

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, January 14, 2014

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 Acting Plan Commission Chairman, Mr. Paul Aubin, at 7:00 p.m.

Present: 4 - Member Aubin; Member Dzierwa; Member Parisi, Member Murphy

Absent: 3 - Chairman Stephens; Member Jacobs, Member Paul

APPROVAL OF MINUTES**2014-0023 Meeting Minutes of the December 10, 2013 Plan Commission**

A motion was made by Commissioner Parisi, seconded by Commissioner Murphy to continue the minutes of the December 10, 2013 Plan Commission due to a lack of quorum.

CONTINUED

Aye: 4 - Member Aubin, Member Dzierwa, Member Parisi and Member Murphy

Nay: 0

Absent: 3 - Chairman Stephens, Member Jacobs and Member Paul

PUBLIC HEARINGS**2013-0565 McDonald's Restaurant - 14445 LaGrange Road**

TURLEY: Staff presentation made in accordance with the written staff report dated January 14, 2014.

AUBIN: Thank you, Mrs. Turley. Fine report as usual, very thorough. Our petitioner is in the room, I see. Good evening. If all of you are going to speak, we can swear you all in at the same time. You have heard staff's report and I'm sure you have reviewed every condition that goes along with that report. If there is no objection you can say so, if not whoever wants to speak.

DZIERWA: Swore in Jim Olguin; Goldstine, Skrodzki, Russian, Nemec and Hoff, 835 McClintock Drive, Burr Ridge, Illinois.

OLGUIN: Also here with me is our team. I will just kind of go through them: Mary Meyering is the regional real estate manager for McDonald's. Al Daniels is the area construction manager; he will be overseeing the construction of this particular project. Greg Schwarting, he is the franchisee owner. He is going to be operating as he has been at this particular site. And Matthew Nickels of V3 is the project engineer and he will be able to answer any questions regarding engineering on the site. One of the good things about coming to Orland Park is that the staff does a great job which makes my job a lot easier. The entire point of what staff has presented is that we are making the site better. We are making it better in terms of improvements on LaGrange Road and the access will be better. The

architecture is significantly better. What you see as far as what is being proposed, you are getting a lot of additional items in terms of the traditional prototype that McDonald's provides. Landscaping is being significantly improved on this project in terms of the quantity of green space and the variety of landscaping as well. The overall site layout with the inclusion of the dual drive is going to make the drive through work better. Altogether, we are really going to produce a product and project that is really going to be an amenity to this area and will be in the great interest of the Village. The one thing that staff mentioned, the renderings right now have a slightly different colored brick, what we are proposing is the brick that is being used on 159th Street, which is just a little bit lighter brick. Still it looks great and it functions well compared to this. That really is all I have to say. Everything else is going to be the same. I figured we would go to the conditions that were being proposed. The good news is that we agree with almost all of the conditions. One item that we do have a bit of concern about is the addition of the 5' landscape bed by the drive lane and dining area. It is not so much the landscaping that is the concern, it is more a question of to get from LaGrange Road to our site, there is a grade difference and I will let our engineer explain more about this.

DZIERWA: Swore in Matthew Nickels, V3, 7325 Janes Avenue, Woodridge.

NICKELS: What Jim was referring to is the grading constraint that we have near the outdoor seating area. The constraint is LaGrange Road drops off pretty steeply in that area from the south to the north so their egress driveway is higher than their egress. The run of the egress is as long as possible so we can have a nice 7% slope for the McDonalds. That is as steep as we like to go for when they are exiting the drive through going down to busy road way and there is also the sidewalk crossing right there and that is an ADA accessible route. If we shift into the bypass drive aisle, we would be losing the ability to come up to the higher elevation that the site is currently at. To meet that height of the east side, we also have a curb along the fence line and then there is a 20' patio area. To help accommodate what we are looking for in the plantings, we are providing planting boxes and we are also looking into adding a planting bed within the 20' area but we can't really expand it further than that. So if we can make this patio area work out, we are more than happy to add a planting bed.

TURLEY: Mr. Chairman. I guess my thought was looking at the planting urns, I don't know if that was going to be enough to do the job but maybe the condition could be revised to just work with us to add additional planting beds.

AUBIN: I have a feeling that Commissioner Dzierwa and Parisi have already made those changes. We will change that when we give that at the end of the meeting. Thanks.

OLGUIN: Mr. Chairman, other than that area of particular concern, I think we are in agreement on working on all the other items that staff recommended. We do intend to add some additional plantings. We will try to accomplish that same goal.

