



# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)

## Meeting Agenda

### Plan Commission

*Louis Stephens, Chairman*

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

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Tuesday, February 24, 2015

7:00 PM

Village Hall

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#### CALLED TO ORDER/ROLL CALL

#### APPROVAL OF MINUTES

Minutes of the November 11, 2014 Plan Commission Meeting

Minutes of the January 27, 2015 Plan Commission Meeting

Attachments: [January 13, 2015 Meeting Minutes](#)

Minutes of the February 10, 2015 Plan Commission

#### PUBLIC HEARINGS

(Heritage Square) Parkside Square

Attachments: [Rezoning Factors.pdf](#)

John Burns Construction

Attachments: [Site Plan](#)  
[Elevations](#)  
[JBC Aerial.pdf](#)

#### NON-PUBLIC HEARINGS

#### OTHER BUSINESS

Memo: New Petitions & Appearance Review

Attachments: [2-10-15 Plan Commission Memo](#)

#### ADJOURNMENT



# VILLAGE OF ORLAND PARK

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## **Meeting Minutes**

**Tuesday, January 13, 2015**

**7:00 PM**

**Village Hall**

## **Plan Commission**

*Louis Stephens, Chairman*

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

**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 Aubin; Member Dzierwa; Member Parisi; Member Paul, Member Murphy

**Absent:** 2 - Chairman Stephens, Member Jacobs

**APPROVAL OF MINUTES****2014-0463 Minutes of the November 11, 2014 Plan Commission Meeting**

A motion was made by Commissioner Dzierwa, seconded by Commissioner Paul; to continue the minutes of the November 11, 2014 Plan Commission.

I move to continue the minutes of the November 11, 2014 Plan Commission Meeting to the next regularly scheduled meeting.

CONTINUED

**Aye:** 5 - Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

**Nay:** 0

**Absent:** 2 - Chairman Stephens and Member Jacobs

**2014-0277 Minutes of the December 9, 2014 Plan Commission Meeting**

A motion was made by Commissioner Dzierwa, seconded by Commissioner Paul; to continue the minutes of the December 9, 2014 Plan Commission.

I move to continue the minutes of the December 9, 2014 Plan Commission Meeting to the next regularly scheduled meeting.

CONTINUED

**Aye:** 5 - Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

**Nay:** 0

**Absent:** 2 - Chairman Stephens and Member Jacobs

**PUBLIC HEARINGS****2014-0727 Paddy B's Restaurant Expansion - Approval**

MAZZA: Staff presentation made in accordance with written staff report dated January 13, 2015.

AUBIN: Excellent presentation Mr. Mazza. Does the petitioner have anything to add to the presentation?

DZIERWA: Swore in Timothy McCarthy, 14466 Beacon Avenue, Orland Park.

MCCARTHY: As you probably recognize, I am quite familiar with this process. This is my third appearance before the Board in four years. I thought I had all my bases covered but Village Staff has been very helpful on this particular issue. We believe in our business sense that with the way the economy was, we would take small steps to expand our business to get what we really wanted and what we needed. The greatest portion of this expansion is allowing me to make my kitchen better with more storage and more facilities. When I decided to do this, the Village really stepped up and helped me do this. I'm glad to be in Pinewood Plaza. I've been there four years come June. I have been in the business almost 9 years with my time at 143rd Street and Southwest Highway. We are a family owned business. We are blessed that we have customers and I am thankful to the Village staff for helping me out.

AUBIN: Thank you. I will now go to our Commissioners for any comments.

PAUL: I have no comments.

PARISI: I have no comments.

DZIERWA: I have no comments.

MURPHY: I have no comments.

AUBIN: I have no comments. The chair will now entertain a motion.

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 13, 2015.

and

I move to recommend to the Board of Trustees to approve a special use permit amendment allowing Paddy B's Restaurant to expand an existing restaurant located within 300 feet of a residential parcel, subject to the following conditions:

1. That the Petitioner comply with all Building and Health Code requirements; and
2. That all new signage is approved through a separate permitting process.

