

VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us*



Meeting Minutes

Tuesday, August 14, 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: 5 - Chairman Stephens; Member Jacobs; Member Aubin; Member Dzierwa, Member Murphy

Absent: 2 - Member Parisi, Member Paul

APPROVAL OF MINUTES**2012-0471 Minutes of the July 24, 2012 Plan Commission Meeting**

A motion was made by Commissioner Aubin, seconded by Commissioner Dzierwa to continue the minutes of the July 24, 2012 Plan Commission Meeting due to the lack of quorum.

CONTINUED

Aye: 4 - Chairman Stephens, Member Jacobs, Member Aubin and Member Dzierwa

Nay: 0

Absent: 3 - Member Parisi, Member Paul and Member Murphy

PUBLIC HEARINGS**2012-0204 Marquette Bank - Special Use Permit, Site Plan, Elevations, Subdivision**

TURLEY: Staff presentation made in accordance with the Staff Report dated August 14, 2012.

STEPHENS: Thank you. Just a question, you brought back those conditions and it is not exactly to what the revised motion is.

TURLEY: Right. This is just a summary.

STEPHENS: Ok. That is what I wanted to make sure.

TURLEY: There is one detail on a storm water pipe location that we looked at today and discussed it with our Village Engineer. Staff recommends that it moves forward because we think that it is something that can easily be addressed in final engineering and not worth holding the project up for.

STEPHENS: Thank you.

AUBIN: Swore in Rick Skrodzki, Attorney from Goldstine, Skrodzki, Russian, Nemec & Hoff Ltd., 835 McClintock Drive, Burr Ridge, IL

SKRODZKI: I represent Marquette Bank and I would also like to briefly introduce to

you the consultants and a representative of Marquette Bank that we have here this evening to answer any questions you might have as we proceed.

AUBIN: Swore in Thomas Burgin, Marquette Bank Representative, 10000 151st Street, Orland Park, IL.

Swore in Jerry Pocus, Architect from Cordogan, Clark & Associates, 960 Ridgeway, Aurora, IL.

Swore in William Bohne, Engineer from Jacob & Hefner Associates, 1910 S. Highland Avenue, Lombard, IL.

SKRODZKI: Thank you. Initially I would like to take a deep breath. Marquette Bank has really been working on this project for about four years now. When we first learned about the Orland Plaza Center and what was happening there, plans had to be made for that facility as well as its current facility just east of 143rd Street. Marquette Bank embarked on a plan to acquire the necessary property in order to accomplish that purpose. We began working with the Village Staff really right from the get go on this project and have been working with staff for a good four years. We also participated in providing additional right of way for 143rd Street as well as temporary construction easements on Lagrange Road and 143rd Street in connection with the road widening project that has been going on. As Jane indicated, we have assembled not only the property that Marquette Bank currently owns on this corner, but we have assisted the Village by buying the corner parcel which was the former gas station parcel which has shrunk in size because of the widening of the road and all of the intersection work that was done there. We are also in the process, as part of that, of clearing up some of the IEPA incidents that affect that property from the gas station. We have assumed ownership of those and are going through the process to get the necessary "no further remediation" letters for those corner parcels. We also have acquired, as Jane had indicated, the parcels to the west of Terry's Lincoln Mercury and to the east of the existing Marquette Bank which is about 3.5 acres. It has the towing and the collision center in order to bring you the site plan that we have before us today. We really have been working on this for a long time. More specifically, the last couple of years with staff, we have had several pre meetings to try to learn what we needed to do in order to develop this site and knowing that it is in the Village Center District we are very sensitive to the fact that there are going to be some additional requirements, pedestrian links. We had to deal with Terry's Lincoln property. All of those that we call 95th Avenue are going to be private roadway. We had to negotiate and get private access easements in place. We are amending those and extending them to the south in order to accommodate potential future connections. We really do appreciate all the work and effort that the Village Staff has gone through to assist us with this and we think that we've also stepped up to the plate in many ways in order to make this as nice of a development as we can. I think Jane did a good job of going through this site and the development. I would just like to emphasize a couple of items. Our building, as Jane indicated, both the

