

VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue
Orland Park, IL 60462
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Meeting Minutes

Tuesday, March 8, 2011

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

*Commissioners: Judith Jacobs, Paul Aubin, Steve Dzierwa,
Nick Parisi, and Laura Murphy*

CALL TO ORDER/ROLL CALL

The meeting was called to order by the Acting Chairman, Mr. Paul Aubin at 7:00 p.m.

Present: 5 - Dzierwa; Aubin; Parisi; Paul, Murphy

Absent: 2 - Jacobs, Stephens

2011-0086 APPROVAL OF MINUTES - February 8, 2011 Meeting Minutes

Minutes of the February 8, 2011, Plan Commission.

A motion was made by Steve Dzierwa, seconded by John J. Paul, that this matter be APPROVED. The motion CARRIED by the following vote:

Aye: 4 - Dzierwa, Aubin, Parisi and Paul

Nay: 0

Abstain: 1 - Murphy

Absent: 2 - Jacobs and Stephens

PUBLIC HEARINGS**2011-0080 Thomas Place of Orland Park - Subdivision, Special Use, Site Plan**

FLOM: Staff presentation made in accordance with the written Staff Report dated March 8, 2011 as presented.

Acting Chairman Aubin welcomed newest member of the Plan Commission, Commissioner Laura Murphy.

Dzierwa swore in Richard J. Skrodzki: Goldstine, Skrodzki, Russian, Nemec and Hoff, Ltd., 835 McClintock Drive Burr Ridge, IL.

SKRODZKI: I represent the applicant Ryan Companies U.S., Inc. Also here with me this evening are Mr. Dan Walsh, who is a senior vice president with Ryan Companies, David Erickson from Ryan Companies, who has been the project manager, and also our consulting engineer Bill Loftus with Spaceco. They are here to answer questions and Mr. Walsh will give a real brief presentation to you regarding Ryan Companies, and more specifically this specific product. To your question chairman, with regards to the staff report, first of all we would like to very much thank staff for all of their work and effort on behalf of allowing us to get to this point today in the project that has been a very collaborative effort with the village, and Kim has done an outstanding job. We also appreciate the village's direction in pointing us to this location in the village for this project. The staff report that you received and that we got, is very, very complete. We really don't have anything to add to that. They've done an outstanding job and the presentation tonight was

very thorough. Again, we're here to answer questions that you might have. We also have a materials board that matches what Kim was talking about in terms of the elevations. At this point I would just briefly ask Dan Walsh to introduce himself and tell the plan commission a little bit about the Ryan Companies.

Dzierwa: swore in Dan Walsh: Ryan Companies, 111 Sherman Blvd, Naperville, IL.

WALSH: First of all I want to say thank you very much for the opportunity to be here tonight to present our proposal to you. I want to echo the comments about the staff. It has been rigorous in terms of trying to meet the recommendations and changes that they've proposed, but I think in the end we have ended up with a better site plan and a better building. I will say that we're excited about this community. There is a lack of affordable housing for seniors in this area. We have done a preliminary market assessment that indicates very much of a demand for affordable housing for seniors. This will be our fifth Thomas Place Community. We have one at The Glen, in Glenview, one at Fox Lake, two in Iowa, and we're breaking ground in Gurnee in June, so we are very aware of the construction and assembly of this building to get it done right and on time. We're also very aware of the residents and their needs. There will be some difference obviously as you go from market to market, but seniors and those who are on limited resources have special needs that I think we are very well equipped to serve and satisfy. So thank you very much, and I look forward to answering your questions.

Aubin asks for comments from the public.

Dzierwa swore in Robert Watland, 741 Wisconsin, New Lenox, IL.

