

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, July 9, 2013

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

Absent: 1 - Member Paul

APPROVAL OF MINUTES**2013-0428 Minutes of the June 11, 2013 Plan Commission Meeting**

A motion was made by Commissioner Parisi, seconded by Commissioner Dzierwa to approve the minutes of the June 11, 2013 Plan Commission with the following change:

On page 3, under Commissioner Stephen's testimony eliminate the word "the".
APPROVED

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

Nay: 0

Abstain: 1 - Member Aubin

Absent: 1 - Member Paul

PUBLIC HEARINGS**2013-0055 Orland Township Parking**

Stephens: We will entertain a motion to terminate this petition

AUBIN:

I move to terminate file number 2013-0055, Orland Township Parking, at the petitioners request.

PARISI: Second.
TERMINATED

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

Nay: 0

Absent: 1 - Member Paul

2013-0403 AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE VILLAGE OF ORLAND PARK, AS AMENDED (Section 2-102, Section 4-101,

Section 5-101, Section 6-207, Section 6-209, Section 6-210, Section 6-306, Section 6-307, Section 6-310 and 6-310.1)

PITTOS: Staff presentation made in accordance with the written staff report dated July 9, 2013.

STEPHENS: Thank you Mr. Pittos. Seeing no one in the audience, we will go to our Commissioners. Commissioner Dzierwa?

DZIERWA: Thank you Mr. Chairman. I guess the only question that I have is that, Mr. Pittos, the light bands that you discussed, basically that was a sign issue before and now it is just a lighting issue if it's going to be recessed indirectly. You are not going to actually see the source of the light. You're going to see the reflection. Is that correct?

PITTOS: Yes. The sign code deals with both lighting displays and signs in the same way.

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

STEPHENS: Ok, thank you. Commissioner Jacobs?

JACOBS: Thank you Mr. Chairman. I don't have any comments. Once again I appreciate the efforts taken by staff. Thank you very much.

STEPHENS: Thank you Commissioner Jacobs. Commissioner Aubin?

AUBIN: It looks to me like staff is using common sense to clean up the language in these codes so that they can become more defined and more accurately ease in executing petitions in the future. Nice work.

STEPHENS: Thank you Commissioner Aubin. Commissioner Murphy?

MURPHY: The only comment I have is obviously there has been a lot of research and work that has gone into it so thank you for that. No further comments.

STEPHENS: Thank you. Commissioner Parisi?

PARISI: No further comment. I echo my fellow Commissioners.

STEPHENS: Thank you. I would like to ask under section 2-102 where it talks about the facility may contain on site and you talk about 50% of total sales. Would we want to add 50% of total sales annually on the next three? Just add the word annually. Was that the intent?

PITTOS: Yes, annually.

STEPHENS: Ok, so can we add that word in to say "50% of total sales annually". In addition to that, how can this be monitored for compliance? That's tough.

PITTOS: It is. In the past, it has been monitored through a complaint driven system. A pub is a good example, in that case the code says that 50% of the business is food sales and 49% is alcohol sales. So the only way that you can actually monitor that is if there is a complaint created and then went there and audited them and found that they are exceeding their permitted alcohol sales.

STEPHENS: Ok.

AUBIN: I don't know that we could get access to their books.

STEPHENS: I think just to put some teeth in it, we add the word annually.

PITTOS: Generally, businesses comply. We have never had an issue where a business ignores the Village Code requirements for the sale of food.

STEPHENS: Ok. Seeing no other questions from the Commissioners, the Chair will entertain a motion.

DZIERWA:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated July 9, 2013.

And

I move to recommend to the Village Board of Trustees to approve the Land Development Code Amendments as shown in the attachment titled "Part Three: Attachments", prepared by the Development Services Department and dated June 25, 2013, for Sections 2-102, 4-101, 5-101, 6-207, 6-209, 6-210, 6-306, 6-307, 6-310 and 6-310.1.

1. Under Section 2-102, add the word "annually" in three places.

AUBIN: Second.

RECOMMENDED FOR APPROVAL

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

Nay: 0

Absent: 1 - Member Paul

2012-0300 AN ORDINANCE ADOPTING THE COMPREHENSIVE PLAN OF THE VILLAGE OF ORLAND PARK AND REPEALING PRIOR CONFLICTING

ORDINANCES

TURLEY: Staff presentation made in accordance with the written staff report dated July 9, 2013.

STEPHENS: Ok. There is no one in the audience to comment on this so we will go to our Commissioners. Commissioner Parisi.

PARISI: All I can say is when I was going through this; obviously you've put a lot of time and effort into this. The bulk of your work started in 2012 in earnest and you've saved the Village a quarter of a million dollars in consultant fees. Just going through this, I pictured in my mind when you were through presenting that the table over here would just stand up and applaud for such a wonderful job. You are so focused. You are obviously such gifted and talented people. Your vision is so impressive. I am a little bit disappointed in the appendix, that I am no longer a belt away boomer anymore; I'm kind of a gray power now.

TURLEY: I think everyone took a look at that list and tried to figure out where they fit in.

PARISI: I could see that the new empty nesters were intelligent people. In all seriousness, you should applaud yourselves. You've done a wonderful job.

STEPHENS: What nice comments you made, Commissioner Parisi. Thank you. Commissioner Murphy?