DZIERWA: Second.

**RECOMMENDED FOR APPROVAL**

**Aye:** 5 - Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

**Nay:** 0

**Absent:** 2 - Chairman Stephens and Member Jacobs

**2014-0728 Pizza Hut**

LELO: Staff presentation made in accordance with written staff report dated January 13, 2015.

AUBIN: The petitioner is not present so we will go to our Commissioners for any comments.

No comments made.

AUBIN: The chair will now 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 January 13th, 2015;

and

I move to recommend to the Board of Trustees approval of a special use permit for a Pizza Hut restaurant located at 7842 159th Street, and as shown on the plat of survey, prepared for "J & L Enterprises Patio Foods," received November 6, 2014, subject to the following conditions:

1. That the petitioner comply with all Building and Health Code Requirements.
2. That all new signage is approved through a separate permitting process.

RECOMMENDED FOR APPROVAL

**NON-PUBLIC HEARINGS****OTHER BUSINESS****2015-0040 Memo: New Petitions & Appearance Review**

None.

**ADJOURNMENT**

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

STEPHENS: This meeting is adjourned at 7:15 pm

Respectfully submitted,

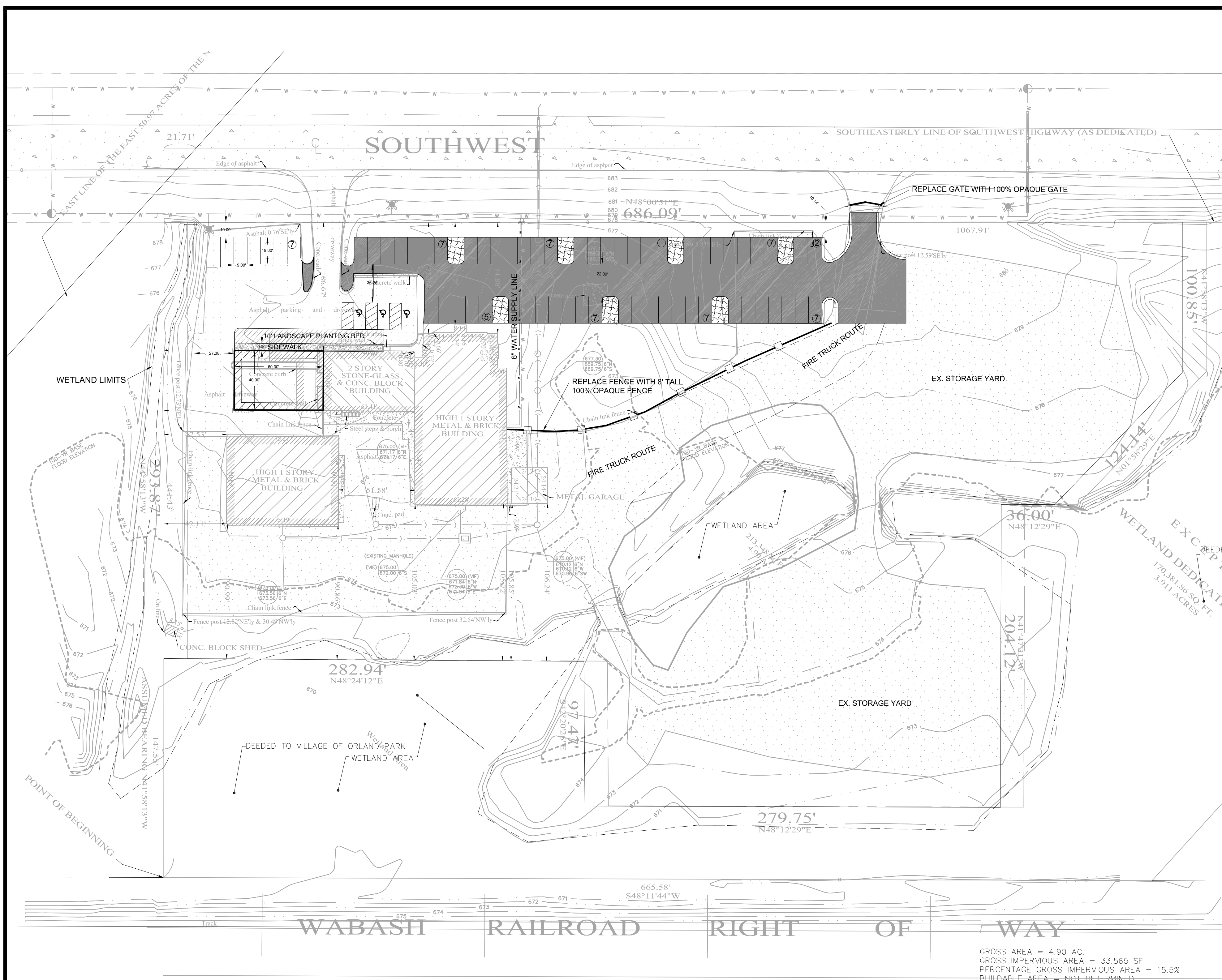
Heather Zorena  
Recording Secretary

## *The Right Decision at the Right Time*

### Rezoning Evaluation Factors

1. Nearby property is zoned R-3a and R-6, requesting of R-4 zoning allows for single family lots and will have a positive effect on the surrounding neighborhood.
2. Property values should increase once this subdivision is approved, because of the quality and price points of the homes to be built.
3. The new subdivision should not have any negative effect on the public's welfare.
4. Property owners in the area and the public at large will see a great gain in the residential area versus the minor inconvenience of the construction in the area.
