

# 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, February 28, 2012**

**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 Plan Commission Chairman, Mr. Louis Stephens, at 7:00 p.m.

**Present:** 7 - Jacobs; Dzierwa; Aubin; Stephens; Parisi; Paul, Murphy

**APPROVAL OF MINUTES****2012-0098 Minutes for the February 14, 2012 Plan Commission Meeting**

A motion was made by Commissioner Aubin, seconded by Commissioner Paul to approve the minutes of the February 14, 2012 Plan Commission minutes with the following corrections:

PAGE 5 Change the word "wait" to "weight"

PAGE 9 Change the testimony made by Commissioner Parisi to "about 45 years to do it, and a good deterrent" also change to "but obviously a similarity for high residential users of water would be some tiered pricing system" and change "think" to "hope" in the second to last line of the testimony.

APPROVED

**Aye:** 6 - Dzierwa, Aubin, Stephens, Parisi, Paul and Murphy

**Nay:** 0

**Abstain:** 1 - Jacobs

**PUBLIC HEARINGS****2012-0030 Tilted Kilt Pub & Eatery - SUA, SP, AR**

PITTOS: Staff presentation made in accordance with the written Staff Report dated February 28, 2012 as presented.

STEPHENS: Thank you, Mr. Pittos. Is the petitioner present?

PITTOS: Yes

STEPHENS: Would the petitioner like to add anything to this presentation? Is there anyone else here that has any questions or comments they would like to make in regards to this petition? Seeing no one, we will go to our commissioners. Commissioner Paul?

PAUL: Thank you Mr. Chairman. Its nice to see that after somebody just moved out, there is somebody waiting to move in. I think it is a good sign and I think it is a good use of the existing building. I have no problems with that. Thank you.

STEPHENS: Thank you. Commissioner Jacobs?

JACOBS: Thank you Mr. Chairman. I agree with Mr. Paul and I am very happy to see that someone will be doing successful business there and has the desire to expand. So, thank you.

STEPHENS: Thank you Commissioner Jacobs. Commissioner Dzierwa?

DZIERWA: Thank you Mr. Chairman. Mr. Pittos, was this the banding that you were talking about? Will you take a look at this picture, here? I am just wondering if I agree with staff on this. It is existing banding, right?

PITTOS: Yes that is.

DZIERWA: Ok, honestly I don't know how a drive thru worked here. I think this is basically a better use for the site. I think if somebody wants to move in and make good use of the site it is actually improving the overall aesthetics of it, the landscaping especially. I would like to thank the petitioner for taking the time to effectively answer the special use questions. Most people don't take the time to do that. You really proved your point by what I read and that is all I have, Mr. Chairman.

STEPHENS: Thank you Commissioner Dzierwa. Commissioner Aubin?

AUBIN: Thank you Mr. Chairman. I concur. It has been awhile and you guys have been working at this for a long time to come to Orland Park. Welcome aboard.

STEPHENS: Thank you. Commissioner Murphy?

MURPHY: I agree it's an overall improvement and I think it's a great use. I do have a question on parking. So staff is confident that we are going to have enough parking? I know it gets pretty crowded over there.

PITTOS: Yes, they do meet code. They are actually 8 spaces net over code requirements. So they have added enough parking spaces to accommodate the users that will be there.

MURPHY: What are the hours of operation?

AUBIN: Swore in Dale Andrews of 17503 Harvest Hill Drive, Orland Park, IL.

STEPHENS: What are your hours of operation?

ANDREWS: We do not have anything set in stone yet. We have been discussing things with the Mayor and the Mayor's office. We are looking at opening for lunch

probably about 11 AM and looking to be closed during the week somewhere around midnight. Then Friday and Saturday depending on how late it is open is up to them. I would like to see something like 1 or 2 AM.

STEPHENS: Depending on the liquor license?

ANDREWS: Yes, it is all about the liquor license.

STEPHENS: Ok.

MURPHY: Thank you and good luck to you.

ANDREWS: Thank you.

STEPHENS: Thank you Commissioner Murphy. Commissioner Parisi?

PARISI: I really don't have much to add other than I am glad to see another thriving enterprise come to Orland Park. I am glad to see that drive thru replaced with an outdoor seating area. I think it is a great improvement and I hope you are successful.

STEPHENS: Thank you Commissioner Parisi. I tend to agree with all of the Commissioners here. It is a significant improvement over the existing building that is there. I agree with the improvement that is going to go up to the west with the outdoor seating and I think that this restaurant is much more consistent with the other two restaurants that are contiguous to the north, being Champps and Houlihans. I think it is a much better fit than what we had prior. That's all I have to say. I am in favor of it as well. At this time the 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 February 28, 2012

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Tilted Kilt Pub and Eatery", prepared by Big Red Rooster, dated 2/21/12, sheet X-0.0, subject to the following conditions. All changes should be made prior to the Committee Meeting wherever possible unless otherwise noted.

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of approval.
2. Meet all building code related items.

- 3. Include a new bicycle rack on the site plan near the main entrance.
- 4. Screen the relocated triple basin grease trap from view of neighboring properties with landscape screening.
- 5. Revise the dead-end parking at the west end of the site by converting two parking spaces to landscape islands to provide for easy reverse vehicular movements.
- 6. Continue the banding on the proposed north elevation across the entire new façade similar to how the banding currently exists.
- 7. Work with staff on the landscape plan to maximize the visibility of the building within Code requirements.

and

I move to recommend to the Village Board approval of the elevations titled "Tilted Kilt Pub and Eatery", prepared by the same, dated the same, sheet numbers X-3.0 and X-3.1, subject to the following conditions. All changes should be made prior to the Committee Meeting wherever possible unless otherwise noted.

- 1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.

and

I move to recommend to the Village Board approval of a Special Use Amendment for Tilted Kilt Pub and Eatery at 16255 S. La Grange Road subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

- 1. Reduce the north side yard setback from fifteen (15) feet to ten (10) feet.

**RECOMMENDED FOR APPROVAL**

**Aye:** 7 - Jacobs, Dzierwa, Aubin, Stephens, Parisi, Paul and Murphy

**Nay:** 0

**NON-PUBLIC HEARINGS**

**OTHER BUSINESS**

STEPHENS: Any other business from staff or Commissioners?

DZIERWA: Just one question.

STEPHENS: Commissioner Dzierwa?

DZIERWA: This is for staff. It seems kind of awkward in the motion where you are making a motion and then you say that all changes should be made prior to Committee Meeting. Could we possibly include that at the end of the changes? In other words, you are stating that you are going to make changes. It just seems like it is worded awkward. Its just something that I am going to throw out at you and see what you can do with it.

STEPHENS: What are you talking about?

DZIERWA: Right here where Commissioner Aubin was making a motion and in the last sentence in that motion before he stated the changes he said all changes should be made prior to Committee Meeting but do you think it would make sense to state the changes and then say that they should be made prior to Committee Meeting?

STEPHENS: Yes, I think it is a good point. Instead of having it up in the body, move it down below the changes.

DZIERWA: Say in this case, state the changes and then state that they need to be made prior to the Committee Meeting unless otherwise noted. It just seems for the last few meetings it has been seeming kind of awkward where it is placed. I thought I would bring that up at tonight's meeting since we are finished kind of quickly.

STEPHENS: Terry, bring that up to staff and see if that makes sense to them as well.

PITTOS: We will look at it.

STEPHENS: Ok, thanks. Is there anything else?

## **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 Rosignolo  
Recording Secretary  
ADJOURNED