MURPHY: Well I will second Commissioner Parisi's comments. It really is an amazing document. I have gone through it a number of times and I keep going through it because there is just so much information. You touched upon this a little bit. One of the questions I have is about the maps. As things change like Lagrange Road and this construction, bike trails, annexations, we will be updating these maps?

TURLEY: Yes and that's one of the good things about having this electronically in Publisher. It is a little easier to update than it used to be with some of the older documents. The maps, especially, do make it important that we try to update the maps annually.

MURPHY: I meant to check, the annexation report, is that also published online?

TURLEY: I don't think that is online. That was done in 2007. We are getting ready to update it. Once we have updated it, we will try to post that online.

MURPHY: Ok, thank you.

STEPHENS: Thank you Commissioner Murphy. Commissioner Aubin?

AUBIN: Mr. Chairman, obviously I concur with my two fellow Commissioners. But Orland Park did not get to be voted as one of the most livable cities in the world without a vision, now we have a hard document that we can use as a sales tool for any of the folks that were thinking about moving their families here or their businesses: retail, manufacturing, whatever the case may be. Is this document going to be available electronically?

TURLEY: Right. It will be on the website.

AUBIN: If you're going to sell anything, you're going to need some literature. This is a wonderful sales tool. The execution of it can only be good for Orland Park and its growth. Great job and like I say this is a great tool if we are going to keep growing.

STEPHENS: Thank you Commissioner Aubin. Commissioner Dzierwa?

DZIERWA: I really appreciate the fact that we saw this in bits and pieces over the last few months. To try to go over something like this, we wouldn't have been able to do it justice in three or four days to see what took you so long to put together. So I appreciate that you spread it out for us. I do have a couple of questions. You talk about mobility and access in section 3. You remember when there were times when petitioners would come in and we would require them to put stub roads on their properties and some of them went south and never happened. How are we going to ensure that doesn't happen in the future? That is a key concept of chapter 3 in the comprehensive plan. How do we make them do it?

TURLEY: Well I think we have evolved to be stricter with that and more proactive. One of the things about the comprehensive plan is that it is a tool for us too. For us to show to people and say that it's not just me saying that you have to have cross connections but our comprehensive plan states it as a goal.

DZIERWA: I'm sure all of my fellow Commissioners agree with me that it is very important. If you stay off the main arterials, you can get around pretty well in Orland, provided these concepts are implemented.

AUBIN: Mr. Commissioner, can that be coded? Can you code that?

TURLEY: The cross connections?

PITTOS: There are some codes that address cross access requirements.

TURLEY: There is reference to it in one spot but it is subject to interpretation and has to be handled site by site because it is more important at some locations than others.

DZIERWA: With all due respect to petitioner's properties, I can see that but it really

goes against the grain when someone does not make that connection. The sub area plans that you talked about and you said going into detail about some of them. Would that be a possibility of singling out a certain developer? If someone comes in and it is a sub area and a developer is going to do something and then you tell them you want to take a closer look at what they are doing beforehand even though the developer is basically going along with the comprehensive plan as it is written. Couldn't we be accused of singling them out by looking at them closer?

TURLEY: We are going to look at it as areas that are important to the Village. I'm thinking of the big site along Lagrange Road and 171st. It's a big development opportunity that could go a lot of different directions so I think that we are going to identify them on the basis of their importance and significance to the Village. Then, even with a subarea plan you have to offer flexibility. There never is just one answer. Probably it would involve several alternatives. There would be some flexibility built in there.

PITTOS: The subarea plans also include existing neighborhoods as well. That requires an entire planning process and engaging the community and setting up visions for specific parts of Orland Park, as well.

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

STEPHENS: Thank you Commissioner Dzierwa. Commissioner Jacobs?

JACOBS: Thank you Mr. Chairman. Once again I think that all of the things contained in this document, our staff is truly our greatest asset and thank you for making me so much more aware of what is going on and how we got here. Thank you again.

STEPHENS: Thank you Commissioner Jacobs. I echo Commissioner Parisi's comments. Staff, you did a great job. It was a lot of time and you saved the Village quite a bit of money and something that has been needed for quite some time. Thank you very much. Let's move forward with this. 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 July 9, 2013

And

I move to recommend to the Village Board approval of the 2013 Comprehensive Plan.

PARISI: Second.

RECOMMENDED FOR APPROVAL

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

Nay: 0

Absent: 1 - Member Paul

NON-PUBLIC HEARINGS

None.

OTHER BUSINESS**2013-0156 Memo: New Petitions & Appearance Review**

STEPHENS: Does anyone care to comment on this?

DZIERWA: I have a question. Is staff aware that Advanced Auto Parts is going to be moving out of the Village?

TURLEY: I wasn't personally.

DZIERWA: Well just to give you a heads up, that old Clark station that used to be on 159th Street and 80th Avenue, that's in Tinley Park. There is a sign up there that says "New Home of Advanced Auto Parts". I was picking up a thermostat for my truck today and I asked the guy if they were moving and he said "yea, November". So basically we are losing a business to Tinley Park. I just thought I'd bring that up to staff. That's all.

STEPHENS: It looks like on a positive note, that we have a possible subdivision development coming down the road, Deerhaven Phase II.

ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 7:45 p.m.

Respectfully submitted,

Heather Rosignolo
Recording Secretary