

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, June 10, 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

Present: 5 - Chairman Stephens; Member Aubin; Member Dzierwa; Member Parisi, Member Paul

Absent: 2 - Member Jacobs, Member Murphy

APPROVAL OF MINUTES**2014-0277 Minutes of the May 27, 2014 Plan Commission Meeting**

A motion was made by Commissioner Aubin, seconded by Commissioner Paul; to approve the minutes of the May 27, 2014 Plan Commission with the following changes:

On Page 2 under the testimony of Commissioner Dzierwa, add "this" to the first line after "I think".

On Page 3 in the motion change the date of the staff report to read May 27th, 2014.

On Page 7 in the motion, strike number 4 entirely and change the numbering of the items to read correct numeric order.

APPROVED

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

Nay: 0

Abstain: 1 - Chairman Stephens

Absent: 2 - Member Jacobs and Member Murphy

PUBLIC HEARINGS**2014-0309 2014 Land Development Code Amendments I**

A motion was made by Commissioner Aubin, seconded by Commissioner Parisi to continue the Land Development Code Amendments I to the July 8, 2014 Plan Commission.

AUBIN:
CONTINUED

Aye: 5 - Chairman Stephens, Member Aubin, Member Dzierwa, Member Parisi and Member Paul

Nay: 0

Absent: 2 - Member Jacobs and Member Murphy

2014-0279 Bridge Teen Center - Ordinance

TURLEY: Staff presentation made in accordance with written staff report dated June 10, 2014.

STEPHENS: Thank you, Mrs. Turley. This is a public hearing. Is there anyone present in the audience that wishes to make a statement regarding this petition? Seeing no one, I will move on to our Commissioners. Commissioner Parisi?

PARISI: I have no objections.

STEPHENS: Commissioner Aubin?

AUBIN: I have no objections.

STEPHENS: Commissioner Dzierwa?

DZIERWA: I have no objections. It seems to me that you are running a great program there. I enjoy the car shows that you have in the summer.

STEPHENS: Commissioner Paul?

PAUL: I have no objections.

STEPHENS: I have no objections. I agree with Commissioner Dzierwa. There is nothing else like this in the Village and I think it is a great place for young people. The chair will now entertain 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 June 10, 2014.

And

I move to recommend to the Village Board approval of the rezoning of the Bridge teen Center building at 15547-15607 71st Court from MFG manufacturing District to BIZ Business Zoning District.

And

I move to recommend to the Village Board approval of a special use permit to operate a community center at 15547-15607 71st Court in Orland Park.

AUBIN: Second.

RECOMMENDED FOR APPROVAL

Aye: 5 - Chairman Stephens, Member Aubin, Member Dzierwa, Member Parisi and Member Paul

Nay: 0

Absent: 2 - Member Jacobs and Member Murphy

2014-0084 Ridgeway Petroleum

TURLEY: Staff presentation made in accordance with written staff report dated June 10, 2014.

STEPHENS: Thank you, Mrs. Turley. Swore in Chris Kalischefski, 2675 Pratum Avenue, Hoffman Estates, IL

KALISCHEFSKI: Presentation made by petitioner.

STEPHENS: Thank you, Mr. Kalischefski. That was an excellent presentation. This is a public hearing so we will now go to the audience. If there is anyone that wishes to make a statement regarding this petition, please come forward now. Seeing no one we will go to our Commissioners. Commissioner Dzierwa?

DZIERWA: I just have a couple of questions. Is that spandrel glass in the dormers? Also, is that a skylight on the roof?

KALISCHEFSKI: Yes that is spandrel glass and the roof is a mansard roof. So what you are seeing that is white is a flat roof.

DZIERWA: Also, the left hand turn lane at 183rd Place, there are many customers that will come from homes there. You have done a great job with the landscaping and the buildings overall.

STEPHENS: Commissioner Parisi?

PARISI: You gave a very thoughtful presentation and this is going to be a great addition to the community. I really appreciated all the effort you put forth.

STEPHENS: Commissioner Paul?

PAUL: I agree. There is good effort and it's a nice area. There is no one here to express any concerns. So I don't have any concerns.

STEPHENS: Commissioner Aubin?

AUBIN: The petitioner has worked with staff. I have no objections. We may add one thing but the project should move forward.

STEPHENS: Why do you have the mansard roof? Is it just on the carwash?

KALISCHEFSKI: We chose the mansard roof to enhance the movement through the building. The lower roof on one side and the exit side will be peaked. It helps to create a rhythm with a lower roof and draws attention to a focal point.

STEPHENS: How can the mansard roof be changed?

KALISCHEFSKI: We will work with staff. We have some ideas.

STEPHENS: You can make it look like a modified hip. Also, one change that I want to make regarding the landscaping. Eliminate the first tree on 183rd Place and Wolf Road. It creates visibility problems once the tree starts growing.

TURLEY: The Landscape Plan is purely conceptual but we will make a note of it.

STEPHENS: Other than that, I am fine with the project. It looks great and I can tell you have put forth a lot of effort. At this time the 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 June 10, 2014.

And

I move to recommend to the Village Board approval of the preliminary site plan titled 'Preliminary Site Plan' and dated 09-11-13, revised 05-02-14, Sheet A001, by Corporate Design and Development Group, subject to the following conditions:

1. Work with Village staff and IDOT to resolve concerns with Wolf Road north bound left turns onto 183rd Place, and fully resolve prior to Development Agreement.
2. No outdoor sale items will be permitted within the minimum and/or actual building setback areas along street frontages.
3. All lighting must meet Codes and is subject to engineering approvals.
4. Re-locate parking area lighting fixture(s) to meet 40' setback requirement.
5. Provide an executed and recorded copy of the cross access easement with the property to the north at the time of the Development Agreement.
6. Show the required curb between the parking spaces and sidewalk along the front elevations of the store building and car wash.
7. Meet all Building Code requirements.
8. Meet all final engineering requirements.
9. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.

And

I move to recommend to the Village Board approval both the black and white and

colored versions of the Elevations titled 'Preliminary C-Store Exterior Elevations' Sheets CS A200, Preliminary Car Wash Exterior Elevations CW A200, Preliminary Fuel Canopy Details page A005; Preliminary Car Was Canopy Details page A004; Preliminary Enclosure and Sign Details page A003; '3-D Renderings' pages R-1 and R-2, all by Corporate Design and Development Group, all dated 09-11-13, and revised 05-02-14, subject to the below conditions.

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. Meet all Building Code requirements. 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. Work with staff to remove mansard roofline on car wash and replace with full roof line.
5. In the case of discrepancies between the cited elevations, the stricter shall apply.

And

I move to recommend to the Village Board approval of a Special Use Permit for a planned development with multiple buildings for the Ridgeway Petroleum facility proposed for the northwest corner of Wolf Road and 183rd Place. The development will consist of a motor vehicle service station facility that includes an automatic drive through car wash, gas pumps with canopy, and ancillary retail store with carry out restaurant, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Parking exceeds Code requirements by more than 20%
2. Parking and drives located between the building and the street.

All changes must be made prior to the Board meeting.

PARISI: Second.

RECOMMENDED FOR APPROVAL

Aye: 5 - Chairman Stephens, Member Aubin, Member Dzierwa, Member Parisi and Member Paul

Nay: 0

Absent: 2 - Member Jacobs and Member Murphy

NON-PUBLIC HEARINGS

None.

OTHER BUSINESS

None.

2014-0024 Memo: New Petitions & Appearance Review

ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 8:12 p.m.

Respectfully submitted,

Heather Zorena
Recording Secretary