

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, October 14, 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 Jacobs; Member Aubin; Member Dzierwa; Member Paul, Member Murphy

Absent: 1 - Member Parisi

APPROVAL OF MINUTES**2014-0277 Minutes of the August 12, 2014 Plan Commission Meeting**

A motion was made by Commissioner Dzierwa, seconded by Commissioner Aubin; to approve the minutes of the August 12, 2014 Plan Commission.

I move to approve the Meeting Minutes of the August 12, 2014 Plan Commission.
APPROVED

Aye: 4 - Chairman Stephens, Member Aubin, Member Dzierwa and Member Murphy

Nay: 0

Abstain: 1 - Member Jacobs

Absent: 2 - Member Parisi and Member Paul

2014-0463 Minutes of the August 26, 2014 Plan Commission Meeting

A motion was made by Commissioner Aubin, seconded by Commissioner Paul to approve the minutes of the August 26, 2014 Plan Commission.

APPROVED

Aye: 4 - Chairman Stephens, Member Jacobs, Member Aubin and Member Paul

Nay: 0

Abstain: 2 - Member Dzierwa and Member Murphy

Absent: 1 - Member Parisi

PUBLIC HEARINGS**2014-0527 Marco's Pizza**

MAZZA: Staff presentation made in accordance with written staff report dated October 14, 2014.

STEPHENS: Thank you very much. We know that the petitioner is not here at the moment. Is there anyone in the audience who has comments about this petition?

AUBIN: Swore in Dorota Pula, 14342 Streamwood Drive.

PULA: I live in the unincorporated area south of Pinewood Plaza. I would like to know what the hours of operation will be for Marco's Pizza.

MAZZA: I do not know that information. The petitioner would be better to answer that question.

STEPHENS: We can't answer that question right now because the petitioner is not here. I think we will hold off for a few minutes and revisit.

PULA: I have one more question. Do they have a license to sell liquor?

MAZZA: No they do not.

PULA: Ok. Thank you.

STEPHENS: Do you know what their normal hours of operation would be?

KOWSKI: I do not. Typically pizza places close around 10 pm. I'm not sure though if they have the eat in area. But, it does vary so hopefully we will get some clarification on that.

STEPHENS: We will take about a five minute recess to give the petitioner time to show up and if the petitioner does not show up we might end up continuing this.

KOWSKI: Staff appreciates the five minutes at minimum.

RECESS.

KOWSKI: We have heard from the petitioner that it is going to be 20 minutes minimum.

STEPHENS: We are not going to wait 20 minutes.

KOWSKI: We do have the hours of operation for the record.

MAZZA: She said that Monday through Thursday and Sunday they are open 11am-11pm. Friday and Saturday they are open 11am – Midnight.

STEPHENS: Ok. Is there anyone else that would like to make comments regarding this petition?

KOWSKI: Due to inclement weather tonight, would you be willing to wait 15 minutes for the petitioner to arrive?

STEPHENS: No. We will move along with the Commissioners comments and we will see where we are going to go with this. Commissioner Aubin?

AUBIN: Was there any problem with the petitioner during negotiations? Did she have any objections to the report or anything that was requested by the Village?

MAZZA: No. She was fully cooperative and she has approved everything that we have suggested to her.

AUBIN: Thank you.

STEPHENS: Thank you. Commissioner Murphy?

MURPHY: I don't have any comments. It is a good location for this so I am in favor.

STEPHENS: Thank you. Commissioner Dzierwa?

DZIERWA: Thank you. I was glad to see that we are going to be upgrading the dumpster areas and that there would not be any employee parking in the back. The delivery drivers will be making their deliveries from the front. That kind of keeps that alley way as an access just basically for trucks to pick up garbage or a throughway for the tenants but as long as nothing goes on back there. That is all I have, Mr. Chairman.

STEPHENS: Thank you. Commissioner Jacobs?

JACOBS: Thank you. I am glad to see vacancies filled. That means a lot to the Village and that is a good use. I am all for it.

STEPHENS: Thank you. Commissioner Paul?

PAUL: Thank you. Basically we have restaurants there now and there have been restaurants there before. Have we ever had any issues? Complaints from the residents?

KOWSKI: No.

PAUL: I don't have any problems with this.

STEPHENS: Thank you. For myself, I have no problems with this petition. It looks like they are going to be losing Nancy's Pizza. Marco's Pizza is going to open up a month after Nancy's closes. You are going to keep a pizza carryout in the same strip center. I don't see any problem with that at all. 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 October 14, 2014.

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Site Plan - C100" and preliminary elevations titled "Elevations @ Enclosure", all by Retail Design Consultants, LLC and dated 7/30/2014.

and

I move to recommend to the Village Board approval of a Special Use Permit for a restaurant located within 300 feet of a residential parcel subject to the same conditions as outlined in the preliminary Site Plan motion subject to the following conditions:

1. That the Petitioner comply with all Building and Health Code requirements; and
2. That all new signage is approved through a separate permitting process.

MURPHY: Second.

RECOMMENDED FOR APPROVAL

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

Nay: 0

Absent: 1 - Member Parisi

NON-PUBLIC HEARINGS

None.

OTHER BUSINESS

2014-0024 Memo: New Petitions & Appearance Review

STEPHENS: I would like to take a moment to introduce a new member of our staff, Mike Mazza to the Plan Commission. How long have you been here, Mike?

MAZZA: I started in June of this year. So it's been 5 months.

STEPHENS: Well, we are glad to have you. Heather, I would like to comment on the excellent job on the meeting minutes, especially the ones from August 12, 2014. That was 22 pages of minutes and not one error. Great job.

ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 7:19 p.m.

Respectfully submitted,

Heather Zorena
Recording Secretary