WATLAND: I am one of the owners of the building that is adjacent to the property. We own the building at 15412 to 15420 in the Northeast corner there. I want to compliment the petitioners on the building. I think it would be a nice addition to the community and to a lot that's been vacant for many years. My concern is that having a residential community next to a manufacturing facility is a possible public safety issue. The sidewalk that they have proposed would run just a few feet from our building, and that building, being a manufacturing type of facility, has many semi trucks, garbage trucks, as well as a whole assortment of other vehicles running through that from day to day. I would like the board to consider a very dense landscaping buffer there. Maybe even in addition to it a fence. We have all heard of elderly people wandering off and being disoriented, and the last thing I would like to see is someone intentionally or unintentionally wander off of the sidewalk into a parking lot and not be aware of the congestion or traffic in that lot. I also want to concur with the low point in the Northeast corner there. It's not a potential problem now but I just want to make sure that drainage issues are resolved and addressed, which I'm sure they will be, so that it doesn't become an additional problem. That's all I have.

AUBIN: Mr. Watland, thank you for your comments. We will try to answer them here. I'm going to go to both staff and the petitioner and maybe we can satisfy some of your curiosity on these two issues. As far as safety is concerned, the back end near the manufacturing facility, did we have any problem when we looked at it?

FLOM: When we analyzed it, we did not see any problem. These are certainly two different uses next to each other; residential next to manufacturing. We don't have a lot of that in the village. It's not usually right next to each other like it is here, so I would put it to the petitioner. We know we want dense landscaping there, that was written in the report as a condition. I absolutely think it was a requirement. A fence might be something that would prevent any access issues in the future. However my only concern is I think that the fire department might consider this parking lot their emergency access to the back of the building. We might want to check with them on that as well.

WATLAND: I just want to clarify one thing. It's not only our building at the Northeast corner, but we share the parking lot with the building to the South, so it would be our building in addition to the building across the parking lot which would have a similar kind of concern.

FLOM: There is an existing fence along the South storage facility. So there is already a fence in the area.

AUBIN: In the report, as Ms. Flom mentioned, it is a condition that they put very dense landscaping in that area, and when I questioned the petitioner he had no problem with it.

WATLAND: And again, the landscaping that they would be putting up, in my opinion, that would be of decorative nature to the residents of the facility. My concern is a barrier so that somebody doesn't inadvertently walk through and get themselves or that kind of thing.

Aubin asks for a response from one of the petitioners.

WALSH: Thank you. I do appreciate the comment, because safety and security is important for our residents. These are independent seniors, and so situations of wandering are really more relevant to assisted living and healthcare and memory care facilities. Part of the responsibility of our lets say 'manager', is to assist with identifying those kinds of issues with our residents because they do have to move on when they have those kinds of our conditions. So the residents at Thomas Place will be independent and the probability of them wandering is very remote. They are independent, but they are not as rugged as to make it through what I think is going to be fairly dense landscaping. I think the combination of the residents themselves and the profile of them and their condition that we have at other communities with the dense landscaping will satisfy your concern.

AUBIN: You're comfortable, with the condition in the staff report?

WALSH: I am comfortable with that.

FLOM: Mr. Chairman, as an option the condition that lists the landscaping as part of the motion doesn't have anything quantitative associated with it. Currently our code for the plants would require 25% evergreen 75% deciduous. In other projects that have required denser screenings, conditions could be altered to be 50% evergreen 50% deciduous. Just something to consider that may create a denser buffer between the two uses.

Aubin asks the Commissioner who makes the motion to take that into consideration – noted to condition number 4.

AUBIN: Mr. Walsh, thank you very much. One of the things that just dawned on me, if that was a residential community and we had seniors in there, these are going to be independent seniors that are going to be living there, so if someone had bought a house there we're going to be under the same situation.

WATLAND: I understand that but I also have experience with both of my elderly parents. One had Parkinson's and one had Dementia, and they also went to an independent living facility. Because of nature of the beast, it starts out as independent and capable, and at some point in time there is some degree of losing some faculties and it grows into that. With all due respect to the facility, those things take time to catch and progress, and even though their intent is to have a very capable person living in their nice facility, the nature of people getting older, you don't always catch that right away. So it still is a concern, even with the more advanced type of dementia that they are not going to be immediately having in there.

AUBIN: Your concern has been noted.

WATLAND: Thank you.

