

VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue
Orland Park, IL 60462
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Meeting Minutes

Tuesday, July 28, 2015

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

Present: 7 - Chairman Stephens; Member Jacobs; Member Aubin; Member Dzierwa; Member Parisi; Member Paul, Member Murphy

APPROVAL OF MINUTES**2015-0067 Minutes of the June 9, 2015 Plan Commission**

A motion was made by Commissioner Aubin, seconded by Commissioner Jacobs; to approve the minutes of the June 9, 2015 Plan Commission with the following changes.

On page 5 change Parisi's testimony to read "Somebody's car could stall in front of you."

On page 8 strike the phrase "particularly a little bit of influence" and add "as" after "it was presented."

APPROVED

Aye: 6 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi and Member Murphy

Nay: 0

Abstain: 1 - Member Paul

2015-0142 Minutes of the July 14, 2015 Plan Commission

A motion was made by Commissioner Aubin, seconded by Commissioner Parisi; to approve the minutes of the July 14, 2015 Plan Commission.

APPROVED

Aye: 4 - Chairman Stephens, Member Aubin, Member Parisi and Member Paul

Nay: 0

Abstain: 3 - Member Jacobs, Member Dzierwa and Member Murphy

PUBLIC HEARINGS**2015-0388 Charter Fitness - 66 Orland Square Drive**

LELO: Staff presentation made in accordance with written staff report dated July 28, 2015.

STEPHENS: Thank you. This is a public hearing. Is there anyone who would like to comment on this position? Seeing no one we will go to our Commissioners.

PARISI: It looks like a good use of the property. No objections.

MURPHY: No comments.

AUBIN: Ditto.

DZIERWA: It's always good to see unused space get filled. It looks like a good fit for the petitioner. I hope to see it open soon. Maybe I will come and visit you.

JACOBS: I'm all for it. I think it is a good use for that building.

PAUL: What everyone said. It's a good use for that property. Something needs to go in there. Charter has been part of this community for a while. They have a good track record. So this is a good fit.

STEPHENS: Are there any other tenants currently leasing in there or do they have letters of intent for other leases?

LELO: Right now we are under review for a Skyzone Indoor Trampoline Park for one of the tenant spaces. Other than that, the existing Carson's Furniture will remain. There are three tenants. The furniture store isn't changing locations or anything. The modifications that were approved in the original appearance review for this property did not include any changes.

STEPHENS: As they go along to rent, that is going to determine the size of the next unit?

LELO: They have outlined what they would like the tenant spaces to look like but depending on demand, it could fluctuate.

STEPHENS: Do they need an agreement for the shared parking?

LELO: As of right now there is a lot of underutilized parking that is there. As new tenants come in and we evaluate how it's operating, we may need to reach an agreement. Right now we are going to see what the demand is.

STEPHENS: Yes because right now there is the furniture store and this tenant.

LELO: This tenant, Skyzone & Carson Furniture Gallery. If parking becomes an issue we will have to look into getting a formal agreement.

STEPHENS: I have no problem with this petition. Chair will entertain a motion.

PAUL:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated January 28th, 2015;

and

I move to recommend to the Board of Trustees approval of a special use permit for a Health Club/Fitness Center for Charter Fitness located at 66 Orland Square Drive, and as shown on the plans submitted by the petitioner, prepared by Design Studio 24, LLC titled, "66 Orland Square Drive - Tenant C," dated July 7, 2015, subject to the following conditions:

1. That the petitioner comply with all Building Code Requirements.
2. That all new signage is approved through a separate permitting process.
3. A garbage enclosure meeting Land Development Code Requirements is installed at the rear of the subject property.

DZIERWA: Second.

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

NON-PUBLIC HEARINGS

2015-0414 Sheth Dermatology

MAZZA: Staff presentation made in accordance with written staff report dated July 28, 2015.

STEPHENS: Thank you. We are really looking at this appearance review and it is up to us to make the decision whether or not to allow them to paint the building on the east side and the south side?

MAZZA: The painting would go around the entire property except for the EIFS detail.

STEPHENS: The code does not allow painted brick. They want to paint the whole building. We will go to our Commissioners.

MURPHY: I tend to agree with staff. I happen to be in the shopping mall business and it is something that we never let our tenants do and that is to paint the common area, the brick or landlord fascia when it is masonry. It just does become an ongoing issue with maintenance. We can't foresee into the future who will be maintaining it even if the current tenant says that they will. We don't know who the future tenant could be so I go with the recommendation to not paint the brick.

STEPHENS: Does the petitioner wish to speak and address this?

AUBIN: Swore in Steve Johnstone, 9550 Higgins Road, Rosemont.

JOHNSTONE: Short presentation given in accordance with staff's presentation.

STEPHENS: Have you considered acid washing the brick?

