

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)



## Meeting Minutes

Wednesday, September 7, 2022

7:00 PM

Village Hall

## Plan Commission

*Nick Parisi, Chairman*

*Edward Schussler, Vice Chairman*

*Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zatar, Daniel Sanchez  
and John Nugent*

**CALLED TO ORDER/ROLL CALL (Audio: 2:26)**

Vice Chairman Schussler entered the meeting at 7:05 p.m.

**Present:** 7 - Member Parisi; Member Schussler; Member Paul; Member Zomparelli; Member Zaatar; Member Sanchez, Member Nugent

**APPROVAL OF MINUTES**

**2022-0689 Minutes for July 19, 2022 Plan Commission Meeting**

**A motion was made by Member Patrick Zomparelli, seconded by Member Nick Parisi, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 5 - Member Parisi, Member Zomparelli, Member Zaatar, Member Sanchez and Member Nugent

**Nay:** 0

**Abstain:** 1 - Member Paul

**Absent:** 1 - Member Schussler

**PUBLIC HEARINGS**

**OPEN PUBLIC HEARING (Audio: 1:30:56)**

**A motion was made by Member Nick Parisi, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 6 - Member Parisi, Member Paul, Member Zomparelli, Member Zaatar, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 1 - Member Schussler

**2022-0107 Rainbow Cone with Drive-Thru - 15711 Harlem Avenue**

Chairman Parisi made a motion to table Rainbow Cone to the last item of the meeting and the motion was seconded by Chairman Zomparelli. A voice vote was taken and passed unanimously.

Vice Chairman Schussler entered the meeting at 7:05 p.m.

The Commission and staff including Director of Development Services, Steve Marciani, Assistant Development Services Director, Carrie Haberstich, Economic Development Manager, Ed Lelo, Village Planner, Mai Dang, Village Engineer, Sean Marquez, Village Attorney, Anne Skrodzki, and members of the public, attended the public hearing in person. Present on behalf of the Bluff Pointe Petitioner, John Barry, Vice President of Development for McNaughton

Development, LLC. Present on behalf of Silver Cross was Vincent Pryor, Executive Vice President of Silver Cross Hospital, Glenn Seerup, Senior Principal and Drew Walker, Engineer. Present on behalf of Rainbow Cone was Luigi Randazzo, Architect and Eric Pedersen, Vice President of Pre-Development.

Ms. Skrodzki swore in Luigi Randazzo and Eric Pedersen.

Mr. Randazzo gave a brief presentation of the project (Audio: 1:31 – 1:35:49)

Ms. Dang respectfully requested the staff report be accepted into the record as presented. (Audio: 1:36:34)

Chairman Parisi accepted the staff report into the record.

Presentation was given by Ms. Dang in accordance with the written report dated August 31, 2022. (Audio: 1:36:15 – 1:43:17)

No members of the public spoke.

Vice Chairman Schussler indicated it was a great use of a neglected site and he is looking forward to seeing Rainbow Cone as a business in Orland Park.

Vice Chairman Schussler requested the Minutes reflect that 2 of the 3 projects considered this evening had requests for additional parking. He continued that indicates there is an issue regarding the Village Code and parking requirements. Vice Chairman Schussler indicated he hopes Staff and the Village Board strongly consider amending the Village Code to update the parking requirement section.

Vice Chairman Schussler exited the meeting at 8:45 p.m.

Commissioner Nugent had no questions.

Commissioner Zomparelli indicated he was happy to see this project but asked how much room there is for the drive-thru and 71st Court for stacking.

Ms. Dang replied Rainbow Cone did submit a traffic queue analysis that showed the current drive-thru would be able to accommodate 22 cars within the drive-thru lanes and potentially 9 cars outside the drive-thru lanes.

Commissioner Zomparelli stated that was his major concern and welcomed them to the Village.

Commissioner Zaatari indicated it is a great project and applauded the Petitioner for taking on a demolition.

Commissioner Sanchez had no questions and expressed support for the project.

Commissioner Paul stated it is a good idea and he sees no problem with it.

