

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)



## Meeting Minutes

Tuesday, July 11, 2017

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. Louis Stephens, at 7:00 p.m.

**Present:** 5 - Chairman Stephens; Member Aubin; Member Parisi; Member Paul, Member Shalabi

**Absent:** 2 - Member Jacobs, Member Murphy

**APPROVAL OF MINUTES****2017-0045 Minutes of the July 11, 2017 Plan Commission Meeting**

A motion was made by Commissioner Paul, seconded by Commissioner Shalabi to approve the minutes of the June 27, 2017 Plan Commission.

APPROVED

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

**Nay:** 0

**Absent:** 2 - Member Jacobs and Member Murphy

**PUBLIC HEARINGS****2017-0431 Carz N More - Special Use Permit**

MAZZA: Staff presentation made in accordance with written staff report dated July 11, 2017.

AUBIN: Swore in the petitioner Ricardo Rodriguez of Orland Park, Illinois

RODRIGUEZ: The presentation was good in covering all the details.

STEPHENS: Are you in agreement with all the conditions?

RODRIGUEZ: Yes.

PAUL: Has there ever been an issue with the previous facility?

MAZZA: Yes, the Police Department provided information on some violations related to unregistered vehicles on the premises which have all been resolved. This was why the Police Department was eager to speak with Mr. Rodriguez for the Special Use Permit. A meeting took place where information was provided to Mr. Rodriguez that if he is not holding up his end of the bargain, the Special Use permit could be rescinded meaning he would lose the opportunity to run that motor vehicle services in that location.

PAUL: So it sounds like it has been resolved.

MAZZA: Yes.

SHALABI: Based on previous commercial leasing experiencing in that 70th Court corridor, I have found that some of the mechanical work ends up getting done outside. Oak Forest homes are very close by and have expressed frustration in the past in automotive work being done outside. Secondly, parking has also become an issue. In your presentation you can see that there are vehicles on 70th Court being parked and double-stacked on both sides, 70th Court is a fairly narrow street. We should be very cautious that mechanical work is not being done outside. I am aware that if that is the case, it may rescind their permit. We also need to ensure parking isn't being hindered, and we are not causing a disruption to the residential neighbors that are within 250 feet. How many feet is it?

MAZZA: Its about 600 feet by my measurement.

AUBIN: Mr. Maaza, do the conditions that are attached to this motion cover any reservations the Commission might have?

MAZZA: We believe so. In addition, the Police Department has given extra scrutiny to this area especially in terms of these conditions today. The Police Department is aware of this project and is planning on gearing up their visits to this area to ensure compliance.

STEPHENS: I have nothing at this moment. At this point, we'll recommend a motion.

STEPHENS:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated July 11, 2017,

And

I move to recommend to the Village Board approval of a Special Use Permit for Carz N More to locate a motor vehicle service facility at 15642 S. 70th Court, subject to the following conditions:

- 1) That no new or used automobile sales of any kind are allowed on premises;
- 2) That all work is conducted indoors;
- 3) That garage doors facing residential areas remain closed at all times except for the exchange of vehicles;
- 4) That vehicles parked outside for more than five (5) business days are considered outdoor storage and will require additional screening per Village requirements;
- 5) That no more than eight (8) vehicles are parked on premises at any time;

- 6) That no unlicensed an/or unregistered cars may be on the premises at any time;
- 7) That a triple basin is installed and inspected by the Village;
- 8) That the violation of any of these stated conditions or any Village of Orland Park statute may result in the revocation of the Special Use Permit associated with this project.

PARISI: Second.

**RECOMMENDED FOR APPROVAL**

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

**Nay:** 0

**Absent:** 2 - Member Jacobs and Member Murphy

**NON-PUBLIC HEARINGS**

**OTHER BUSINESS**

**2017-0046 Memo: New Petitions & Appearance Review**

STEPHENS: I would like to make a comment regarding the hiring recommendation I made at the June 27th meeting regarding Nectarios Pittos. It was intended for the position for Planning Division Manager and not for Assistant Director of Development Services. I offer my apologies to our staff member Ed Lelo, who is currently serving as interim Assistant Director of Development Services and does an excellent job in that position.

**ADJOURNMENT**

STEPHENS: This meeting is adjourned at 7:12 p.m.  
ADJOURNED