east and the west elevations kind of mirror one another. Although, the east elevation is not the main entrance, because it has exposure on 143rd Street and 95th Avenue. This is the elevation that we have mirrored with the columns on the side so that it looks like the similar image on the front of the building. Also the fencing is being extended from the monument sign to where it completes at 95th Avenue. We are doing the exact same design of the piers for the fencing that the Village has done down 143rd Street as per the development. The only difference is that we are going to use our materials with the same design so that as you get to that sign it identifies that this is consistent with the Orland Park Marquette Bank facility. I think it is going to look very nice. The genesis of that lot 3 with Giordano's really came at one of the meetings with Village Staff where they had indicated that there might be room for extra parking for Giordano's because they need it. That led Tom Burgin to contact those people and find out, which is why lot 3 is on the site plan. This is under contract subject to the approval of that lot for parking and it also provides the connection. At the same time within the last few months, Pete's Market has come to the forefront and there have been additional items and concerns that have been added to the plan for that development to come to the east of us. There has been a lot of movement and flow and that is why it has taken us a couple years to get to this point. But here we are and I think we have a very nice development that we are bringing forth to the Village that is central to the Village Center District. We are here to answer any questions you may have.

STEPHENS: Thank you. Big project and its needed a lot of time to assemble all those parcels. I'm sure that wasn't easy.

SKRODZKI: It's been ongoing and still going.

STEPHENS: This is a public hearing. Is there anyone in the audience that would like to address the Commission regarding this petition? If no one, we will go to our Commissioners. Commissioner Aubin?

AUBIN: Thank you Mr. Chairman. Obviously, Jane, excellent report and the way that you put this together with these conditions, it is clear that the Village is in approval of this plan for sure. Mr. Skrodzki you can see all of the conditions that are there and obviously you have not said one word about any of it so I am going to assume that you are in total agreement with what the Village would like to have you guys do when you put this thing up. I don't have any other questions and I think it's a go. Thank you.

STEPHENS: Thank you Commissioner Aubin. Commissioner Dzierwa?

DZIERWA: Thank you Mr. Chairman. First of all, great answers for the Special Use Standards. Most people don't take these seriously and we do. It shows that you have put a lot of time into it in the four years that you've been working on it. To be honest with you, I have seen this petition for one day. If you have been working on it for four years, I don't think there is anything in one day that I can come up with or I

could recommend to you where you could actually improve this. I commend you for working hard on it with staff. Mr. Chairman, that is all I have.

STEPHENS: Thank you, Commissioner Dzierwa.

TURLEY: That was one of the most complete, well organized petitions that I have ever seen.

STEPHENS: Thank you. Commissioner Jacobs?

JACOBS: Thank you, Mr. Chairman. I noticed that the quality of the landscaping currently is in very good shape. Will any of those trees be reused or replanted? Especially the Spruce? For Spruce for this part of the country, they are looking very good.

BURGIN: I was driving by there the last couple of weeks and I noticed the same thing. It would be a shame to take out a chainsaw and cut those down. Near our Corporate Center on 151st Street, we have lost some Spruce trees that have left some gaping holes and I made the suggestion to our facility's people to hire someone to pull those out and relocate them. I'm not sure that we can use them all at the Corporate Center but in the event that we cant, I am in agreement that it would be a shame to lose those great trees. I would love to preserve them.

AUBIN: You are going to give it your best shot.

BURGIN: Yes.

JACOBS: Thank you. That's all Mr. Chairman.

STEPHENS: It appears to me that the architect has designed this building to have the same theme as the one on 151st Street and West Avenue. This new building is pretty similar.

BURGIN: The curved column is very consistent with our other properties in Orland and elsewhere.

STEPHENS: The only thing, that fencing that extends to 95th Avenue is not shown on the site plan. That is a condition, Ms. Turley. Also, what will the feature be in the patio area? Has anybody decided what that is going to be? Is it going to be a pond, a gazebo, a fountain?

TURLEY: By "feature", I am referring to the entire area: the patio. You mean in the middle there? The center?

STEPHENS: Yes, the center. Is that what it is going to be in there; a little pond?

TURLEY: I guess when I am using the word “feature”, I am talking about the whole composition of the landscaping and the patio, the benches, etc.

SKRODZKI: I think the concept is to provide some type of walking path and seating area that can be an amenity to the employees of Marquette Bank while providing something against the street. This aerial view is kind of a sample. I think one of the conditions is that it needs to be worked out as part of the landscape plan and all the specifics with regard to it. I know that Tom had an idea of a winding path going through there with some garden area. I think it will be a nice feature that will be flushed out more with staff in the landscaping plan.

