

# VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue  
Orland Park, IL 60462  
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## **Meeting Minutes**

**Tuesday, July 14, 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**

The meeting was called to order by the Plan Commission Chairman, Mr. Lou Stephens, at 7:00 p.m.

**Present:** 4 - Chairman Stephens; Member Aubin; Member Parisi, Member Paul

**Absent:** 3 - Member Jacobs; Member Dzierwa, Member Murphy

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

A motion was made by Commissioner Parisi, seconded by Commissioner Aubin; to continue the minutes of the June 9, 2015 Plan Commission.

PARISI:

I move to continue the minutes of the June 9, 2015 Plan Commission meeting to the next regularly scheduled meeting.

CONTINUED

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

**Nay:** 0

**Absent:** 3 - Member Jacobs, Member Dzierwa and Member Murphy

**PUBLIC HEARINGS****2015-0269 Porsche - Acura of Orland Park Expansion**

TURLEY: Staff presentation made in accordance with written staff report dated July 14, 2015.

STEPHENS: I have one question. This is a resubdivision. Where is the existing and what is it resubdivided to?

TURLEY: Demonstrates on overhead. The resubdivision is just a north south line. It will still be two lots, there is not going to be an out lot for the detention and it is going to be shifted.

STEPHENS: Thank you. Does the petitioner wish to speak to this project?

AUBIN: Swore in Simon Yu, 500 Lake Cook Road, Suite 350, Deerfield, Illinois.

YU: We do agree with a lot of the conditions that Mrs. Turley has presented. One condition that we would like to revisit is the EIFS on the Acura building. She had outlined that above the blue band the EIFS is fine but below the blue band, she

would like to see more of the CMU. From our perspective, we would like to see the EIFS go a little bit further down mostly because it is an Acura standard for their showroom. Acura is going through their whole reimagining. Currently the entire building has EIFS on the top and the bottom. So we feel that is an extension of the current design that has held up very well.

STEPHENS: So you could work with staff on this?

YU: Yes.

AUBIN: Do we have room for compromise here?

TURLEY: It is actually a code requirement rather than it being my preference. So we will have to look at that. It wasn't published as a variance so we will have to see.

AUBIN: But this one condition that is on here can give us some flexibility?

TURLEY: Yes I stated it that way because it lets us try to work it out.

STEPHENS: Acura doesn't determine the building codes in Orland Park so we don't need to comply with Acura.

YU: Yes. I understand.

STEPHENS: Anyone else?

AUBIN: Swore in Dan McMillan, 8621 141st Street, Orland Park.

MCMILLAN: It hadn't come up before and I just wanted to bring it up as a question or a point. The sidewalk was brought up to close the gap. Right now that is a property that we are leasing from Edison. It is the wires. They won't ever sell it but with the lease they don't allow us to pave it either. I'm not sure if we have the right to put a sidewalk in front.

TURLEY: Actually it would be located in the IDOT right of way.

STEPHENS: So it would be in the right of way and not on the property.

MCMILLAN: Yeah I just didn't know where the sidewalk would be.

STEPHENS: It would be in the right of way. Is there anyone else that would like to speak? Seeing no one, we will go to our Commissioners.

AUBIN: Mr. Chairman, we have heard staff's report and the petitioner heard staff's report. A lot of conditions are tied to this motion that I am going to read. We only

have a little bit of a bump with one of them, which you are going to sit down and talk about the EIFS. With that in mind, I don't have any problems with this project.

PARISI: There are a number of conditions and they seem to be in agreement with most of them so I am ok with it.

PAUL: This works. Obviously there are a couple of things that need to be ironed out. I have some family that lives in the condos behind there and they have never once said anything about any issues. There isn't anyone here to say anything about any issues behind there. I don't have a problem with any of it.

STEPHENS: I think staff has done a great job working through this with the petitioner. There are a lot of conditions on this so I am fine with this.

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 14, 2015.

