

# 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, January 8, 2013**

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

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

**APPROVAL OF MINUTES****2013-0017 Minutes of the November 13, 2012 Plan Commission Meeting**

A motion was made by Commissioner Parisi, seconded by Commissioner Jacobs to continue the minutes of the November 13, 2012 Plan Commission Meeting due to a lack of quorum.

CONTINUED

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

**Nay:** 0

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

**PUBLIC HEARINGS****2012-0439 Landmark Christian Academy**

A motion was made by Commissioner Parisi, seconded by Commissioner Paul to terminate petition 2012-0439, Landmark Christian Academy.

PARISI:

I move to terminate the public hearing for file number 2012-0439, Landmark Christian Academy.

PAUL: Second  
TERMINATED

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

**Nay:** 0

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

**2012-0690 Kelly Grove Subdivision - SUB, SP, VAR, COA**

PITTOS: Staff presentation made in accordance with the written staff report dated January 8, 2013.

AUBIN: Mr. Pittos, thank you very much for a fine report. The petitioner, is he in the

room tonight? Mr. Kelly, you've heard staff's report. If there are any comments that you wish to make or if you wish to address the Commission, please come to the microphone we will have to swear you in. If not, you do not need to be sworn in. Because it is a public hearing, you've signed in and now would be the time to come forward. If not, I am going to get some comments from our Commissioners. Commissioner Jacobs?

JACOBS: Thank you, Mr. Chairman. My only concern, which is covered in the narrative and mentioned in the recommendation made by staff, is that the encroachment issue definitely be satisfied before this moves forward to Development Services. Other than that, that is my only comment.

AUBIN: Commissioner Jacobs, number four covers that element. Thank you very much. Commissioner Paul?

PAUL: No, I think this is a great idea. My only concern would have been if the neighbors had any objections and I don't see any of them here. It is consistent with everything else that is in that area so I have no objection to it.

AUBIN: Thank you Commissioner Paul. Commissioner Parisi?

PARISI: I think as long as the petitioner agrees to comply with the conditions. I have seen the homes along 144th and I think they are quite charming and these will enhance the area tremendously. It would be a nice improvement.

AUBIN: Thank you, sir. Commissioner Dzierwa, any comments?

DZIERWA: Thank you, Mr. Chairman. Mr. Kelly, I'm going to have to swear you because I have a question for you. Swore in John Kelly, 14310 Raney Lane, Orland Park, Illinois. My question for you is about those two heritage trees. I was out there today and I know you're going to have to remove one of them but are you going to remove both of them?

KELLY: That I really don't know yet until I get out there and place the footprint. But, as I've said before, whatever trees come out I am willing to replace.

DZIERWA: Well, I understand that. Its just that there are two really nice trees there and the one I really like is right there in the front and it seems like its going to be in the footprint of one of the houses. But the other one is a really nice looking tree, too, and I was just curious if you are going to be able to keep it.

KELLY: Right, yes. That one is further in the rear, right?

DZIERWA: Yes. Just curious. Whatever you work out with the planners is fine by me.

KELLY: If its possible, I save whatever I can. I have agreed to save as many trees as possible because I build in the area and I live in the area. I want to actually live in that area, myself.

DZIERWA: Its nice. I'm jealous. I wish I lived there because it's a really cool area. Ok. Thanks. The only other thing that I was curious about too as far as the lot coverage is concerned, we allow up to 80% on a 2500 sq. ft lot and now these are a little bit larger they are well under lot coverage. Its just a shame that there is going to be a curb cut for a driveway and that driveway is going to run the entire length of what is considered Grove Street right now.

PITTOS: That's correct.

DZIERWA: It just seems like lot 2 gets the benefit of having the smallest driveway because the garage is basically right at the street. So there is a lot less lot coverage on number 2 and a lot more on 1 and 3. Is that correct?

PITTOS: That's correct.

DZIERWA: Its just the way that it was laid out. Its just a shame because there could be a less driveway and a little more green space. Ok, Mr. Chairman, those were my only questions and concerns.