STEPHENS: Well, you just show a water feature there.

SKRODZKI: I don't think that is a water feature.

POCUS: No, it is just a little circular thing where you can sit on the edge.

STEPHENS: Is there water in it?

POCUS: No.

STEPHENS: So we can't pin it down what will be put in there?

POCUS: It is designed to be inviting for someone to walk through it and again the circular element is maybe a one to two feet radius area where someone can sit. The four columns are nothing more than to tie in the city's design within the Marquette property itself.

STEPHENS: Just to bring in some continuity. Yes, I understand. I'm just trying to figure out what you are going to put in the middle there. A gazebo maybe?

POCUS: I am thinking it is going to be something similar to what we are showing.

BURGIN: If you left it to the architect, they would spend all of our money. I would think that a water feature is not in our plans because of the climate. There might be some sculpture or something in the middle but as I have pointed out to staff on a few occasions, we do not have bottomless pockets.

STEPHENS: That is going to be your focal point on 143rd Street. What are you going to put there? It is not just going to be for your employees. Your customers are going to come out and sit down there as well.

BURGIN: We haven't spent that much time talking it through. I think for whatever it is worth, one of the things that I wanted to bring up is that the bank has enjoyed a great relationship with the Village; for example, the Corporate Center. Without actually being pinned down to a specific answer, I would ask that you allow us to

work with staff and trust us that we are going to work out something that will be attractive to the residents and the Village.

STEPHENS: We will go with that. Thank you very much. The Village is eventually going to accept 95th Avenue, is that correct?

TURLEY: At the time that it extends all the way to 144th Place.

STEPHENS: And they are going to give up an additional 8' off of that? So that will make it a full 60' street?

TURLEY: Right.

STEPHENS: So will lot 6 always remain in a SSA (Special Service Area) or is the Village going to accept that in the future?

TURLEY: 95th Avenue is the only street that the Village would consider making a public road. I don't know exactly the legalities of how it would work out but 95th Avenue would be publicly dedicated so it would probably would no longer be a part of lot 6. I'm not sure of how it would work out.

STEPHENS: Ok. The other point I would make is looking at the elevations, you are showing the Marquette Bank sign on the west and also on the east. But the north elevation is going to be what everyone is going to see driving up and down 143rd Street. I realize you have the two columns in there but would it be too much to ask you to put the Marquette Bank logo on the top like you have on the other two sides?

SKRODZKI: Jane will the Village allow a third? Ok, we do have the monument signs.

STEPHENS: Yes, but those are down low and people are going to look at the building. I think you need another identity there because people are going to see what faces 143rd Street. So I would like to add that as a condition. I'm sure Mr. Pocus could really do a good job with that.

BURGIN: I'm just thinking, we are going to have five with that north sign that you are speaking of. We are going to have five Marquette Bank backlit signs. Even from this view you will see three of them and my personal opinion is that it starts to look a little bit busy with all that signage on there.

STEPHENS: If you are coming out of the mall across the street you are going to be looking directly at the bank. You are not going to see the east or west elevation. You might see the lower sign.

BURGIN: Yes I think you would see on the southwest side of that intersection, the

monument sign.

STEPHENS: If you are looking at it. But if you are looking at the building, you wouldn't see it. Its for your identity.

BURGIN: Yes, one thing that is very important about this project to us is being part of this district and the visibility from that intersection. Ordinarily, the more signs the better. I just think its too much.

STEPHENS: You want everyone to know that its Marquette Bank.

BURGIN: We do too, but like I said I wont repeat myself.

STEPHENS: Thank you. Commissioner Murphy, do you want to address this at all? Did you have time to review it?

MURPHY: Yes. I did. I apologize for arriving late so I hope I'm not repeating anything. I had a question about the focal point as well. It does seem like a nice place for people to come out and sit. There are two benches shown there. Have you thought about perhaps putting in additional seating?

STEPHENS: That is reasonable.

BURGIN: The short answer is yes and I think we have worked effectively with staff. Adding a bench or two is not an unreasonable request.

MURPHY: The only other thing I had was regarding signage. I happen to be in the shopping mall business so I do a lot with signage. I do agree with both of you. I think the most important view would be 143rd Street but I do think that too much signage would start to look tacky. I am wondering if it would be to difficult to add the signage to 143rd Street and have it omitted from somewhere else? That might be something to work with staff on.