And

I move to recommend to the Village Board approval of the preliminary site plan titled 'Site Geometric Plan' , page C-2.0 by W-T Engineering, dated 4-10-15, revised 6-17-15, and plan titled 'Phasing Plan', page C-2.1 by W-T Engineering, dated 4-10-15, revised 6-17-15, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

1. Complete the sidewalk gap along 159th Street in front of the automobile storage lot to the west that is utilized by Rizza for improved pedestrian access.
2. Submit a Final Landscape Plan, for separate review and approval within 60 days of final engineering approval.
  - a) Provide fully developed Type 'D' 30' wide landscape buffer along entire north lot boundary.
  - b) Include foundation plantings along front façade of both building additions.
  - c) Convert the two paved striped islands in front of Porsche building to landscape islands.
  - d) Provide tree survey for any trees exceeding 4" in caliper that will be removed and include tree mitigation as required by Code.
  - e) Add street trees along 159th Street.

3. Meet all final engineering and building code requirements.

and

I move to recommend to the Village Board approval of the Elevations and 3D illustrations titled 'Exterior Rendering Porsche', by Simon Design group, page A6.00, issued 4-10-15 and updated on 6-29-15; elevations titled 'Exterior Elevation Porsche', by Simon Design Group, page A6.01, issued 4-10-15 and updated on 6-29-15; illustration titled 'Exterior Rendering Acura, by Simon Design group, page A6.10, issued 4-10-15 and updated on 6-29-15; ; elevations titled 'Exterior Elevation Acura', by Simon Design group, page A6.11, issued 4-10-15 and updated on 6-29-15; page titled 'Exterior material Schedule Acura, by Simon Design group, page A6.12, issued 4-10-15 and updated on 6-29-15; subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

1. Work with staff to replace all EIFS on the Acura building that is below the blue metal band with brick or stone.

2. Work with staff to replace the proposed concrete panels on the Porsche building with decorative CMU block that complements the colors and textures of the existing concrete block and metal panels.

3. Provide site plan locations and elevations for any dumpster enclosure improvements associated with the project.

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

5. All building materials must meet building code requirements.

6. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.

7. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

and

I move to recommend to the Village Board approval of a re-subdivision subject to the following condition:

1. That the petitioner submits a Record Plat of Subdivision to the Village for recording.

and

I move to recommend to the Village Board approval of a Special Use Permit Amendment for a planned development with multiple buildings and an automobile dealership/ service facility, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Parking space numbers that exceed Code minimums by more than 20%.
2. Reduced Tree islands.
3. Reduced west, south and east landscape buffers from a required 10' or 15' to as little as 0'.
4. Parking lots and drives located between the building and the street.
5. Lighting foot candle maximums that exceed Code maximums.
6. Western building façade that exceeds 100' without recesses and projections.
7. Lot coverage that exceeds 75% impervious maximum.

All changes must be made and conditions met prior to the Board meeting.

PAUL: Second.

RECOMMENDED FOR APPROVAL

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

**Nay:** 0

**Absent:** 3 - Member Jacobs, Member Dzierwa and Member Murphy

#### **2015-0420 2015 Land Development Code Amendments II**

KOWSKI: Staff presentation made in accordance with written staff report dated July 14, 2015.

STEPHENS: Does anyone in the audience wish to speak to this petition?

AUBIN: Swore in David Sosin, 9501 144th Place, Orland Park.

SOSIN: Several months ago I contacted the Village staff specifically Karie Friling about the continuing issue with the car dealers, a number of them who I represent. Mike is absolutely correct that over the years, two things are happening. One is the dealerships are growing and when their sales go up, they need more cars. I have been here for almost every one of them for different matters over the years and

