

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, October 11, 2011

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 October 11, 2011 meeting was called to order by Plan Commission Chairman, Mr. Louis Stephens, at 7:00 p.m.

Present: 6 - Jacobs; Dzierwa; Aubin; Stephens; Paul, Murphy

Absent: 1 - Parisi

APPROVAL OF MINUTES**2011-0647 Minutes of the September 27, 2011 Plan Commission Meeting**

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

Aye: 6 - Jacobs, Dzierwa, Aubin, Stephens, Paul and Murphy

Nay: 0

Absent: 1 - Parisi

PUBLIC HEARINGS**2011-0294 Chase Bank - Special Use Permit, Site Plan, Elevations**

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated October 25, 2011.

I move to recommend to the Village Board approval of a Special Use Permit to construct and operate a bank with four drive through lanes subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. The rear building setback is reduced to as little as 9.5' from a required 30' rear building setback.
2. There will be a reduction in the required loading spaces, from one required to zero supplied.
3. The 18 parking spaces supplied exceeds the Code required 13 spaces by more than 20%.

and

I move to recommend to the Village Board approval of the site plan titled "Preliminary Site Plan" by Gewalt Hamilton Associates, dated 9-22-11 project #3619.152, 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 and prior to building demolition. This is to include a Tree Preservation Plan and Mitigation Report per

Code section 6-305.1.

2. Meet all final engineering and building code related items.

and

I move to recommend to the Village Board approval of the Elevations titled "Exterior Elevations" by The Architect's Partnership, dated July 18, 2011 project # 10036, subject to the following conditions. All changes should be made prior to the Committee Meeting if possible.

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. Paint service door on west elevation to match abutting brick and stone.
3. Improve resolution of dumpster enclosure detail. Materials and colors are to match building.

A motion was made by Paul Aubin, seconded by John J. Paul, that this matter be CONTINUED to the Plan Commission and should be returned by 10/25/2011. The motion PASSED unanimously.

Aye: 6 - Jacobs, Dzierwa, Aubin, Stephens, Paul and Murphy

Nay: 0

Absent: 1 - Parisi

NON-PUBLIC HEARINGS

2011-0648 Irish Patriot Outdoor Seating Area - SP

Staff made presentation according to the written staff report dated October 11, 2011.

STEPHENS: Thank you, Mr. Pittos. I understand the petitioner is not here. Seeing as how this is not a public hearing, we will go to our Commissioners. But before we do that, I want to know if there is anybody out there that would like to comment on this? Ok, we will go to our Commissioners. Commissioner Murphy?

MURPHY: So the wrought iron fence is a six foot fence?

PITTOS: Yes

MURPHY: And the Cedar Fence is also a six foot fence?

PITTOS: Yes, that is what he is proposing.

MURPHY: Ok, do we have any concerns with speakers, music, volume, any of those issues?

PITTOS: He would have to follow the noise ordinance that we currently have in place. This is a commercial area and the particular uses are far from single family residential. Although, across the street the Old Orland Insurance Building is a multi use building that has commercial on the bottom and rental units on the top. But, overall this is a commercial area that would be subject to the noise ordinance.

MURPHY: Great, thank you. That is all.

STEPHENS: Commissioner Aubin?

AUBIN: I have nothing.

STEPHENS: Commissioner Paul?

PAUL: Thank you Mr. Chairman. Are they losing parking spots by doing this? Is there going to be adequate parking on the streets? Also, are there still apartments upstairs in this building? It looks like at one point there were.

PITTOS: Yes, at one point there were apartments upstairs. The petitioner has since gutted the upstairs so there are no apartments up there. The existing condition has been eliminated. To program the upstairs, the petitioner would have to amend the Special Use that currently exists for that property. In terms of parking, Old Orland is notoriously low on parking. The former restaurant that used to be at this location could generally fit about two to three cars at this point here and usually about five to seven along the railroad right-of-way which was an inefficient use of space to begin with. But most of the parking for the previous restaurant, Paddy B's, was accommodated along Union Avenue right-of-way and then with the parking lot that is built behind Heine's Chicken.

PAUL: Ok, and that was never an issue before?

PITTOS: Not one that I am aware of.

PAUL: That is all I had.

STEPHENS: Thank you. Commissioner Jacobs?

JACOBS: Thank you, Mr. Chairman. Mr. Pittos, can you just explain, will cars be able to enter off of 143rd Street like they do now behind Heine's? Will that still be there?

PITTOS: Yes, this particular project is only talking about the Village portion of this space. The space does continue into the railroad property so what will happen is the space is being pulled back six feet, a delivery truck or patrons will be able to access the parking and will still be able to make the turn here off of 143rd Street.

JACOBS: And park there as well? Will it still be dirt like it is now?

PITTOS: Most likely. The issue with this area is that this land belongs to the railroad so the Irish Patriot will essentially be encroaching on railroad property if it were to pave the parking. That would be a squatting situation which would not be proper but to answer this question there is no jurisdiction on that land.

JACOBS: So the increase is being purchased from the Village?