BURGIN: Ok.

STEPHENS: Mr. Burgin, step up here and look at what I'm referring to. You don't have to do anything too extreme, just a banner across the top. I really think you do need some signage to face 143rd Street. Thank you very much. Any of the Commissioners have any other points they would like to make? At this point 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 August 14, 2012.

I move to recommend to the Village Board approval of the site plan titled "Preliminary Site Plan Marquette Bank Redevelopment"; dated 4/3/12; revised 8/1/12, by Jacob & Hefner Associates, subject to the same conditions as outlined in the Special Use Permit motion and with the following conditions. All changes should be made prior to the Board Meeting wherever possible.

1. Obtain Village approvals when additional buildings are proposed on the other Planned Development lots.
2. Label street names as follows: the east west drive will be 143rd Place; the major north/south drive will be 95th Avenue,
3. Consolidate Lot 3 into the existing Giordano's lot prior to the construction of the proposed parking lot.
4. Obtain permission from the property owner south of Lot 3 to connect the new Lot 3 parking lot to their existing lot prior to the lot's construction. Every reasonable effort should be made to obtain permission, otherwise the Lot 3 parking lot drive should be stubbed at the southern property line.
5. Widen the western parking lot islands to 10' wide to meet landscape buffer requirements.
6. Stripe a crosswalk at LaGrange Road and 143rd Place.
7. Extend the decorative fence along 143rd Street on the Site Plan, as illustrated in the perspective sketches.
8. Meet all final engineering and building code related items.
9. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval. In addition to meeting all Land Development Code requirements, the plan shall address these items:
 - a. Submit a Tree Survey for all existing trees to be removed that exceed 4" trunk caliber prior to the Board meeting and prior to the issuance of any demolition permits.
 - b. Include Tree Mitigation Plan information on the Final Landscape Plan for all existing trees to be removed that exceed 4" trunk caliber.
 - c. Include details for the focal point feature proposed in the front of the bank, similar to the one shown on the preliminary Landscape Plan.
 - d. Provide details for the "amenity area" identified on the Site Plan along the northern edge of the pond that should include landscaping, seating, and picnic tables that exceeds Code requirements.
 - e. The pond must be designed in a natural style with a native edge, and be extensively landscaped with trees and shrubs that exceed Code requirements
 - f. Parkway trees should be included along all sidewalks including carriage walks on both sides of the streets and drives.
 - g. Show the decorative fence along 143rd Street on the Landscape Plan that extends to 95th Avenue.
 - h. Provide heavy landscape screening that exceeds Code along the 143rd Street

parking lot edge.

i. Provide enhanced landscaping that exceeds Code around dumpster area.

and

I move to recommend to the Village Board approval of elevations titled "Marquette Bank Building Elevations" dated 7/2/12 by Cordogan, Clark, and Associates Inc., subject to the following conditions. All changes should be made prior to the Board Meeting wherever possible.

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

2. Include on the elevations a detail of the proposed decorative fencing along 143rd

Street, as shown in the submitted perspective sketches. The fence should match the Village fence detail.

3. Provide a dumpster gate detail labeling materials and colors.

4. Work with staff to add wall signage to the north elevation as shown on the east and west elevations.

and

I move to recommend to the Village Board approval of a six lot subdivision with the following conditions:

1. Consolidate lot 3 into the existing Giordano's lot prior to the construction of the proposed parking lot.

2. Expand the 95th Avenue access easement, south of 143rd Place, 8' to the west for a total of 60', to align with the access easement proposed north of 143rd Place.

3. Extend Lot 6 to also include the southern leg of 95th Avenue from 143th Place to the southern property line.

4. Submit Final Plat to the Village for recording.

and

I move to recommend to the Village Board approval of a Special Use Permit for a Planned Development with multiple lots, including a building with a drive-through; subject to the same conditions as outlined in the Preliminary Site Plan motion and with the following conditions:

1. Terminate the three current special use permits on the property authorized by Ordinances 1329, 2176 and 2919.

2. Finalize arrangements for shared maintenance and cross access for Lots 4 (detention) and Lot 6 (Streets) in the Development Agreement. This agreement must include a fall back Special Service Area (SSA) to insure long term maintenance of the two out lots.