AUBIN: We are going to work with the petitioner and do the very best that we can, probably to the inst degree of protecting the people that are going to be there. As far as the drainage issue is concerned. If you'll notice in the report, this project has already received preliminary engineering, which means our engineers have said it looks real good, final engineering is right around the corner. I'm not even going to bring the petitioner up for that because I think that engineering will take care of that drainage problem. They're not going to let it happen. Thank you for your comments.

Aubin asks Commissioners for comments.

PARISI: What will the roof be made of? Does it meet our codes?

FLOM: Shingles that meet our building codes. As you know our local building codes are more stringent than international codes, which is one reason why this project has more brick on the facade than the Fox Lake Project. There are no building code variances being requested as part of this project, and the petitioner will have to meet our high quality building code requirements.

PARISI: We're going to be applying for low income housing tax credits and obviously in the building there are age and income restrictions. Could you share with us what those age and income restrictions are?

WALSH: The age restriction is 55 years and older, and the income restriction is based upon what's called 60% of the average median income. For a single that would be about 32,700 dollars annual income and for a couple it would be about 36,800 dollars annually.

PARISI: Okay. I just wanted to know what level of income was required for a multitude of reasons. Obviously I like to see elderly housing in our area. I want to make sure that the people who live in Orland Park and need to move on have adequate senior housing. And actually, this would seem to appeal to a much broader market.

AUBIN: Commissioner Parisi, thank you very much. Commissioner Paul, your comments if you'd be so kind.

PAUL: I like the idea of modifying the landscaping. I think the gentleman who owns that building has a good point. You don't want just one person slipping back there and getting hurt. I think that by giving denser landscaping it should take care of that. Other than that, I think it's a good project. The parcel that's adjacent to that to the South, you own all of that?

WALSH: No, we do not.

PAUL: Okay, but you do own the strip where the driveway is going to be?

WALSH: We are the contract purchaser for that strip of land and the larger piece of the building and the detention.

PAUL: Okay, I understand. Thank you.

AUBIN: Commissioner Paul, thank you very much sir. As we say good bye to Commissioner Thompson, I'd like to introduce our newest Commissioner, Ms. Laura Murphy.

MURPHY: That was actually my question as well (Commissioner Parisi's

question), thank you for asking that. It is good information to know. Also, I assume this will be providing jobs for the community. Approximately how many jobs will it be providing?

WALSH: First of all we'll start with construction jobs. The project itself will be about over 20 million dollars in total development cost, and so there'll be hundreds of construction jobs over a period of about ten to eleven months. Going forward, because it's independent senior apartments, the staff is a full time property manager, a part time property manager, and a full time maintenance. That is two and half full to three full time equivalents. That's job creation.

MURPHY: Thank you. No comments.

AUBIN: Thank you. Commissioner Dzierwa?

DZIERWA: First, I'd like to say it's a very, very nice looking building. It's something that's very different for the area. I would like to agree with Watland, the adjacent property owner. I would be concerned if that was my particular piece of property too, because I know how people like to look for parking spaces when they visit elderly. If my parents were living there and I couldn't find a parking spot in one of the few spots outside, I'd be looking for parking off property if I could make it through that dense landscaping. I would suggest that staff do work with the petitioner to firm that up as far as landscaping is concerned. It's going to cost you a few extra bucks, but look at all the money you're saving on your energy efficiency. Speaking about energy efficiency, this particular item presented to us I was very proud to read. Nobody really takes the time to answer our special use questions, and I appreciate that you went into it in great detail because that shows to me that you really care about what's going on here. The fact that you have a few other properties that are doing well tells me that you know what you're doing, so I'm not going to really tell you how to do your job, but thank you for doing it. Looking on this report you presented to us, I was looking at item number 4 about 2 or 3 pages in regarding project amenities you are considering. I noticed you are doing a lot of green features. I was wondering if in your roof design you had any idea for any kind of sky lights or natural lights for the top. I think a little natural lighting is something might want to consider. I notice you're using 13 SIR but aren't the 16 SIR kind of the normal now for condensing units, and are you doing high efficiency furnaces, like 95% efficient, or just the high efficient 80% ones that most people buy? Just a couple questions that I don't really need to know answers to, but I am just curious. As far as your attempt with all your other amenities, I commend you on that. I was wondering if you could describe your other developments. What surrounds them? Is this a unique thing for you to be right next to an industrial district? Is it unique for you to be on a busy street? I personally do not know about them other than from pictures and what staff has told us about. Could you tell us about your other developments? Just an idea of what surrounds them and any significant problems with the surroundings.

