

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, May 27, 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 Acting Plan Commission Chairman, Mr. Paul Aubin, at 7:00 p.m.

Present: 6 - Member Jacobs; Member Aubin; Member Dzierwa; Member Parisi; Member Paul, Member Murphy

Absent: 1 - Chairman Stephens

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

A motion was made by Commissioner Dzierwa, seconded by Commissioner Parisi; to approve the minutes of the April 8, 2014 Plan Commission.

APPROVED

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

Nay: 0

Absent: 1 - Chairman Stephens

PUBLIC HEARINGS**2014-0244 Public Works Bulk Storage Temporary Facility - Special Use Permit**

PITTOS: Staff presentation made in accordance with written staff report dated May 27, 2014.

AUBIN: Thank you Mr. Pittos. Let's go to the audience. Does anyone have anything to ask??

DZIERWA: Swore in Ray Dignan, 10703 Valley Court, Orland Park.

DIGNAN: I drive by that project quite a bit. Today is the first time I had a chance to see the plans. I am pleasantly surprised. It looks good. I still have to build four more buildings to the south of this location so I just needed an explanation for potential purchasers. I purchased the property back in 2007 from Beary Landscaping. Prior to that, it was basically a junk yard with trucks and material. In essence I am all for it. I am glad that I came here tonight. I wish the Village luck and it is a good spot to get off of 153rd Street to move over to here. If you have any questions for me, I'd be happy to answer them.

AUBIN: At this time, we will go to our Commissioners. Commissioner Dizerwa?

DZIERWA: Thanks Mr. Chairman. I think this has been a long awaited move. This might not be a permanent site but it still is better moving from Centennial to where it is now. As long as the neighbors are happy with it, I have no concerns. Thank

you Mr. Chairman.

AUBIN: Thank you. Commissioner Jacobs?

JACOBS: I agree with Commissioner Dzierwa. I think it is a good place to put this temporary site. It is not doing much of anything right now. That is all I have. Thank you.

AUBIN: Commissioner Paul?

PAUL: Thank you. This is a good move. The one person that probably could raise an objection, Mr. Dignan, said he supports it. If you don't have a problem with it, I don't have a problem with it.

AUBIN: Commissioner Parisi?

PARISI: I have nothing to add.

AUBIN: Commissioner Murphy?

MURPHY: I am in agreement with my fellow Commissioners. I think this is a good location certainly on a temporary basis.

AUBIN: I would like to go on record as also agreeing with my fellow Commissioners. However, I would like to enter this into the record: a transmission from our Chairman, Lou Stephens: Terry, I have reviewed the staff report and site plan. I think staff has done an excellent job with the fencing layout plan. I have no problems with the temporary facility located at that particular site. I believe it is a much better location than its present location. I am in full agreement of all items as indicated on the staff report. Thank you for taking the time to email this report to me for my review. - Louis Stephens
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 May 27, 2014

And

I move to recommend to the Village Board to approve the preliminary site titled "Site Plan Bulk Transfer Storage Facility", prepared by Christopher B. Burke Engineering Ltd., project number 140077, sheet SD-1, dated 5/7/14, subject to the following conditions:

1. Ensure the privacy fence adjacent to the north property line extends at a

- minimum to the east property line of 10777 163rd Place office development.
2. Submit a landscape plan within 60 days of final engineering for separate review and approval.
 3. Meet all final engineering and building code related items.
 4. Submit signage plans for separate review and permit that identify the facility as Village property.

and

I move to recommend to the Village Board approval of a Special Use Permit for a bulk material storage facility at 16401 108th Avenue subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Increase lot coverage from 25% to 57%;
2. Reduce north side setback from 25 feet to 17.5 feet;
3. Allow a fence in the front setback area; and
4. Enable a non-residential fence to be more than 50% transparent/open.

All changes must be made prior to the Board meeting.

DZIERWA: Second.

RECOMMENDED FOR APPROVAL

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

Nay: 0

Absent: 1 - Chairman Stephens

NON-PUBLIC HEARINGS

2014-0280 JPS Development 15631 Lagrange Road

TURLEY: Staff presentation made in accordance with written staff report dated May 27, 2014.

AUBIN: Thank you, Mrs. Turley. Excellent report. Would the petitioner like to make comments on the report?

DZIERWA: Swore in Jon Sweeney, 30 N. LaSalle, Chicago.

SWEENEY: We have discussed this at length with staff. We are trying to make this look like it's one building that had been planned from day one. It should look better than the existing building. Some of the design details are going to make it stand out a bit. We are not asking for any variances, as staff has mentioned. We are just spiffing it up and improving the whole corner. Bank of America had built the building and then vacated it a few years later for reasons that no one can

figure. It has been vacant for a couple years and then we took it back. We are prepared to proceed.