3. In the future, if 95th Avenue is extended to 144th Place, the Village agrees to accept 95th Avenue from 143rd Street to 144th Place as a publicly dedicated street.

Modifications to the Special Use Permit for a Planned Development include:

- a. Detention pond setback minimum requirement of 25', reduced to as little as 15".
- b. Detention side slopes maximum increased from 4:1 to 3:1.
- c. Dumpster located between the building and the street (95th Avenue).
- d. Lighting fixtures that may exceed Code limits for intensity and height, but do not exceed the lighting Variances granted to Orland Crossing.

RECOMMENDED FOR APPROVAL

Aye: 5 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa and Member Murphy

Nay: 0

Absent: 2 - Member Parisi and Member Paul

2012-0439 Landmark Christian Academy

STEPHENS: Asked for a motion to continue the Landmark Christian Academy to the August 28th Plan Commission meeting.

DZIERWA:

I move to continue file number 2012-0439, Landmark Christian Academy, Special Use to the August 28, 2012 Plan Commission meeting.

CONTINUED

Aye: 5 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa and Member Murphy

Nay: 0

Absent: 2 - Member Parisi and Member Paul

NON-PUBLIC HEARINGS**2012-0386 SASS Studios & Salon Suites - SP, AR**

TURLEY: Staff presentation made in accordance with the Staff Report dated August 14, 2012.

STEPHENS: Thank you, Mrs. Turley. If the petitioner is present, would you care to address the Plan Commission with any additional comments that you may want to mention.

NOSKY: My name is Mark Nosky. I am the architect of record for Stuart Nosky Architects. I have been working with Scott Hagge. He came to me in terms of renovating this building, which was a bank building, into a model that we were working on. The existing bank building has many perimeter offices that kind of lends itself to developing this as a salon suites building. It is kind of set up for it automatically. It is kind of a nice building to add that step which would be the salon suites. These are individual suites that would be leased out to tenants that do hair styling mostly. We are here basically to talk about that drive through facility that we

want to get rid of. We are very interested in getting rid of it. It helps us to increase the parking for the site.

STEPHENS: You basically have no use for that drive through. Is there anything else this gentleman would like to add?

HAGGE: My name is Scott Hagge. I am one of the owners of the development. We built one of these buildings about nine years ago at Seven Bridges of Woodridge. It started with 20 hair stylists and we're moving now to 40. We've identified a couple of the towns that we want to be in: Orland and Naperville. We have already secured some property in Naperville and now we've secured this building. We feel that it will be a very successful use. We think we will be a good asset to the city as well as the city will be a great place for us to do business.

STEPHENS: So is this just a beautician/ hair stylist business?

HAGGE: It is a mixture. We built small mini salons that have their own hair dryers and hair washing. They also have women that come in and sell hand bags or accessories. The women that are coming in there or the gentlemen could stop and buy those. Or a masseuse could come in and do a massage in the space; anything that women, mainly, would use for pampering themselves or cosmetic use. One thing I did see in there, it says that we do tattooing. We really don't have tattooing. We do cosmetic tattooing like eyebrows or something like that. For instance, henna, if somebody was having a wedding that is a non-tattooing process that is only done for weddings. Again we are very excited to procure this piece of property and think it is going to be great for us and good for you guys.

STEPHENS: Thank you. Commissioner Murphy?

MURPHY: I don't have any questions. I think it is a sensible move. I wish you luck. Thank you.

STEPHENS: Thank you, Commissioner Murphy. Commissioner Aubin?

AUBIN: I concur.

STEPHENS: Thank you. Commissioner Dzierwa?

DZIERWA: It seems like a good fit to me so I wouldn't have anything negative to say about it. I know you guys obviously know what you're doing. This is the third one coming in so I wish you luck.

STEPHENS: Thank you Commissioner Dzierwa. Commissioner Jacobs?

JACOBS: Thank you Mr. Chairman. How long have you been doing this?

HAGGE: Nine years.

JACOBS: And it grew from how many to how many?

HAGGE: We had twenty originally; we have thirty now; and we're adding ten more.

JACOBS: In the same facility?