WALSH: I'll start with the surrounding of other developments. It does vary, but we have properties that back up to an expressway and face busy streets, we've got properties that are part of a retail, that are considered the second row of a retail center. Our property at Fox Lake is slated to have retail in front and multi-family and potential light industrial to the East. Being on a busy street is favorable for several reasons. You have to rent the property, so easy access and visibility for our customer base is very important. What works extremely nice here of course, is that while you have this high visibility on Harlem, you've got your safe access on Wheeler. The surrounding land's uses we look at the broader context and the accessibility to the services in this area and fixed route transportation and senior services are really very good. That all creates a very good, sustainable environment for the residents. As far as your question about energy efficiency; for Fox Lake we received a DCEO (Department of Commerce & Economic Opportunity) Grant because of our energy efficiency and are going to pursue the same here. They are 95% energy efficient units. We have windows in the garage, because that's day lighting and it cuts down on energy usage to some degree. As far as the idea of the sustainable design; Dave is a LEED certified civil engineer, its part of our company's culture, and is also encouraging it strongly.

DZIERWA: How did you feel about staff's idea about the landscaping on that garage area there where the walls kind of blank the foundation planning or something like that?

WALSH: This rendering does not do it justice. We're going to work on staff with that. It doesn't give you what we want for our prospects.

DZIERWA: As far as the traffic study, I'm used to being told it has a service level A, B, C, or D. what would you say Wheeler and Harlem is right now as far as service level according to what Sam Schwartz's engineering would be saying?

WALSH: I don't think I could give you a service level. I am not and we're not qualified. But I will say that we did spend quite a bit of time at the site on at least five or six different occasions observing the traffic patterns around the building and the general area, and feel that it is going to be very compatible. Especially because our residents travel typically at off peak hours. That is the nature of the resident.

DZIERWA: Very good. Thank you for adding that stub road too, because we do get them added when we request them, but sometimes they don't work out and that upsets me. It was a real high point when I saw that. Mr. Chairman that is all the questions I have.

AUBIN: Thank you. We've heard an excellent report from staff, comments from the public, and from our petitioner. Our petitioner has looked at our report and is going to go along with all of the conditions we have put it on it. Mr. Watland there should be tons of confidence in your part. I have no comments with regards to the

project other than pay attention to condition number four, especially in the courtyard as far as your landscaping is concerned. Do a nice job there. Make the village of Orland Park and our staff proud, and we hope to do you proud by getting you customers to fill the place here in Orland Park. Welcome aboard.

Acting Chairman Aubin asked for a motion.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated March 8, 2011

and

I move to recommend to the Village Board approval of the site plan and building elevations as shown on the site plan (titled 'Preliminary Site Plan Thomas Place', prepared by SpaceCo, job number 6674, dated 02-01-11, most recent revision 2-28-11, sheet L1) and the building elevations (titled 'Thomas Place Orland Park', prepared by Ryan Companies, job number 1407-126, dated 01-31-2011, sheet A201), subject to the following conditions:

1. That the petitioner submit a tree survey for the property, completed by a certified arborist, before the project goes before the Village Board.
2. The petitioner work with CHUG (Collaborative Healthcare Urgency Group), to prepare a relocation plan for the project.
3. The petitioner provide a cash-in-lieu payment instead of a land donation for the park donation as required by the Land Development Code.
4. The landscape plan includes a detailed design for the private courtyard with pedestrian amenities like paths, patios and benches as well as foundation landscaping that softens the brick first floor facade, and also work with staff on bufferyard landscaping.
5. That all final engineering related items are met. File: 2011-0080
6. That the petitioner submit a landscape plan, meeting Code requirements, for separate review and approval within 60 days of final engineering approval.