5. The site is perfect for this zoning request.
6. The property has been owned by one family for over 50 years, know the requested zoning will increase the property value.
7. The community has taken a great amount of due diligence in planning its land use, and hopefully the community will benefit greatly by the rezoning of this proposed subdivision.
8. The zoning request and subdivision will compliment and hopefully be a plus for the surrounding community and meet the need to bring new residents to the community.

The above are answers to the questioner attached.



THAT PART OF THE WEST 100 ACRES (EXCEPT RAILROAD) OF THE NORTHEAST 1/4 AND THE EAST 50.79 ACRES OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF THE WABASH RAILROAD AND A LINE DRAWN AT RIGHT ANGLES TO THE CENTERLINE OF SOUTHWEST HIGHWAY AT A POINT WHICH IS 21.71 FEET SOUTHWESTERLY FROM THE POINT OF INTERSECTION OF SAID SOUTHWEST HIGHWAY CENTERLINE WITH THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 31;  
 THENCE ON AN ASSUMED BEARING OF NORTH 41°58'13" WEST 147.55 FEET, ALONG A FOREMENTIONED LINE DRAWN AT RIGHT ANGLES TO SOUTHWEST HIGHWAY;  
 THENCE NORTH 48°24'12" EAST A DISTANCE OF 282.94 FEET;  
 THENCE SOUTH 42°20'26" EAST, A DISTANCE OF 97.47 FEET;  
 THENCE NORTH 48°12'29" EAST, A DISTANCE OF 279.75 FEET;  
 THENCE NORTH 41°47'31" WEST, A DISTANCE OF 204.12 FEET;  
 THENCE NORTH 48°12'29" EAST, A DISTANCE OF 36.00 FEET;  
 THENCE NORTH 01°58'29" EAST A DISTANCE OF 124.14 FEET;  
 THENCE NORTH 41°58'13" WEST, A DISTANCE OF 100.85 FEET;  
 THENCE NORTH 48°00'51" EAST A DISTANCE OF 381.82 FEET TO THE EAST LINE OF THE WEST 50 ACRES OF THE NORTHWEST 1/4 OF SAID SECTION 31;  
 THENCE SOUTH 00°14'04" WEST, A DISTANCE OF 598.91 FEET, ALONG SAID EAST LINE TO THE NORTHWESTERLY RIGHT OF WAY OF AFOREMENTIONED WABASH RAILROAD;  
 THENCE SOUTH 48°11'44" WEST A DISTANCE OF 665.58 FEET, ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINS 4.90 ACRES.

