

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org



Meeting Minutes

Tuesday, September 11, 2018

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman
Commissioners: Paul Aubin, John J. Paul,
Laura Murphy, Dave Shalabi
Edward Schussler and Patrick Zomparelli

CALLED TO ORDER/ROLL CALL

Present: 7 - Chairman Parisi; Member Aubin; Member Paul; Member Murphy; Member Shalabi; Member Schussler, Member Zomparelli

APPROVAL OF MINUTES

2018-0086 Minutes of the August 14, 2018 Plan Commission Meeting

A motion was made by Commissioner Schussler, seconded by Commissioner Shalabi, that this matter be approved.

APPROVED

Aye: 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

Nay: 0

PUBLIC HEARINGS

2018-0395 Olde Mill Lot Consolidation (Nolan) - Lots 49 and 50

A motion was made by Chairman Parisi, seconded by Commissioner Zomparelli, that this matter be continued.

I move to continue file number 2018-0395, Nolan Consolidation, to the October 9, 2018 Plan Commission meeting.

CONTINUED

Aye: 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

Nay: 0

2018-0330 Waterfall Plaza Subdivision

A motion was made by Chairman Parisi, seconded by Commissioner Aubin, that this matter be continued.

I move to continue file number 2018-0330, Waterfall Plaza Subdivision, to the September 25, 2018 Plan Commission meeting.

CONTINUED

Aye: 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

Nay: 0

2018-0470 Rock & Brews - Special Use Amendment, Site Plan, Elevations, Landscape Plan

Presentation by Lelo (refer to audio 08:55 - 24:55)

Commissioners, staff and petitioner discussed patios close proximity to the road,

removal of current speedbumps, graphics on building, patio & outdoor seating, outdoor music and the possibility of noise affecting the neighbors. (refer to audio 24:55 - 45:00)

Lelo confirmed that the Public Hearing notices were published and preliminary engineering has been granted.

A motion was made by Commissioner Aubin, seconded by Commissioner Paul, that this matter be approved.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated September 11, 2018.

And

I move to recommend to the Village Board approval of the preliminary site plan submitted by the petitioner, prepared by Woolpert, titled "Site Improvement Plans Rock and Brews," and dated August 20, 2018, subject to the following conditions:

- 1) Meet all final engineering and building code related items;
- 2) All parking lot lighting must meet Village Center District standards.

and

I move to recommend to the Village Board approval of the Elevations titled "Rendered Elevations," shown on Sheet A2.4, prepared by Group Z Design and dated August 20, 2018, subject to the following conditions. All changes must be made prior to the Board meeting.

- 1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline; and
- 2) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness; and
- 3) Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
- 4) Guitar feature must meet all Land Development Code requirements.
- 5) Exterior roof ladder shown on north elevation must be relocated to the interior of the building.
- 6) Submit for appearance review for approval of artwork proposed on elevations.

and

I move to recommend to the Village Board approval of an amendment to the special use permit for planned development, for Orland Crossing to allow the construction of a Rock and Brews Restaurant, on lot 7 in Orland Crossing as depicted on the preliminary site plan of the following variances as depicted on the

preliminary site plan titled the preliminary site plan submitted by the petitioner, prepared by Woolpert, titled "Site Improvement Plans Rock and Brews," and dated August 20, 2018, with the following modifications:

- 1) Parking between the building and the street on the north side setback and east front setback.
- 2) Increase in the amount of parking spaces from 65 to 85 spaces.
- 3) Increase in front yard setback fromn 15 feet to approximately 195 feet.
- 4) Increase in north side yard setback from 15 feet to 82 feet.
- 5) Reduce the required building façade transparency on the north elevation from 35% to 0%. This only applies to building façade between 4 and 8 feet from adjacent grade.

All changes must be made prior to the Board meeting.

APPROVED

Aye: 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

Nay: 0

NON-PUBLIC HEARINGS

OTHER BUSINESS

2018-0010 Memo: New Petitions & Appearance Review

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

A motion was made by Chairman Parisi, seconded by Commissioner Aubin, to adjourn the meeting at 7:43pm

ADJOURNED

Aye: 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

Nay: 0

Respectfully Submitted,

Jennifer Sexton
Recording Secretary