And

I move to recommend to the Village Board approval of the subdivision for the properties located at 15415 and 15555 Harlem Avenue (PIN numbers 28-18-10-0024 and 28-18-10-0012) as shown on the site plan titled 'Preliminary Site Plan Thomas Place', prepared by SpaceCo, job number 6674, dated 02-01-11, most recent revision 2-28-11, sheet L1 subject to the following conditions:

1. The petitioner include easements along the south edge of the detention facility to provide for future expansion and across the 2' band of property between the access drive and the west property line to provide for future cross access.
2. The petitioner complete the separate plat of subdivision review and approval process after Board approval of the project.

And

I move to recommend to the Village Board approval of a Special Use Permit for Congregate Elderly Housing for Thomas Place of Orland Park with the following modifications:

1. Parking that exceeds the code by more than 20%.
2. Parking and drive aisle located in the Harlem Avenue front setback.
3. Detention setback reduction from 25' to 5'.
4. 10' reduction for part of the north landscape bufferyard.
5. Modifications to the Congregate Elderly Housing Section of the Land Development Code, as related to independent living including:
 - a. Parking spaces shall be 9'x18.5' rather than 10' x 20'
 - b. A building manager or supervisory employee shall be on duty from 8:30AM to 5:00PM Monday through Friday rather than at all times.
 - c. Each resident will receive a manual with emergency instructions rather than maintaining a detailed, current, written emergency plan for each individual.
 - d. The manager and building supervisor will not be qualified in first aid and cardio-pulmonary resuscitation (CPR) for the elderly.
 - e. Residents are responsible for their own meals rather than being provided one complete balanced meal per day,

subject to the same conditions set forth in the site plan motion.

A motion was made by John J. Paul, seconded by Steve Dzierwa, that this matter be APPROVED. The motion CARRIED by the following vote:

Aye: 5 - Dzierwa, Aubin, Parisi, Paul and Murphy

Nay: 0

Absent: 2 - Jacobs and Stephens

2011-0182 Orland Park Business Center Lot 15 - Special Use

PITTOS: Staff presentation made in accordance with the written Staff Report dated March 8, 2011 as presented.

AUBIN: Thank you Mr. Pittos.

Acting Commissioner Aubin asked the petitioner for comments and received none. He then asked for comments from the, public. With no public present at that time he asked the Commissioners for comments

PAUL: I think it's a good idea. I would assume as far as parking goes that a business like this would probably peak on the weekends and on the evenings. West of the office is probably more of a Monday thru Friday 9 to 5 type thing, so I'm not too worried about a conflict there. Other than that, I think it's a good idea. I have no further comments Mr. Chairman.

AUBIN: Thank you Commissioner. Commissioner Dzierwa?

DZIERWA: I spoke with both businesses that were in the area, both Athletic Republic and A.A. Jacobs Supply. They seemed to not really mind what was going on in there. Actually, they were kind of looking forward to having some neighbors. I didn't see a problem with parking the few times that I was there. I wish you luck!

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

PARISI: No additional comments.

AUBIN: Thank you sir. Commissioner Murphy?

MURPHY: No.

AUBIN: I conquer with my fellow Commissioners. There is no problem with this.

Acting Chairman Aubin entertained a motion.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report dated February 22, 2011

and

I move to recommend to the Village Board of Trustees to approve a special use permit for Time Chasers Laser Tag for an indoor recreation use at 11545 W. 183rd Place in the Orland Park Business Center Lot 15, per the sketch on the site plan titled "Proposed Office Warehouse at Lot 15 of the Orland Park Business Center 11545 W. 183rd Place Orland Park, Illinois", prepared by The Shalvis Group, last dated 06/06/06 but date stamped 02/15/11, sheet A-1.0 and the floor plan titled the same, prepared by the same, dated 11/03/10, sheet A-1.0 subject to the following conditions:

1. That all building code related items are met;

2. That building permits are obtained for remodeling prior to construction;
3. That customers are prohibited from parking on 183rd Place and 184th Place;
4. That no liquor is served on the premises without prior approval of a liquor license from the Village;
5. That a shared parking agreement with neighboring property owners is obtained for additional parking to accommodate for the remaining building area.

