should be looking at that long of a blank wall. In addition to that, the EIFS that you put on the top is pretty basic. You could add some architectural enhancements to that EIFS. Maybe add some additional glass windows to the east and west elevations. If you are going to run the architectural enhancements along the top of the EIFS, you should probably run it across the north elevation as well as the south elevation. Not where the signs are but where the other areas area. It is a hard corner and the entrance into the town. Just to leave it as bland as you have it here does not follow what would look nice compared to the area. I would like to add a condition for you to work with staff to add some architectural enhancements as I have noted.

JACOBS: I agree with our Chairman. It is a premiere location and has high visibility. You want to do as much as you can for the building and the site. I agree that needs to be improved and should be part of the conditions. My other concern is the restaurant side. I just want to make sure it is closer to the dumpster than the other side. I can't imagine them schlepping the garbage all the way across the parking lot to that enclosure. There is a door on the side, right?

BERK: Absolutely. The restaurant will be on the side of the building closest to the dumpster.

PAUL: I have a question about the north side entrance. Are you saying that as it stands right now, nobody can use that? The driveway entrance?

LELO: Inaudible.

PAUL: But you can still use it?

LELO: Inaudible.

PAUL: So Panera owns that right up to the property line of this property. That is the only question I had.

SHALABI: I agree with our Chairman that due to the high visibility of the east and west elevations could use some aesthetically pleasing finishes and touches.

STEPHENS: Is that the best location for the garbage to be picked up? Don't the trucks have to come in and back up to that?

ZALEWSKI: Not necessarily. If it is on rollers they will roll it out, dump it, put it back and continue on. Garbage is usually picked up in the off hours. Having garbage trucks enter in during hours of operation is not conducive to sales.

STEPHENS: When would you think garbage hours would be?

ZALEWSKI: I would say early in the morning before they open. Businesses usually coordinate their operation hours with the garbage company.

STEPHENS: Do you know what the business hours of the restaurant are going to be? Does Ms. Berk?

BERK: At this time, we are still in negotiations for the restaurant space so we are not sure what the hours will be but like Bill said, our tenants will coordinate with the trash company to make sure that it doesn't interfere with business hours and customers.

STEPHENS: Have you worked with them on any other location to see if there is a better location for the dumpster?

LELO: There has been. There were other iterations. The logical location would be in the back of the building which is towards the front setback area. In addition to not allowing parking spaces in between the building and the street, the Land Development Code does not allow garbage dumpsters to be located in between the building and the street. They ran into some issues when they were attempting to prepare a site plan that did not require variances. This was the most feasible location.

STEPHENS: Ok. My other comment is that the swale that you were talking about looks to me like it is just a 2' depression.

ZALEWSKI: It is between 2' and 3' deep. It is volume control. We need to put the water in there, slow it down and then discharge it off for the more frequent rain events. It will be native plantings.

STEPHENS: Where will that discharge? It will absorb into the ground?

ZALEWSKI: Some of it will but in the larger rain events, there is currently a storm sewer system that it will connect to. The water will fill up, hit a certain level and it will start going into the pipes, soak into the ground and whatever doesn't soak in will discharge into that storm sewer.

STEPHENS: Sounds like you have it covered pretty well. Hearing no other comments, chair will 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 8, 2016.

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Geometric Plan 159th and Harlem Avenue," and dated January 28, 2016, 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. Meet all final engineering and building code related items.

and

I move to recommend to the Village Board approval of the Elevations titled "Retail Building Orland Park, IL," and dated February 5, 2016, subject to the following conditions. All changes must be made prior to the Board meeting.

1. Screen all 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. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Work with staff to add more architectural enhancement features above the red awnings on the EIFS along all four sides of the building and add more windows on the east and west elevations along with masonry architectural enhancements.

PAUL: Second.

RECOMMENDED FOR APPROVAL

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

**Nay:** 0

## 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 7:26 pm

Respectfully submitted,

Heather Zorena  
Recording Secretary