AUBIN: Thank you Commissioner Dzierwa. My comments go along with the rest of the Commissioners here tonight. It's a good fit. The experts have put out some conditions that the petitioner has agreed to. I have absolutely no problems with this project whatsoever and 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 8, 2013.

And

I move to recommend to the Village Board approval of the preliminary site plan titled " Topographical Survey and Preliminary Engineering Kelly Grove", prepared by Landmark Engineering LLC and dated 12/21/12, subject to the following conditions:

- 1) Remove the proposed Out-lots A and B from the submitted preliminary engineering/ site plan and the proposed plat of subdivision.
- 2) Submit a Tree Survey to determine any tree mitigation requirements prior to the Village Board meeting.
- 3) Install green infrastructure improvements on Lots 1, 2 and 3 to mitigate onsite storm water runoff impacting Lot 3.

- 4) Address the property encroachment issues of 9865 W. 144th Street prior to the project attending the Development Services and Planning Committee meeting.
- 5) Meet all final engineering (on a lot by lot basis) and building code related items.

and

I move to recommend to the Village Board approval of a subdivision for 9867 W. 144th Street into three single family lots subject to the same conditions as above and the following condition:

1. That the petitioner submits a Record Plat of Subdivision to the Village for recording.

and

I move to recommend to the Village Board approval of a variance for the three lot subdivision of 9867 W. 144th Street to increase the maximum lot width requirement from 50 feet to 59 feet as depicted in the above referenced site plan.

All changes must be made prior to the Board meeting.

DZIERWA: Second

RECOMMENDED FOR APPROVAL

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

**Nay:** 0

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

#### **2012-0698 Indra's Thai Restaurant - Special Use Amendment**

TURLEY: Presentation made by staff in accordance with the written staff report dated January 8, 2013.

AUBIN: Thank you Mrs. Turley. If you have any comments or if you disagree with anything in the report, I'm going to have to swear you in to speak. Otherwise, we will just proceed if you have nothing to say. Thank you very much. This is a public hearing. If there is anybody here that would like to speak on this petition, please come forward now. I am going to be very short with my Commissioners. If there is one that would like to make a comment, please come ahead.

DZIERWA: I have a question. The basis of all the businesses, are any of the businesses more daytime as opposed to nighttime where parking wouldn't really be an issue anyways, Mrs. Turley?

TURLEY: Complementary types of uses?

PARISI: A dry cleaner, two carry-outs. I don't think its going to be a problem.

TURLEY: Yeah.

DZIERWA: Ok, I don't think parking is going to be an issue.

TURLEY: You're right and it does help us to justify the 10% reduction if there are complementary uses that don't have the same peak hours.

DZIERWA: Its not as cut and dry as if one is a breakfast restaurant and one is a dinner restaurant.

PAUL: Have we ever had an issue with a restaurant before there? As far as it has impacted the neighbors and the community behind there?

TURLEY: Not as far as I'm aware of.

PAUL: I didn't think so but I thought I'd ask.

PARISI: I think it's a good thing that you have approved seating in there instead of temporary seating.

DZIERWA: Under the parking and loading, if you could look at the fifth line down where it says that the Development Services Department will authorize up to a 20% increase or decrease in parking requirements?

TURLEY: Reduction.

DZIERWA: I figured that's what it was. But that's all. Thank you.

AUBIN: Ok, thank you ladies and gentlemen, the chair will entertain a motion.

DZIERWA:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated January 8, 2013.

and

I move to recommend to the Village Board approval of a Special Use Permit for a restaurant located at 15880 S Wolf Rd. and as shown on the plat of survey, "County West Plaza," received November 19, 20012, subject to the following conditions:

1. The petitioner submits for approval from the Development Services Department should screening be required for the proposed rooftop mechanical units.

- 2. This approval is subject to meeting Building and Health Code requirements.
- 3. New signage will be approved through a separate permitting process.

PAUL: Second

RECOMMENDED FOR APPROVAL

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

**Nay:** 0

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

**NON-PUBLIC HEARINGS**

None.

**OTHER BUSINESS**

None.

**ADJOURNMENT**

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

AUBIN: This meeting is adjourned at 7:35 p.m.

Respectfully submitted,

Heather Rosignolo  
Recording Secretary  
ADJOURNED