PITTOS: It is Village owned public right-of-way and the petitioner would have to buy it from Orland Park. So, Orland Park would have to vacate the land, vacate the right-of-way, create the parcel, and then the petitioner upon purchase would consolidate to his property.

JACOBS: What about lighting? Is that going to be lighted? Outdoor lighting that might affect the residents across the street?

PITTOS: The other side of the tracks is Metra parking. In addition, the Metra gravel lot has overgrowth and plenty of foliage to block any residences along Oak Avenue from being affected by the lighting. The petitioner has not indicated that he has wanted to extend any lighting out to the patio. He will be subject to lighting ordinances obviously but he has indicated that he thinks the right-of-way lighting that exists there is sufficient at this time.

JACOBS: Now he would not be required to have additional bathroom facilities for the additional square footage or anything?

PITTOS: No, this is similar to an outdoor patio at any other restaurant.

JACOBS: Is it going to be the same materials that are there now?

PITTOS: Yes, out there today is brick masonry materials.

JACOBS: Ok, that is all, thank you.

STEPHENS: Thank you, Commissioner Jacobs. Commissioner Dzierwa?

DZIERWA: Just a couple things. Would it be prudent to put a condition in to create an enclosure for the garbage that is shared between Heine's Chicken and the Irish Patriot?

PITTOS: Typically, we require restaurants to build their enclosures anyway. That is usually handled through an appearance review. We can certainly handle it with them later.

DZIERWA: One other question, could you just take these pictures that I took and

just draw a line on them to show where that property line is. This will give me an idea of the scale. Please use any one of these pens. (Mr. Pittos draws on photographs provided by Commissioner Dzierwa) Commissioner Jacobs made a good point: as long as there is access through there where people can still get to 143rd Street.

PITTOS: I drew on the picture and you can see the angle. The property line, you can see it in red here (points to screen) is the existing Irish Patriot southeast property line. If you just extend that southwesterly to the sidewalk, this is the area that we are talking about.

DZIERWA: Thank you and just point out where the water main is at. They are not going to build anything substantial over it? That is all I have Mr. Chairman.

PITTOS: The water main is located at this location (points to screen).

STEPHENS: Thank you Commissioner Dzierwa. You brought up in your presentation a suggested screening for those garbage cans. Should we put something in here with regard to that? Please go back to previous picture. Is that going to be the six foot fence?

PITTOS: I am not sure if that should be a six foot fence or if it should be handled through the garbage enclosure construction. The way the site works, the petitioner has explained that the service door for this outdoor patio will come down the steps here and through the building here. So, how this screening plays out whether its fence or part of a garbage enclosure is something that we have to resolve with the petitioner.

STEPHENS: Are we requiring a garbage enclosure here?

PITTOS: No, it is something that is usually handled administratively.

STEPHENS: Ok, so you are going to require that then?

PITTOS: It could be added if you so wish.

STEPHENS: I guess for a little bit of background, was this originally the right-of-way for this road to extend in a southeasterly direction, before the railroad was built?

PITTOS: No one is really clear as to why Union Avenue does that jut into the block. The suspicion is that if Union Avenue continued on this angle here it would have linked into what would have been a Southwest Highway alignment.

STEPHENS: It would come back around?

PITTOS: Yes, like this. But that has never been the case in the last one hundred years. These buildings have been there.

STEPHENS: So this is just a piece that has been hanging out there for years. I would think that with what the petitioner has planned to do here is an improvement over the existing conditions. I see no other questions from the Commissioners. I am going to ask for 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 October 11, 2011

And

I move to recommend to the Village Board to approve the site plan for the Irish Patriot outdoor seating area at 9875 W. 143rd Street as indicated in the attached fully referenced motion;

And

I move to recommend approval of the sale of 742 square feet of Union Avenue right-of-way, as depicted on the attached site plan, to the petitioner in the amount of \$750, subject to the following conditions:

1. That the petitioner agrees to pay for all the related closing, legal and surveying fees; and
2. That the petitioner completes a lot consolidation that adds this property to the property at 9875 W. 143rd Street.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to recommend to the Village Board of Trustees to approve the site plan for the Irish Patriot outdoor seating area titled "Proposed Land Lease Area For: Irish Patriot from Village of Orland Park 9875 143rd Street, Orland Park", prepared by ABD & Associates, Ltd., dated 9/6/11, job number 211087, sheet L-1, subject to the following conditions:

1. That a final sale of the land to the petitioner is approved by the Village Board of Trustees before any improvements are made;
2. That the petitioner submits an application for a plat of subdivision to the Village to consolidate the vacated right-of-way with the private property;
3. That all building code related items are met;
4. That building permits are obtained prior to construction;
5. That the south corner of the triangular right-of-way to be vacated be pulled back six (6) feet;

A motion was made by Paul Aubin, seconded by John J. Paul, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning Committee and should be returned by 11/21/2011. The motion PASSED unanimously.

Aye: 6 - Jacobs, Dzierwa, Aubin, Stephens, Paul and Murphy

Nay: 0

Absent: 1 - Parisi

OTHER BUSINESS

ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 7:24 p.m.

Respectfully submitted,

Heather Rosignolo
Recording Secretary

ADJOURNED