

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

**Tuesday, December 9, 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**

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

**Present:** 6 - Chairman Stephens; Member Aubin; Member Dzierwa; Member Parisi; Member Paul, Member Murphy

**Absent:** 1 - Member Jacobs

**APPROVAL OF MINUTES****2014-0463 Minutes of the November 11, 2014 Plan Commission Meeting**

A motion was made by Commissioner Paul, seconded by Commissioner Aubin; to continue the minutes of the November 11, 2014 Plan Commission.

I move to continue the minutes of the November 11, 2014 Plan Commission Meeting to the next regularly scheduled meeting.

CONTINUED

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

**Nay:** 0

**Absent:** 1 - Member Jacobs

**PUBLIC HEARINGS****2014-0424 Midwest Animal Hospital**

TURLEY: Staff presentation made in accordance with written staff report dated December 9, 2014.

STEPHENS: Thank you Mrs. Turley. Does the petitioner wish to make any comments?

AUBIN: Swore in Robert Edwards, 515 65th Street, Willowbrook, Illinois.

EDWARDS: Presentation made to the Commission to accompany staff's presentation.

STEPHENS: Right now your Phase I is going to include redoing the existing parking lot and adding the new area to it and the detention pond.

EDWARDS: Inaudible. Stepped away from microphone. So we will be extending the driveway out. It will be relocated. We will be grading this out and it will be a bit of a challenge for us. We want to maintain our existing parking so we will maintain the existing drive while we put in the new drive and try to get this part established. Then we will have to rework this area over here so we can maintain parking. But

the detention that is maintained in this area will have to be moved over. Basically this site will be graded. You can see that this is basically going to become a yard area. We are only proposing to fence in a small part of that yard area over here as sort of an outdoor exercise area. As the future building will come into play, this yard area will mostly become building and this area will become future parking. This area will be put together quite nicely.

STEPHENS: Thank you, sir. We will go to our commissioners seeing no one in the audience.

PAUL: I think this makes sense. I have no comments.

DZIERWA: I like the fact that parking will be getting off the street as long as business is good enough for you to expand your parking. Kind of like when the church across the street was expanding their parking. Business must be good. I have no comments.

AUBIN: I have no comments.

MURPHY: I have no comments. I agree that the parking is needed. Congratulations on a thriving business.

PARISI: I have no comments. Good luck.

STEPHENS: I'm glad that your business is doing so well. The chair will 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 December 9, 2014.

And

I move to recommend to the Village Board approval of the rezoning of the parcel located at 11211 183rd Place to the ORI Mixed Use Zoning District, subject to de-annexation from the Village of Mokena, and subject to annexation into the Village of Orland Park.

And

I move to recommend to the Village Board approval of the preliminary site plan titled 'Architectural Site Plan Phase 1', by Linden Group, page EX-1.0, project number 2014-0050, dated 9-30-14, revised 10-23-14; and preliminary site plan titled 'Architectural Site Plan Phase 2', by Linden Group, page EX-1.1, project number 2014-0050, dated 9-30-14, revised 10-28-14, subject to de-annexation

from the Village of Mokena and annexation into the Village of Orland Park and subject to the following conditions:

1. All 'future addition' areas for the building, foundation plantings, and associated pet exercise areas are shown for conceptual purposes only and must return to the Village for an amended site plan and elevation approval. At the time of future building additions, a \$25,000 contribution to the construction costs of a northbound left turn lane at 183rd Place will be required, which will be addressed in the Annexation Agreement.

2. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.

a. Phase 1: Provide Code required landscape buffering, incorporating healthy existing plant material, along the entire north face of the Phase 1 reconfigured and expanded parking lot and in the new tree islands.

b. Phase 1: Provide Code required landscape buffering, incorporating existing health plant material, along the southern and western sides of the Phase 1 relocated detention pond.

c. Phase 1: Provide naturalized plantings in and around detention pond.

d. Phase 2: Provide Code required landscape buffering that incorporates existing healthy plant material along the north and west sides of the Phase 2 expanded parking lot, and in the new tree islands. Add plant material along the southern buffer, if needed, to meet Code requirements.

e. Replace existing dead plant material on site.

f. Replace existing planting material damaged during construction.

3. Reduce Phase 2 western-most parking lot aisle to 22.8' width in order to meet Code required western landscape buffer of 15'.

4. Label on the site plan all proposed surfaces and materials including tree islands, asphalt, curbing, and concrete sidewalks.

5. Label as 'future dog exercise area' south of the future building, and 'future sidewalk' along the west face of the future building .

6. Add building address to all Plan sheets.

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

8. All changes must be made prior to the Village Board meeting.

and

I move to recommend to the Village Board approval of the dumpster, and fence elevations and 'Perfect Turf' surface product details on the sheet titled 'Site

Details', by Linden Group, project 2014-0050, dated 9.30.14, revised 10.1.14, subject to de-annexation from the Village of Mokena and annexation into the Village of Orland Park and subject to the following conditions:

. All changes must be made prior to the Board meeting.

1. No future building elevations are considered through this petition, and must return to the village for approvals.
2. Screen any new mechanical equipment either at grade level with landscaping or hidden behind the roofline.
3. Label all four dumpster elevations as 'brick to match existing building' prior to the Village Board meeting.
4. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.

and

I move to recommend to the Village Board approval of a re-subdivision for the lot consolidation of the two petitioned parcels subject to de-annexation from the Village of Mokena and annexation into the Village of Orland Park and subject to the following condition:

1. Submit a Record Plat of Consolidation to the Village for recording.

and

I move to recommend to the Village Board approval of an amendment to the Special Use Permit for Animal Services authorized by Ordinance 3916, and by Ordinance 4262, subject to to the same conditions as outlined in the Preliminary Site Plan motion, and subject to the following conditions.

Modifications to the Special Use permit include:

1. Locate parking lot and dumpster between the building and the street.
2. Exceed Code required parking space minimums by more than 20%.
3. Reduce detention pond setbacks from a required 25' to approximately 15'.
4. Increase pond slope from 4:1 to a 3:1 slope.
5. Reduce south landscape buffer from a required 15' to 10' minimum.

DZIERWA: Second.

RECOMMENDED FOR APPROVAL

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

**Nay:** 0

**Absent:** 1 - Member Jacobs

**NON-PUBLIC HEARINGS**

**2014-0730 Certified Local Government Annual Report FY 2014**

PITTOS: Staff presentation made in accordance with written staff report dated December 9, 2014.

STEPHENS: Do we need to go to a class?

PITTOS: Not necessarily. We will be providing webinars and training at a regular plan commission meeting. So they are 10-15 minute videos that you would watch produced by the Illinois Historic Preservation agency.

STEPHENS: Do any of the Commissioners have any questions or comments in regard to this report?

DZIERWA: Is it required to meet 12 times a year?

PITTOS: No. The HPRC only met 7 times last year, for example.

STEPHENS: I would suggest to move forward with the filing.

No motion.

No Motion  
NO ACTION

**OTHER BUSINESS**

**2014-0024 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 7:39 pm

Respectfully submitted,

Heather Zorena  
Recording Secretary  
ADJOURNED