one of them that has always come up with the neighbors has been parking along the streets and the challenges of maintaining an adequate inventory. The other part is newer and the manufacturers are pretty much dictating looks and façade changes and how the cars are delivered. When our dad's bought cars, 6 weeks later they hoped it came and that the dealer didn't sell it to someone else because they got an extra 200 hundred bucks. Now they pretty much send you the cars and the inventory is at a minimum about now and maybe another month. Then the new cars come in because no dealer wants to get stuck with last year's models. Then in the late fall as sales fall off, the inventory keeps coming in and that's when they build up. The cars build up through the winter. The reason I'm saying this is we really haven't seen the language from the staff. We would like to see that before it goes to the Board. There is something we would like to add to it. I was at the meeting on June 30th. They were all pretty much in agreement that this is a beginning. The one suggestion that we made that I didn't hear today that is very important to make this work for the dealers is that we talk about paving. Many of the pieces are vacant and no owner of property is going to lease these for 6 months and pave it and fence it, to have the dealer move out and hope the dealer comes back next year. It would reduce the number of sites dramatically that could be feasibly used for car storage. There aren't that many to start with along these three streets. The area by Oak Forest, east of Harlem, is problematic because of the distance. The distance becomes very important when you have dealers across the street in Tinley Park and people become impatient. You have to take two employees to go and pick it up. Time is important and how the lots are configured, it all matters. It would help a lot to not have a paving requirement. If you do, it is going to be problematic. That is one comment. Secondly, we would like to see the final draft of it before it goes to the Village Board. We would like to disseminate it among the dealers in case someone has an idea that we've missed. That's all we would like to do.

STEPHENS: You would rather have this continued this evening so that you could take it back to the dealers?

SOSIN: We will take it back quickly and then it can go to Board. We would just like to see a provision in there that states for seasonal use, paving would not be required for these sites.

KOWSKI: I can address those points. First thing, the language presented tonight is no different from what we talked about at that last meeting, which is good. At one point we were thinking about this as a special use and we converted that to an appearance review. We did review the code and the code does not require the lot to be paved. Also, if we did require the lot to be paved then we would need additional storm water management facilities. So it makes no sense to pave it, in fact, if they are gravel and contained. The fence requirement, landscape and screening we are going to hold firm on.

SOSIN: Fencing is not a bad thing when you have hundreds of cars that are worth

a lot of money. The vandalism in all of the dealerships is a problem. In these kinds of yards it is even more of a problem.

KOWSKI: We did address those in our sit down meeting and I will send you the language tomorrow. It goes to Committee on Monday night. We have time to work it out and I would hope that you will entertain a motion tonight.

STEPHENS: There is nothing in here about paving.

SOSIN: There are a lot of provisions in the code about it.

KOWSKI: We are not considering it a parking lot. We are considering it a storage area. We have plenty of examples of heavy equipment storage areas with zero paving. We can clarify that if needed but the code right now is in their favor.

STEPHENS: Thank you Mr. Sosin. Mike, in this you don't have any requirements for paving but what Mr. Sosin is saying is there are other requirements for it?

KOWSKI: There is not. Many times in the situations in the manufacturing zone people will come in for a change and we require paving because they are adding more parking lots for employees, visitors and what not. For storage areas, there is nothing in our code that says it must be paved. In fact we prefer that it stay gravel so that rain water can go through and it doesn't impact lot coverage. Now if the business model of the group wants it paved for the maintenance of cars, then we can help them with that but we understand that to be an engineering task and its very expensive to engineer a giant parking lot over 100% of the lot.

STEPHENS: So you are ok with this?

SOSIN: Yes. I didn't realize this was not being considered as a parking lot. That's great.

KOWSKI: To be more specific, this entire code update is in the outside storage section of the code.

STEPHENS: This doesn't exist now.

KOWSKI: Correct.

STEPHENS: Are there any other comments? We will go to our Commissioners.

PAUL: No, I think the parking lot issue makes sense. The outdoor seating works too.

STEPHENS: I have no problem with this.

AUBIN: I'm good.

PARISI: I'm good. I found it interesting and the updated education on what the manufacturers are requiring of the dealers is fascinating.

STEPHENS: We will now move forward with a motion.

PARISI:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated July 14, 2015

And

I move to recommend to the Village Board of Trustees to approve the Land Development Code amendments for Sections 6-206, 6-207, 6-208, 6-210, 6-211, 6-212, 6-302, and 6-310, as presented in the attached Amendment Report titled "2015 Land Development Code Amendments II Amendment Report to the Plan Commission", prepared by the Development Services Department and dated July 14, 2015.

AUBIN: Second.

**RECOMMENDED FOR APPROVAL**

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

**Nay:** 0

**Absent:** 3 - Member Jacobs, Member Dzierwa and Member Murphy

**NON-PUBLIC HEARINGS**

None.

**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 7:55pm

Respectfully submitted,

Heather Zorena

Recording Secretary