**63 PROPOSED PARKING SPACES  
 3 HANDICAPPED SPACES  
 (SPACES REQUIRED TO SATISFY  
 OFFICE EMPLOYEE STAFF)**

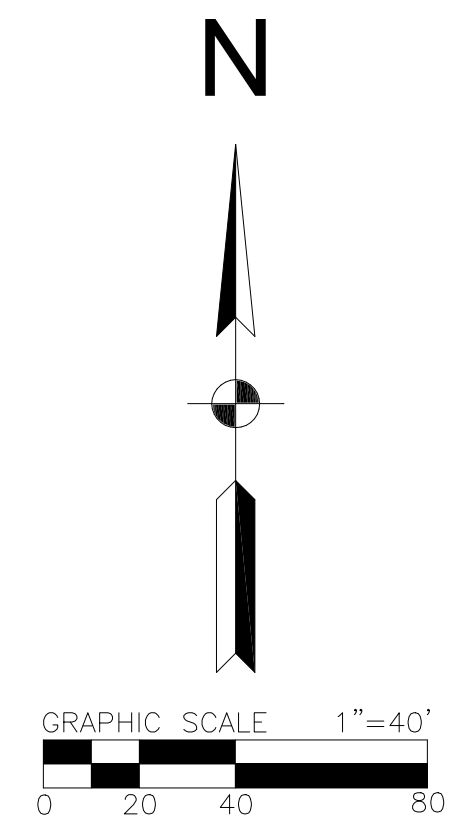
**REQUIRED DETENTION VOLUME 0.25  
 AC-FT +/-**

**THIS WOULD MAX -OUT THE AREA  
 BETWEEN THE EASTERN FENCE AND  
 THE EX. PARKING LOT...WE WOULD  
 LIKELY NEED TO UTILIZE  
 UNDERGROUND DETENTION SUCH AS  
 STORM TRAP, ADS STORM TECH/  
 OVERSIZED PIPES OR SIMILAR FOR  
 THE PROJECT TO STAY OUT OF THE  
 FLOODPLAIN...**

**LIKELY COST TO INSTALL  
 UNDERGROUND DETENTION SYSTEM  
 AND DISPOSE OF SPOILS WOULD  
 LIKELY BE IN THE \$40,000 RANGE...**

**NONE OF THE PROPOSED  
 IMPROVEMENTS FALL IN THE  
 FLOODPLAIN OR WETLANDS.**

**EX. IMPERVIOUS AREA= 1.14 ACRES  
 PROP. IMPERVIOUS AREA=0.42 ACRES  
 PIN NO. 27-31-200-007-0000**



GROSS AREA = 4.90 AC.  
 GROSS IMPERVIOUS AREA = 33,565 SF  
 PERCENTAGE GROSS IMPERVIOUS AREA = 15.5%  
 BUILDABLE AREA = NOT DETERMINED

**NOTES**

- ALL DIMENSIONS ARE MEASURED FROM EDGE OF PAVEMENT
- ALL NON PAVED AREAS TO BE RESPAVED WITHA MINIMUM OF 6" TOPSOIL AND STABILIZED WITH ESTABLISHED VEGETATIVE COVER. SEEDING MAY NEED TO BE SUPPLEMENTED WITH MULCH AS CONDITIONS WARRANT.
- PAVEMENT MARKINGS AND STRIPING (4-INCH WIDE) SHALL BE YELLOW IN ACCORDANCE WITH IDOT STANDARD SPECIFICATION SECTION 1095.02.
- ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, APRONS, AND SIDEWALK AND FOR A DISTANCE OF 2 FEET ON EITHER SIDE OF THE SAME AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH CA-6 & THOROUGHLY COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL EXISTING WATER, STORM SEWER, SANITARY SEWER, AND OTHER APPURTENANCES SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED GRADES.
- EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR CONTRACTORS GUIDANCE ONLY. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND LOCATE ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO CONSTRUCTION.
- REFER TO MEP DRAWING FOR SERVICE CONNECTION DETAILS AT THE BUILDING.
- RIM ELEVATION IS FLOW LINE ELEVATION.
- ALL FRAMES SHALL BE EJIW 1050, AND TYPE M1 GRATES OR APPROVED EQUAL, UNLESS OTHERWISE SPECIFIED.