JOHNSTONE: It only cleans any dirt out of the brick; it doesn't necessarily change the color of the brick. It will brighten up the mortar joints.

STEPHENS: No it won't change the color but it might make it look new. Let's go back to the Commissioners.

PARISI: I'm glad to hear that you are modernizing the building but I agree with staff and Commissioner Murphy that painting is not the answer. I don't want to set a precedent. It looks beautiful now and then five or six years down the road it starts flaking. I'm in favor of keeping the motion as is.

AUBIN: If I understand correctly, the petitioner does not agree with the number one condition in our motion: that no paint or primer is applied to the existing masonry. Is there any way to work with staff to come up with another solution? We can put that in as number one and we can take the paint out of there or do you want to leave that?

MAZZA: Staff feels that condition is important.

AUBIN: We will add a new condition for the petitioner to work with staff to come up with a solution to change the exterior color.

DZIERWA: I agree with my fellow commissioners about painting brick. I don't think it should be done. We have already told others not to do it. Has the petitioner looked into doing a complete tuck-pointing job and changing the color of the mortar? That could help get you closer to a color that you like and would match the existing brick. I have seen buildings do complete new mortar jobs just to change the basic look of the building. Mortar can even be dyed. As far as the rest of the fenestration on the back of the building, with the garage doors, I agree with putting some windows in and some architectural features or something to change the look of that. You can always do spandrel glass. I'm not sure what's on the other side of those doors but many times bringing in direct light from the outside is a good thing. There is a lot that can be done around those doors where you don't have to worry about matching the brick on the outside. I really appreciate your effort to want to make the building look beautiful but just understand this is nothing against you. We have told others they cannot paint their brick. If we decide to let you do it, you have to convince us and many others that the paint you're going to put on there is going to last and we know from the facts that it doesn't. It is going to look good for a few years but after a while how do we make it keep looking good. That is the problem. As far as I'm concerned, I agree with my fellow Commissioners.

JACOBS: I agree with staff and my fellow Commissioners. I think the building is

good looking and with some improvements be even more good looking. I would suggest a good landscape architect and a paving contractor before I did anything else. That will do more for your building than anything at this stage. Right now it looks derelict as you know. Anything that can improve the property will help you out a lot. I agree that I don't think painting is the answer.

PAUL: I concur with my fellow Commissioners. Buildings sometimes outlive the occupants. Ten or twenty years down the road, we know the paint will not stay up there forever. At some point, someone will have to deal with that. Things happen with buildings. We saw the next door building that looks bad. It sounds like the concerned part of this is that you won't be able to match the brick where the overhead doors are going to be removed. That is not in a real visible spot. I appreciate what you are trying to do. We had this issue last time with a car dealer where you have a brand with specific colors and people expect to see that. It's not like telling McDonald's not to put red and yellow on their building. People recognize that and I don't think we are hurting this business in any way by not allowing that.

STEPHENS: I agree with all of the Commissioners. I would make this unanimous. I have been on the Plan Commission for 14 years. In the past we have seen situations where there was painted brick on the building. It was not a good situation. That is the reason why this ordinance was passed. No one in the Village really likes painted brick. It creates problems down the road and I don't think it is a good fix for what you are trying to do. There are other alternatives. A mortar joint is about 35% of the entire wall. I would think that if you change the mortar, it would alter it a lot. There are other ways to approach it other than painting brick. I think you could do a good job in some other way. We will add another condition here to find another way to accomplish what you are trying to do. I am in favor of not painting the brick as well.

AUBIN: Swore in Dr. Seema Sheth, 8691 Crest Court, Burr Ridge.

SHETH: I just wanted to say that I completely understand where you are coming from and I appreciate your consideration. We want the outside to look as beautiful as the inside is going to look. We can work together to try to come up with a more acceptable solution. Thank you.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated July 28, 2015.

And

I move to approve the Appearance Review application, case number 2015-0414, as shown in the architectural drawings titled Elevation "SHETH__Exterior_Paint

Labels” dated 07/15/2015 and Elevation “A4.0” dated 06/22/2015, prepared by APEX Design Build for Sheth Dermatology, subject to the following conditions:

- 1) That no paint or primer is applied directly to the existing building masonry;
- 2) That a building permit is obtained from the Village’s Building Department prior to initiating work;
- 3) That a sign permit application is submitted to the Building Division for separate review and approval;
- 4) That weeds and dead/dying plants are removed and replaced, the parking lot is brought up to Village installation and maintenance standards and a dumpster enclosure is constructed.

PARISI: Second.

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

OTHER BUSINESS

2015-0040 Memo: New Petitions & Appearance Review

None.

ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 7:34pm

Respectfully submitted,

Heather Zorena
Recording Secretary
ADJOURNED