A motion was made by John J. Paul, seconded by Steve Dzierwa, that this matter be APPROVED. The motion CARRIED by the following vote:

Aye: 5 - Dzierwa, Aubin, Parisi, Paul and Murphy

Nay: 0

Absent: 2 - Jacobs and Stephens

2011-0087 Paddy B's Restaurant and Pub - Special Use Amendment

PITTOS: Staff presentation made in accordance with the written Staff Report dated March 8, 2011 as presented.

AUBIN: Thank you Mr. Pittos.

Mr. McCarthy, our petitioner, is in the room. We will swear you in if you have any comments in regards to the report or conditions. (McCarthy –having no comments declined, but remained available for any questions.)

AUBIN:- If we need to, we will call on you. Thank you.

Acting Chairman Aubin asks for comments from the public and receives none.

Acting Chairman Aubin asks Commissioners for comments.

DZIERWA: I have comments just for staff. Basically you'll have the routine with the Bollards and everything out there, screened from the parking and stuff like that. I'm sure you've got that all covered. Other than that I don't see any problems with this. You're obviously doing well and you want to provide more seating for your customers. That's a good thing. We don't have any issues from the neighbors that were brought up, so that means you're a good neighbor. You always have been a good neighbor, and I hope you continue to be a good neighbor. So, I'm not going to stand in the way of this petition whatsoever Mr. Chairman.

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

MURPHY: The hours of operation for this outdoor area would be the same as the restaurant?

PITTOS: Yes. The hours of operation for restaurant uses are typically 11am to 2am.

MURPHY: Okay, and no concerns with the neighboring community in terms of noise with the outdoor seating?

PITTOS: There haven't been that many cases of complaints for the outdoor seating areas. Typically they're always within the noise ordinance, and if and when they do exceed or violate the noise ordinance it becomes a matter handled by the police, and businesses typically oblige.

AUBIN: Just to give some confidence to Commissioner Murphy, If indeed there was an issue with noise in any way, shape, or form with residents in the area, when I called on the public there would be 200 of them. So obviously there isn't. If the residents were upset, believe me they'd come in here with a noise issue.

MURPHY: Thank you.

AUBIN: Thank you Commissioner Murphy. Commissioner Parisi, any comments?

PARISI: I'm just glad to see you're doing well. I remember back in February or March last year how difficult it was for you to make the move and I'm just glad to see you're doing well.

AUBIN: Thank you Commissioner Parisi. Commissioner Paul?

PAUL: Thank you Mr. Chairman. I'm glad it's working out well for you. The same concern I had last time was... I don't see anybody here from the residential area with anything to say, so they must be happy with it so far.

AUBIN: Thank you Commissioner Paul. I have no comments other than, Mr. McCarthy, good luck with your new addition and I hope things go well. Paddy B's name has certainly been around the Orland Park area for a long, long time. Keep up the good work.

Acting Chairman Aubin entertained a motion.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report dated March 8, 2011

and

I move to recommend to the Board of Trustees to approve a special use amendment permitting Paddy B's Restaurant, 11967 W. 143rd Street, to increase the intensity of its use by 900 additional square feet by expanding into the

adjacent vacant tenant space located at 11965 W. 143rd Street, and allow for outdoor seating, subject to the following conditions:

1. That all building permits are obtained prior to construction;
2. That all building code related items are met;
3. That the layout of the outdoor seating area is administratively reviewed through an appearance review when the petitioner is ready to establish it.

A motion was made by Nick Parisi, seconded by Laura Murphy, that this matter be APPROVED. The motion CARRIED by the following vote:

Aye: 5 - Dzierwa, Aubin, Parisi, Paul and Murphy

Nay: 0

Absent: 2 - Jacobs and Stephens

2011-0079 2011 Land Development Code Amendments I

PITTOS: Staff presentation made in accordance with the written Staff Report dated March 8, 2011 as presented. And was joined by Planner Flom giving the last part of the presentation.

AUBIN: Thank you Mr. Pittos & Mrs. Flom.

Acting Chairman Aubin asks public for comments and receives none.