**BOHNAK**  
 ENGINEERING, INC.  
 CIVIL & ENVIRONMENTAL CONSULTANTS  
 P.O. BOX 143  
 TINLEY PARK, ILLINOIS 60477  
 PHONE: (708) 214-7518  
 FAX: (708) 614-8407  
 e-mail: bob@bohnaengineering.com

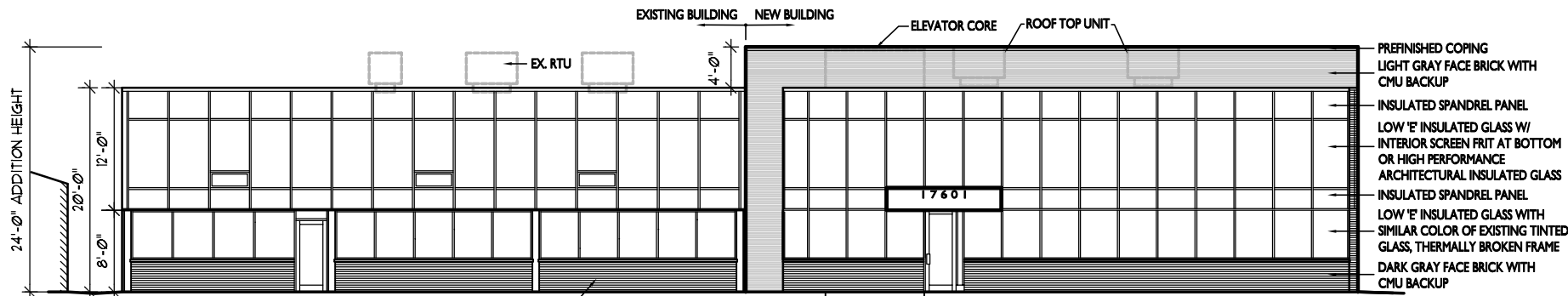
No.	DATE	REVISION
1	2/17/15	PER PLANNING COMMENTS
2		
3		
4		
5		

PREPARED FOR:  
**JOHN BURNS CONSTRUCTION COMPANY**  
 17601 SOUTHWEST HIGHWAY  
 ORLAND PARK, ILLINOIS

**SKETCH PLAN FOR DISCUSSION**  
**JOHN BURNS CONSTRUCTION COMPANY**  
 17601 SOUTHWEST HIGHWAY  
 ORLAND PARK, ILLINOIS

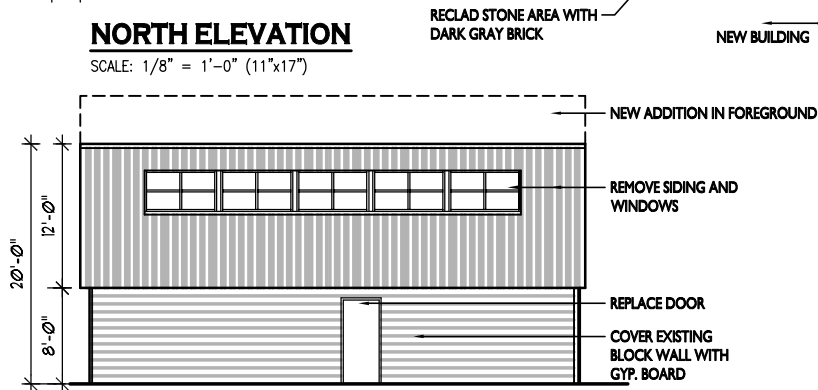
Date **08/01/14**  
 Scale **1"=40'**  
 Sheet No. **1 OF 1**  
 Project No. **3465**