AUBIN: This is a non-public hearing so let's hear from our Commissioners. Commissioner Parisi?

PARISI: Thank you. I agree with everything. I think it is about time. It is a nice improvement of what is a dormant property. This is a much better fit with the surrounding area. It is putting to use a property that has just been sitting idle. I like the improvements you're making. I like the color scheme. I agree that you don't need any fenestration on the south side. You don't see much from there. The view from the important spots on LaGrange Road and the driveway are nice. They have met all the setbacks. I'm happy to see it. Thank you.

AUBIN: Commissioner Murphy?

MURPHY: I agree with Commissioner Parisi. I like that the sidewalks are going to connect down to Discovery. I agree on the south elevation. Normally I would like to see windows but it's not really blocking anything there. I think the landscape will be a huge improvement. The only other comment I have is that I assume we go through the regular signage review as always.

TURLEY: They will have to get sign permits so we handle them conceptually through this process. Sign permitting will look at the sizes and locations and make sure that they meet code.

MURPHY: Great. Thank you.

AUBIN: Commissioner Dzierwa?

DZIERWA: I agree with my fellow Commissioners. It is definitely a marked improvement of what's there. It seems like on all four facades you have at least foundation plantings there. It does look kind of boring there but at least what you did to the fenestration with mixing it up with the panel cladding and the fascia and the façade. Mix it up a little bit and it's not as boring as it would be if it was a regular wall. You're not planning any spandrel glass at all; it's all going to be transparent?

SWEENEY: Correct.

DZIERWA: Ok, that's all I had Mr. Chairman.

AUBIN: Commissioner Jacobs?

JACOBS: I agree with everyone. I think it is a great thing to continue with retail in that area. I am a little confused with that island that is just immediately to the south.

It is kind of difficult getting in and out of that parking lot. Does anyone else feel that way?

DZIERWA: Commissioner Jacobs is talking about the entryway on the south. You have two entry ways. One by the existing sign and one between the island and the proposed reconstruction. I think they look wider.

SWEENEY: Those have not changed.

JACOBS: I just wondered if anyone had considered taking those out or changing them. It just seems like you're driving all over the place in there.

AUBIN: Commissioner Jacobs, I'm sure if that was going to affect the petition in any way shape or form, I'm sure that staff would have looked into it.

TURLEY: All of the aisles meet minimums. They are all standard aisle widths for parking lots.

JACOBS: Ok. Thank you.

AUBIN: Commissioner Paul?

PAUL: It's a good use for the building. It's good to see it come back into circulation. What you are doing on it is a good thing.

AUBIN: From the chair, I would be redundant if I was to say anything. The chair will now entertain a motion.

MURPHY:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated May 27, 2014.

And

I move to recommend to the Village Board approval of the preliminary site plan titled 'JPS Interests Preliminary Site Plan 15631 South Lagrange Road', by Eckenhoff Saunders Architects, project 13060, dated 4.30.14, revised 5.21.14, subject to the following conditions:

1. Submit a revised Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
 - a. Screen new dumpster enclosure.
 - b. Screen new transformer
 - c. Provide tree mitigation per Code for any removed trees.
2. Relocate the new transformer pad to the center of the south building elevation.

3. Add a bicycle rack near the entrance of the store.
4. Dimension front drive aisle.
5. Meet all final engineering and building code related items.

All changes must be made prior to the Board meeting.

and

I move to recommend to the Village Board approval of the Elevations shown on the plan titled 'JPS Interests Preliminary Site Plan 15631 South Lagrange Road', by Eckenhoff Saunders Architects, project 13060, dated 4.30.14, revised 5.21.14, subject to the following conditions.

1. All new building materials including windows and doors are to match existing building materials in type, style, and color.
2. Clean and patch existing building brick to enhance color match to new brick.
2. Retain current color and opacity on all windows.
3. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
4. Provide a materials sample board at the Plan Commission meeting.
5. All masonry must be of anchored veneer type masonry with a 2.265" minimum thickness.
6. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

PARISI: Second.

RECOMMENDED FOR APPROVAL

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

Nay: 0

Absent: 1 - Chairman Stephens

OTHER BUSINESS

2014-0024 Memo: New Petitions & Appearance Review

None.

ADJOURNMENT

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

AUBIN: This meeting is adjourned at 7:37 p.m.

Respectfully submitted,

Heather Zorena
Recording Secretary
ADJOURNED