AUBIN: Ms. Murphy do you have any comments?

MURPHY: I have no comments.

AUBIN: Commissioner Dzierwa?

DZIERWA: Thank you Mr. Chairman. I just have two comments. Page 307-5 Signs. Number 17 is addressing the issue that I always complained about, people parking with trucks and vehicles' and advertising along the major roads here. It finally got incorporated after my years of complaining. Thank you so much for that. On the very same document, page 307-9, they talk about political campaign signs. Each item you list there mentions the word sign, and it's not plural. I apologize for not looking into this deeper, but do we allow multiple signs? And we're talking square feet. What if someone wanted to put ten signs in their front yard? As long as each one was 6 square feet or less means you can put ten signs in your yard, and then you've got like sixty square feet of signs. I don't know if that needs to be cleaned up and the word 'sign' needs to be pluralized. 'Total signs not being more than 6 square feet...' I've seen many yards with more than one.

AUBIN: Mr. Dzierwa is correct, it's not unusual.

DZIERWA: I've also seen corner lots where they've had them on both sides. So

are we limiting political campaign signs to a number at a square foot?

PITTOS: I don't think that the Illinois State Statues limit residential uses to a number of signs. I think in this case the provision is intended to limit the size of each sign. So if you had a front yard with a sign, you could have two or three because they might be running from one party, for example.

DZIERWA: So you're singling out one sign, and its okay to do more than one sign as long as each one is not over 6 square feet?

PITTOS: Correct.

DZIERWA: That's fine. That's all I have Mr. Chairman.

AUBIN: Thank you Commissioner Dzierwa. Commissioner Paul?

PAUL: Is the adult use a response to Spencer's in the mall?

PITTOS: Yes. The new definition provided here is intended to clarify scenarios that may arise in the future with regard to access to minors, as well as how much of the retail floor area is permitted for certain types of merchandise that are protected by the first amendment.

PAUL: That's all I have Mr. Chairman.

AUBIN: Thank you Commissioner Paul. Commissioner Parisi?

PARISI: No comments.

AUBIN: Thank you sir. Is there any possibility that we can get a political campaign committee or individual to apply for a permit? Our guys are the only guys that have responsibility for pulling these things off of public places, is that correct?

PITTOS: I think permits are regulated by State Statues so I don't know that...

AUBIN: I'm being facetious because I'm seeing signs on public places all over in Orland, and our guys have to pick them up, is that right? Somebody should have to...

PITTOS: As long as they meet time, manner, and place restrictions they can post the signs where they can put them.

AUBIN: They can put them on any public piece of property?

MURPHY: It's not supposed to be on public property, but they have crews of people that go out and do this.

AUBIN: The code is self explanatory, 'private property'.

DZIERWA: Mr. Chairman, some people just haven't been schooled on it. And the ones who have been schooled on it and still do it just don't care.

AUBIN: Drives me crazy. I mean I would put them. I mean, why not? You pick them up, I'll go put some more, you pick them up, I'll put some more, and then the elections over. There's no punishment for doing it really. That's my comments thank you.

Acting Chairman Aubin entertains a motion.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report dated March 8, 2011

and

I move to recommend to the Board of Trustees to approve the Land Development Code Amendments for Sections 2-102, 6-207, 6-210, 6-212, 6-306, 6-307 and 6-312 as presented in the attachment titled "Part Three: Attachments", prepared by the Development Services Department and dated March 2, 2011.

A motion was made by Laura Murphy, seconded by Nick Parisi, that this matter be APPROVED. The motion CARRIED by the following vote:

Aye: 5 - Dzierwa, Aubin, Parisi, Paul and Murphy

Nay: 0

Absent: 2 - Jacobs and Stephens

NEW BUSINESS

DZIERWA: As promised in my last meeting, I was going to bring this article about Aurora installing two wind turbines to regulate their traffic signals at certain intersections, and I brought that for Mr. Pittos and said that I would share it. You can also look it up and read it online.

ADJOURNMENT

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

AUBIN: This meeting is adjourned at 8:40p.m.

This matter was ADJOURNED