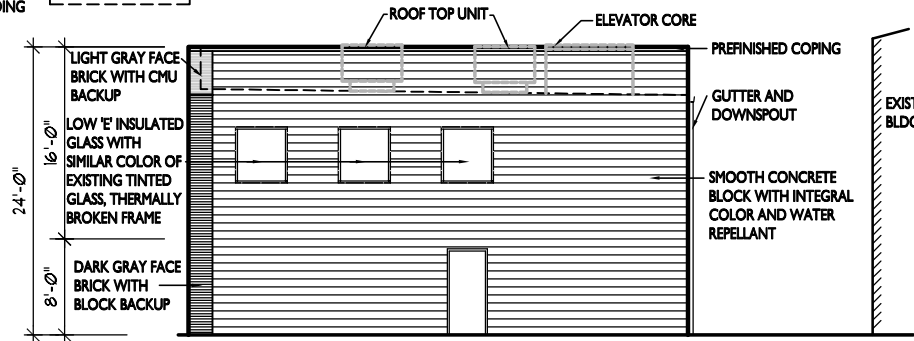
**NORTH ELEVATION**

SCALE: 1/8" = 1'-0" (11"x17")



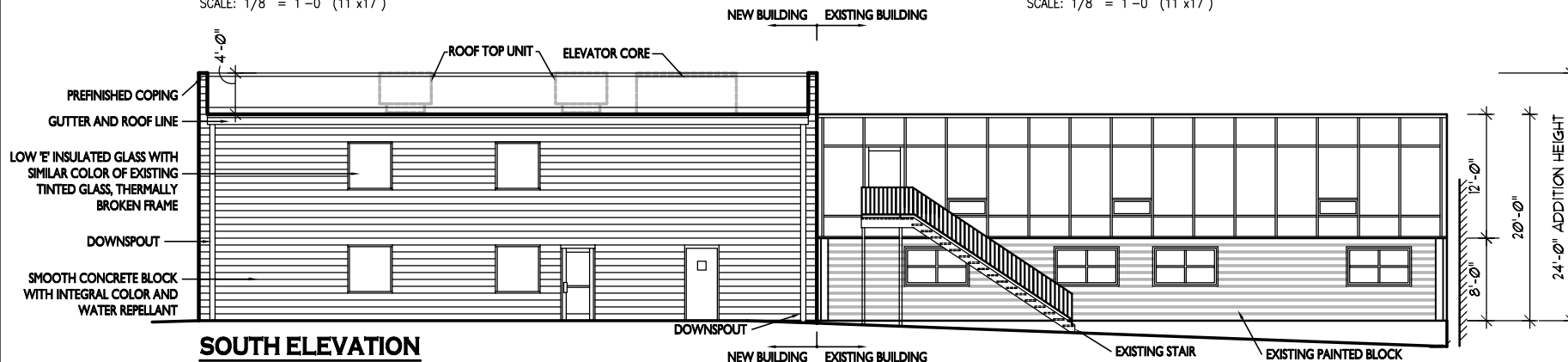
**EXISTING WEST ELEVATION**

SCALE: 1/8" = 1'-0" (11"x17")



**PROPOSED WEST ELEVATION**

SCALE: 1/8" = 1'-0" (11"x17")



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0" (11"x17")

