

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

**Present:** 6 - Chairman Stephens; Member Aubin; Member Dzierwa; Member Parisi; Member Paul, Member Murphy

**Absent:** 1 - Member Jacobs

**APPROVAL OF MINUTES****2013-0199 Minutes of the March 13, 2013 Plan Commission Meeting**

A motion was made by Commissioner Aubin, seconded by Commissioner Dzierwa to approve the minutes of the March 12, 2013 Plan Commission.

APPROVED

**Aye:** 4 - Member Aubin, Member Dzierwa, Member Parisi and Member Paul

**Nay:** 0

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

**Absent:** 1 - Member Jacobs

**PUBLIC HEARINGS****2013-0055 Orland Township Parking**

STEPHENS: The chair will entertain a motion to continue this petition to the May 14, 2013 Plan Commission Meeting.

DZIERWA:

I move to continue file number 2013-0055, Orland Township Parking, to the May 14, 2013 Plan Commission meeting.

AUBIN: Second.

CONTINUED

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

**Nay:** 0

**Absent:** 1 - Member Jacobs

**NON-PUBLIC HEARINGS****2012-0300 Comprehensive Plan Update - Economic Development Chapter**

FLOM: Staff presentation made in accordance with the written staff report dated March 26, 2013.

STEPHENS: I think you've done a great job reviewing this. There is an awful lot of work that went into it and an awful lot of valuable information in here, a lot of statistical information that makes a great deal of sense. I think its great. I look at the rest of the Commissioners for comments that they would like to make. I have no comments other than that.

FLOM: Thank you. It is a draft so there are probably small errors here and there. There are definitely some details that have to be worked out. But there has been a lot of effort to this point.

AUBIN: Will we use this in some shape or form as a sales tool in May when we go to the ICSC conference?

FLOM: Yes as you know, the Development Services Department does engage in economic development efforts; especially as related to tracking retail tenants and maintaining relationships with our current businesses. Some of the data in this chapter was garnered from information that we give to prospective businesses and some of it will bolster that material. We usually update that marketing material annually and we will be using some of this data as we engage in those efforts this year.

AUBIN: Makes sense. Thank you.

DZIERWA: Will we get a chance to see these and others that we've seen in the past again before final approval goes to the Village Board?

FLOM: Absolutely. As I mentioned, right now all of the chapters are on our website for you to look at at any time. But once the entire document goes to Village Board, it will go through Plan Commission, Committee and Board; the same as a normal petition review process.

DZIERWA: Ok, cause this is pretty intense and I would like to read it more than just the two times I've been through it.

FLOM: Right and there will be some changes because we have been receiveing a lot of feedback. But absolutely the entire document will go through the entire process: Plan Commission, Committee and the Village Board. It does not go directly to Village Board.

DZIERWA: You say that there might be some small errors but I really had a hard time finding anything. It was really that good. I hope I get a chance to go through it again before we give it our final approval.

FLOM: Absolutely.

DZIERWA: Ok, thanks.

PAUL: I have a couple questions. I want to commend you, not just on the work that you did, but recognizing that I think we want to diversify our base from just being primarily retail. The question I have is given the disparity in property taxes between Cook County and Will County, it seems like most of the non retail growth is going to be in the I-80 Corridor. What have we seen there? Are we getting a lot of interest from large companies maybe looking to put a corporate headquarters or distribution center there? Granted the economy is bad right now but what are we seeing there? Anything you can comment on?

FLOM: You are on point. The I-80 Corridor is exactly where the Village Board wants to see employment based development. It is the small sliver of Orland Park that is in Will County and can take advantage of the property tax difference. We do get interest from time to time in that area. Not anything substantial lately, but we do get calls about the infrastructure that's there. We had a call talking about the availability of fiber optic cable that serves some of your higher tech users. We do not have that there now but we are working with the South Suburban Mayors & Managers to extend service over to that area. It is all privately owned so the development there has to come to an agreement with the property owner and the developer. We are a little bit at the mercy of the property owner. The Village did install Orland Parkway as a catalyst to provide access. We did draft a zoning district for that area that we are hoping to come through and implement after the Comprehensive Plan. Per this plan and having more high quality employment, we want to do what we can to spur and encourage that type of development especially in that area.

STEPHENS: I think it's a great thing, very forward thinking. The only difficult problem we have is the Cook County taxes on commercial businesses. They're killing us and I don't think there's a quick fix for that.

FLOM: Its especially a challenge when you are a border community.

STEPHENS: Yes. I don't have any other comments. Does anyone else have anything else to add? Thank you.

FLOM: Well if you think of anything along the way, please email me, pass the chapter around, tell everyone you know. We absolutely want feedback on this and all of the chapters.

STEPHENS: Thank you for all of your work and helping to craft the future of the Village.

FLOM: Well, this is a plan based on the feedback we get from you and all of the residents.

STEPHENS: Good job.

This is an informational item.

NO ACTION

## **OTHER BUSINESS**

### **2013-0156 Memo: New Petitions & Appearance Review**

STEPHENS: Is there anything you would like to say about that, Mrs. Flom?

FLOM: There is nothing new to add here. Terry touched on this new initiative on the last meeting; but, I will be sending a memo at every Plan Commission Meeting that lists out new petitions as well as Appearance Reviews. Appearance Reviews, you may remember, used to be reviewed by the Plan Commission but now they are handled administratively so you don't see them anymore. However, it is useful to know what is going on. Typically they are very minor like removing a door or changing a window framing. Sometimes they are a little more substantial. The memo also lists new development petitions.

STEPHENS: That's great. A small appearance review would be like the furniture store going in at the old Dominicks?

FLOM: Yes.

STEPHENS: That's pretty major.

FLOM: Its major from a tenant change but tenant change is not a land use change. They did some façade improvements. Also, another one that was listed on here was the conversion of the car wash on Wolf Road into an office building. Again, it was a building change but it was all within the code. There was no site plan review.

STEPHENS: But that's just all cosmetic.

FLOM: Yes it is but its going from a car wash to an office.

PARISI: I would think that changing from Harrison's to Uncle Julio's will be a major exterior appearance change because of the stucco and the colors.

FLOM: Yes and they have petitioned.

STEPHENS: But that is going to be an appearance review.

FLOM: Yes it is an appearance review. No change in the site but a definite change in the building design.

PARISI: No change in the use.

FLOM: Correct. Restaurant to restaurant.

STEPHENS: Well I want to thank you for getting this thing put together.

FLOM: Also, I just want to add that the appearance reviews are available for review anytime. We have them on file. We have them digitally so if there is anything you ever would like to take a look at, just email me. I would be happy to send them to you.

MURPHY: What about Tilted Kilt?

FLOM: Tilted Kilt has all of their approvals in place and they applied for their demolition permit early in the year and they came and they picked up that permit but then they actually came and took back their building plans. We are not sure if they're kind of on hold for now. We have not heard anything to indicate that they are no longer interested in that location. For whatever reason, they are holding off.

STEPHENS: What about Bonefish?

FLOM: Yes, Bonefish has building permit plans in for review right now. Uncle Julio's and Bonefish both want to be open by the end of the year. Heather just told me that she spoke with the Tilted Kilt representative and they are dealing with some issues with corporate so it sounds like they are just stalled right now.

STEPHENS: Thank you.

## **ADJOURNMENT**

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

STEPHENS: This meeting is adjourned at 7:15 p.m.

Respectfully submitted,

Heather Rosignolo  
Recording Secretary