AUBIN: We will find common ground. This is a public meeting and seeing no one that would like to make a comment; we will go to the Commissioners.
Commissioner Parisi.

PARISI: Unable to make out.

DZIERWA: Swore in Greg Schwarting, Owner/Operator, 14445 LaGrange Road, Orland Park.

SCHWARTING: I have not finalized the décor yet. I always like to do something a little different. But the comments on what I did at that store with the pictographs of the Village Hall, the Police Department and the Village Recreational Center; the comments have been overwhelming on how nice that looked. We opened up and the weather turned bad on us immediately but now the weather is calming down and we are getting a lot of our regular customers and they are very pleased with what they see. So whenever I finalize it, the building is going to look excellent and that outdoor patio is going to be a really nice plus for the neighborhood and the Village Center. Once it's finalized its going to be nice. The color schemes will be real relaxing, very pleasant and nice overall.

PARISI: That's all I have. I think it is going to be a nice building.

AUBIN: Thank you, Commissioner Parisi. Commissioner Murphy?

MURPHY: Well, I am in agreement. I think it will be a great addition to LaGrange Road. I do have one question. The elevation that we have here, that is not a prototype, that is site specific, correct?

OLGUIN: Correct, that is the site specific one.

MURPHY: And then this is also site specific of the patio? So I guess my only question has to do with that we don't really have a drawing showing the canopy here and this canopy here. How is it going to flow? How close are they going to be together?

OLGUIN: That is kind of the look. If you look at where the white is that is kind of how far away it is going to be from the actual building. So because we have to comply with the ADA, that kind of determines the locations and spacing of the tables. So there is sufficient room for folks to maneuver to the door.

MURPHY: But this canopy is still going to be there?

OLGUIN: Correct.

MURPHY: And how far does that stretch?

OLGUIN: It is about a 3' extension out so it is not a significant extension from the wall.

MURPHY: Unable to understand.

OLGUIN: Honestly, we are going to have to treat this a little bit because we are going to want to put some additional plantings to soften it up. So we are going to have to move things around a little bit on this layout. We are going to make sure that it all fits and it flows but we are going to have to adjust some things.

TURLEY: Maybe the canopy could be shown on the illustration where we are also going to add the planting beds and show the overhead canopy and how it will be spaced there?

MURPHY: Thank you. That is all my comments.

AUBIN: Ok, Commissioner Dzierwa?

DZIERWA: Thank you. It looks like the canopies are significant enough just by looking at the shadows. I was going to ask, I do agree with Matt as far as using planters as opposed to planting beds. Maybe you could incorporate them into the bollards that protect the outdoor eating area. I think that would be good enough just to have something in there. I really do like the planting in the back around where the drive throughs are at. It seems like you have significant landscaping going on back there. I have noticed that in other McDonald's. I have noticed that at other McDonald's, though I am not a regular McDonald's customer anymore, I do like their coffee. I do like the fact that the double drive through is a workable thing and everybody is doing it. I think it works and you have plenty of stacking there. Basically, all drive throughs by design are terrible for pedestrian traffic; there is just no way around it. I like what you have done with the site plan here as far as designating the sidewalk and designating the only turn lane in the front. I really don't think you need to move that turn lane so I think we are working on changing the conditions to show that you are going to work with staff. As far as the empty parking lot, I really didn't get a good chance to look at it. Mrs. Turley, is that parking lot in disrepair at all? If it is in disrepair, can we condemn it?

TURLEY: Well, that is one of our approaches. We are going to remind them that they are responsible for maintaining that parking lot. It is not terrible now but I can see it in the very near future and they are going to have to pay to maintain it. So hopefully, we can get them to see the financial advantage to letting McDonald's on the property to remove it because it serves no purpose and it is just going to cost them money to maintain.

DZIERWA: I think to remove that parking lot and actually put planting down there is going to cost a lot more than \$15,000. I would like to see the owner of the lot work

with McDonald's to make that a green space.

TURLEY: That would be nice but I don't know what kind of leverage we have to get them to invest in that. Now the \$15,000 estimate came from McDonald's construction folks. It is their estimate of what it would cost them to go in and do it.

DZIERWA: Isn't there some sort of ordinance that exists in the Village that if the property goes into disrepair, the Village decides to repair it; they can actually hit the owner with the bill.

TURLEY: If it got bad enough that it was unsafe.

DZIERWA: Ok, I didn't look at it that closely and I apologize.

TURLEY: Yes, we will be looking for it to be maintained and we don't want it to become an eyesore.