HAGGE: Yes, in the same facility. We have searched around the country and have found that this concept works. Looking at the demographics in your area, it works well for this project. In Naperville there are six of these and we are adding another one. It seems to be a trend that everyone is going to. We have found in the downturn of the economy, I lost some of my tenants in my other shopping centers but I was able to grow this concept. It is a really great anchor for the shopping center because you get a hairdresser that has 100 customers and they come once a month. Every month you can count on those women coming and when they stop it builds up the other places. One of the reasons that we're asking for the amount of parking that we are is if you have a hairdresser and they have a customer as another customer comes in, you get stacked up people so the more parking we have, the better off it is. I always try to get as close to 10:1 ratio when I'm looking at a location to do this just so it is simple for the customers and customer friendly. That is what our whole approach is. Your place, when we are finished with it, will be as pretty as any salon suites that you will ever see. It really is going to be something special.

JACOBS: That is very interesting. Thank you.

HAGGE: Thank you.

STEPHENS: Thank you Commissioner Jacobs. There is a place like this in Orland Park, already. It is right around the corner from Golf Galaxy.

HAGGE: Yes there is. There is one that is in downtown Naperville that has about 40 salons in it which is about a half mile away from mine and what you will find is that you can put them close together because they are individual operators.

STEPHENS: Yes, I am aware of that.

HAGGE: If you are getting your hair cut by a girl and she comes to my salon, everybody follows the haircutter. So that is what seems to make it and there are a lot of women and men that take good care of their hair which is really good for us.

STEPHENS: Well I wish you a lot of success there. I think what you are doing with the building because it is vacant, you are bringing it back to what it was approved for. That makes perfect sense.

HAGGE: I think we will be real positive to Houlihans and the other people because you have the water features over there already. It's a nice central park area and adding that parking will alleviate some of the overflow parking you would need for the restaurants.

STEPHENS: Yes, and it would be complimentary to the other businesses there.

HAGGE: Yes, we will be bringing new customers that wouldn't normally be going over there.

STEPHENS: I think it's a good idea.

HAGGE: Great, well we are happy to come.

STEPHENS: Seeing no other comments from the Commissioners. The Chair will entertain a motion to move forward.

DZIERWA:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated August 14, 2012,

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Parking Lot Renovations for SASS Studios and Salon Suites Orland Park, Illinois", prepared by DesignTek Engineering Inc. and dated 5.31.12, last revised 7.30.12, sheet 3 of 4, subject to the following conditions:

- 1) Add a bicycle rack nearest the main entrance to the facility.
- 2) Meet all building code related items.
- 3) Screen all exterior and rooftop mechanical systems and conduits from view of the public right-of-way and neighboring properties.
- 4) Provide a cash-in-lieu payment of \$2,400 to the Tree Mitigation Account to meet tree mitigation requirements for 6 trees.

All changes should be made prior to the Committee Meeting wherever possible unless otherwise noted.

and

I move to recommend to the Village Board approval of the elevations titled "Exterior Elevations SASS Studios and Salon Suites", prepared by Stewart Nosky

Architects Ltd. and dated 5.30.12, last revised 7.17.12, sheets A2.1, A2.2 and A2.3, subject to the same conditions as above.

and

I move to recommend to the Village Board approval of the preliminary landscape plan titled "Landscape Plan SASS Studios and Salon Suites", prepared by Stewart Nosky Architects Ltd., dated 5.30.12, last revised 7.17.12, sheet L1.1, subject to the same conditions as above.

RECOMMENDED FOR APPROVAL

Aye: 5 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa and Member Murphy

Nay: 0

Absent: 2 - Member Parisi and Member Paul

OTHER BUSINESS

DZIERWA: I have a question for staff. When referring to trees, caliber and caliper, what is the difference? It doesn't seem like there is any. Which do we prefer?

STEPHENS: Its caliper.

TURLEY: Caliper.

DZIERWA: It can be used either way. Which do we prefer?

TURLEY: With a "p".

DZIERWA: Ok, it was caliber in the staff report.

TURLEY: Oh, do I have that backwards? I get confused on it too.

DZIERWA: But you can measure the caliber of a tree with a caliper. Caliper is actually a measuring device. I just want to clarify which we would prefer to use. It is accepted on the internet both ways.

TURLEY: I think I have seen it used both ways as well. I'm not sure what it says in the Code, we would have to check.

ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 8:16 p.m.

Respectfully submitted,

Heather Rosignolo
Recording Secretary
ADJOURNED