**BASE TEN ARCHITECTS, INC.**

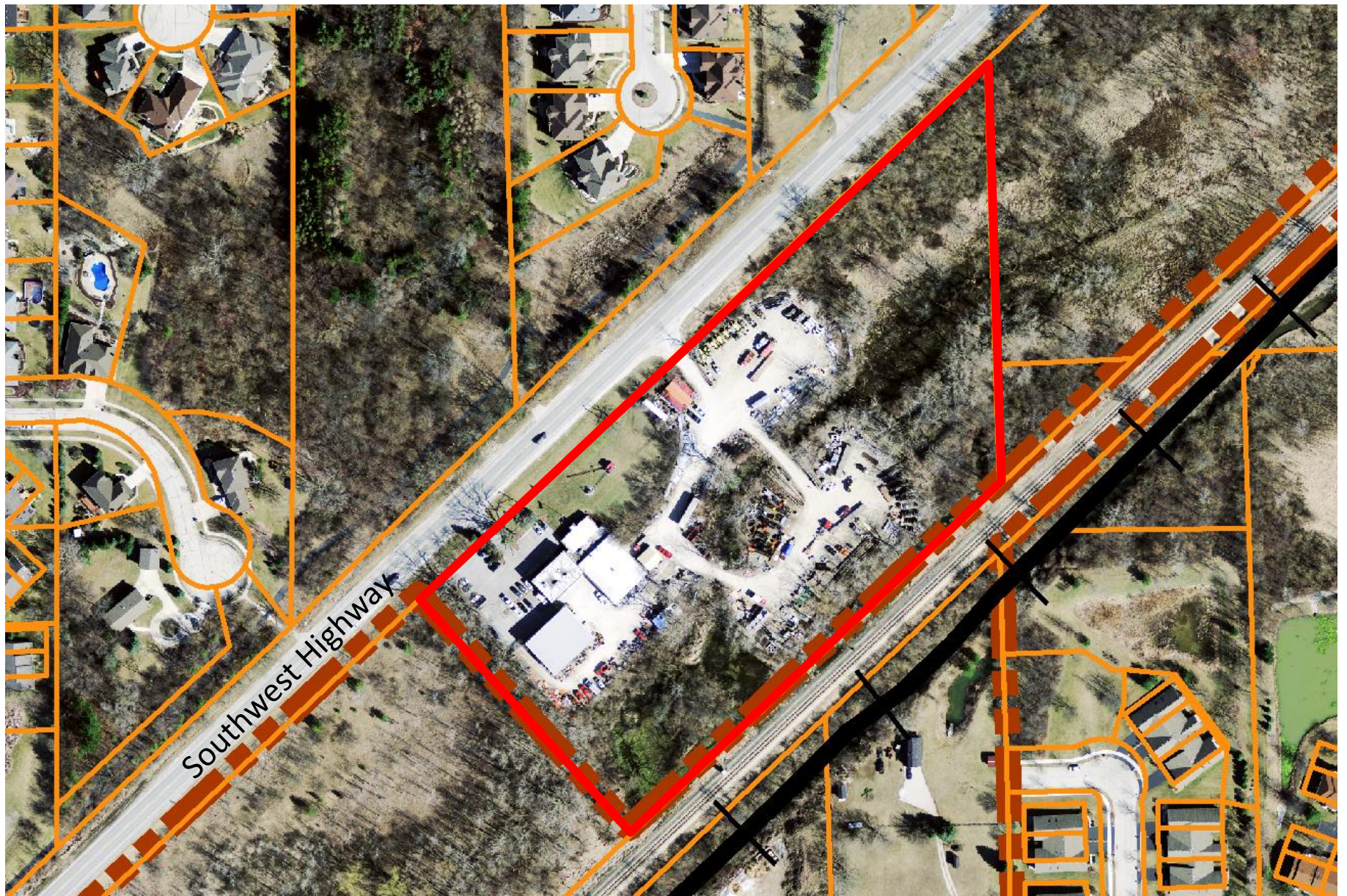
801 Country Club Dr.  
La Grange, IL  
60525  
T 708.215.8002  
F 708.215.8005  
bt10.com

BUILDING ADDITION

**john burns**  
construction company

17601 Southwest Highway  
Orland Park, Illinois 60467





John Burns Construction – 17601 Southwest Highway





# Memorandum

**To:** Plan Commission

**From:** Michael Kowski, Assistant Development Services Director

**Date:** February 10, 2015

**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

Fence – 15609-15645 71<sup>st</sup> Court  
Fence installation along side and rear.

## Development Projects

Kelly Grove II – 9865 144<sup>th</sup> Street  
Consolidation of two lots into one for the construction of a single family home.

## Board Reviewed Projects