DZIERWA: Yes, I would like to see it be turned into green space. We are definitely are going in the right direction as far as green space is concerned. We had much more lot coverage before than we are going to have now and we are going to enhance it. I guess I want to compliment you on being very elaborate on answering your special use standards, many petitioners don't do that. They don't answer these and just instead say they are going to comply. I appreciate you taking the time to do that because that shows your concern and Mr. Schwarting, you have been in the neighborhood for awhile and it shows that you care. I really think this is a major improvement. Not that what was there before was bad, it just got old. As far as the stub roads to both sides, Mrs. Turley, we can't predict what is going to happen on that north stub.

TURLEY: No.

DZIERWA: Ok, not at all because of those two properties. Then having that one provided in the middle on the south side is actually a good idea and I'm glad staff saw to that. That is all I have Mr. Chairman.

AUBIN: Thank you, Commissioner Dzierwa. My comments are brief. McDonald's has been an excellent tenant for any municipality that has the good fortune to have them, Orland Park included. I think that the Commissioners and myself and everybody in the audience tonight heard Mrs. Turley use the word "improve" 24 times. That alone with what you're doing, we have a couple of minor bumps in the road, Jane will meet with the property owner and see if something can be done there. Greg, I have all the faith in the world in you that the interior is going to stand with the rest of them and there will be no problem there whatsoever. The project as far as I'm concerned should be full speed ahead and the chair will now entertain a motion.

DZIERWA:

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "McDonalds 14445 Lagrange Road Preliminary Site Plan", dated September 5, 2013, revised December 20, 2013, subject to the following conditions.

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval including the following conditions:
 - a. Work with staff on planting options for the outdoor dining area.
 - b. Clearly identify on Tree Survey Plant List which trees will be removed and how they will be mitigated.
 - c. Maximize the number of shade trees that can be accommodated in northern landscape buffer.
2. Reduce the front drive aisle to no more than 14'.
3. Work with staff to add planting beds to outdoor dining area.
4. The parking lot on the .3 acre parcel to the north, with property owner permission, will be completely removed and seeded by McDonald's concurrently with the new building construction, or McDonald's will commit to providing \$15,000 toward that expense in the future, which will be included as a part of the Development Agreement.
5. Increase north parking lot setback from the 4.6' shown to the 5' that was published.
6. Provide a cross access easement for future cross access connections.
7. Verify that lighting plan meets all Village Codes.
 - a. Match exterior building lighting to style and intensity of 179th Street McDonalds.
 - b. Match exterior parking lot lighting fixtures to Orland Crossings fixtures.
8. Meet all final engineering and building code related items.

and

I move to recommend to the Village Board approval of the Elevations titled '2013 Standard Building Elevation 14445 Lagrange Road,' sheets A2.0 and A2, received 01/10/14; 3D illustrations received 01/10/14; Outdoor dining area layout received 1/10/14, and decorative 'Ameristar' fence and "EZ Mason Column" illustrations received 1/10/14 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.
- 2. All masonry must be of anchored veneer type masonry with a 2.265" minimum thickness.
- 3. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
- 4. Provide final brick material colors.

and

I move to recommend to the Village Board approval of a Special Use Permit for McDonald's Restaurant 14445 Lagrange Road to construct and operate a restaurant with a double drive through service lane within 300' of a residential property, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

- 1. Locate drive aisle between the building and the street
- 2. Reduce northern parking lot setback and landscape buffer from a required 10' to 5'.
- 3. Construct a retaining wall within 3' of a property line
- 4. Reduce foundation planting beds requirements.

RECOMMENDED FOR APPROVAL

Aye: 4 - Member Aubin, Member Dzierwa, Member Parisi and Member Murphy

Nay: 0

Absent: 3 - Chairman Stephens, Member Jacobs and Member Paul

NON-PUBLIC HEARINGS

None.

OTHER BUSINESS

2014-0024 Memo: New Petitions & Appearance Review

AUBIN: Mrs. Turley, are any of these petitions going to go to the January 28, 2014 meeting?

TURLEY: These are all appearance reviews so they are going to be done administratively.

DZIERWA: I can't believe we are going to have Harbor Freight a half mile from my house. It's a neat store! Make sure you check it out sometime.

AUBIN: So we might not have a meeting until March?

TURLEY: I'm not sure what is coming when but we do have some pretty big projects coming through.

ADJOURNMENT

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

AUBIN: This meeting is adjourned at 7:53 p.m.

Respectfully submitted,

Heather Zorena
Recording Secretary