Chairman Parisi expressed it is a great improvement and he was glad to see the project come to Orland Park.

Overall, the Plan Commission expressed support for the project.

**A motion was made by Member Nick Parisi, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 6 - Member Parisi, Member Paul, Member Zomparelli, Member Zaatar, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 1 - Member Schussler

### **CLOSE PUBLIC HEARING (Audio: 1:50:33)**

**A motion was made by Member Nick Parisi, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 6 - Member Parisi, Member Paul, Member Zomparelli, Member Zaatar, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 1 - Member Schussler

### **OPEN PUBLIC HEARING (Audio: 5:08)**

**A motion was made by Member Nick Parisi, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 7 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli, Member Zaatar, Member Sanchez and Member Nugent

**Nay:** 0

### **2021-0714 Bluff Pointe Subdivision SECOND AMENDMENT**

Ms. Skrodzki swore in John Barry and a member of the public, Paul Hodul.

Presentation was given by Mr. Lelo in accordance with the written report dated September 2, 2022. (Audio: 6:17-12:24)

Mr. Lelo respectfully requested the staff report be accepted into the record as presented. (Audio: 12:25)

Chairman Parisi accepted the staff report into the record.

Chairman Parisi asked if the Petitioner has responded to the fact findings in an acceptable manner.

Mr. Lelo confirmed they did.

Mr. Barry stated the staff report was very detailed and wanted to highlight a few points. He continued this project was in front of the Plan Commission back in 2019 and they appreciated the positive recommendation to change the original 18 single-family lots into the 38 townhomes and continued the intention is to simply mirror that product on the West side of Foxtail. Mr. Barry indicated they will be using all the same materials for the interior and exterior. He explained the need for the change is due to the lag in the single-family homes and lots. Mr. Barry explained they have had great success with the townhomes previously which is why they feel like this is a positive change. He stated the average selling price for the units is \$460,000 and indicated it has been a quality housing stock for the community and the Village.

Mr. Hodul asked if there was any thought given to a park with the proposed increase in density. He requested with the increase in traffic if there can be some stop signs placed in the Grasslands subdivision.

Mr. Lelo responded that the amendment before the Plan Commission tonight did not require an additional park donation and when a development does not have a park, there is a cash in lieu fee that is paid that goes to the Village's park system.

Vice Chairman Schussler clarified that the Village does not require a park in every development. He continued there is a plan for parks and there may be a park that is shared by several subdivisions. He stated if they are not required to put a park in the subdivision, the cash in lieu fee is then used to buy land and build a bigger park in an adjacent subdivision.

Mr. Lelo explained there is a Parking and Traffic Advisory Committee (PTAC) that Mr. Hodul can bring the stop sign issue up to that committee. He indicated staff will get Mr. Hodul's contact information after the meeting to provide more information on the Parking and Traffic Advisory Committee.

Commissioner Zaatar asked if Lots 37-49 are part of this development.

Mr. Lelo confirmed they are.

Commissioner Zaatar asked if this project was going to be coming in front of the Plan Commission again in the future to request a change to the density.

Mr. Barry replied no.

Commissioner Zaatar asked Staff to look into potentially using one of the unbuilt lots for a small park.

Mr. Lelo replied it is likely the park requirement was already met but they will look into it.

Vice Chairman Schussler asked if the letter in the packet from KLOA regarding trip generations referencing Hilltop at Palatine Development is a mistake.

Mr. Barry confirmed it was a mistake due to a form letter being used.

Vice Chairman Schussler clarified we are only talking about only Bluff Pointe residential.

Mr. Barry replied that is correct.

Vice Chairman Schussler asked Mr. Marquez to clarify the project in front of the Plan Commission this evening will not cause any additional flooding problems with regard to Wolf Road.

Mr. Marquez responded that this will not add to the flooding problems on Wolf Road.

Vice Chairman Schussler pointed out it was previously stated that the water direction for Bluff Pointe is to the north and not going toward the Brook Hills subdivision to the south.

Mr. Marquez explained all the water flows to Wolf Road which goes into a culvert underneath through a ditch line east to Marley Creek. He continued that the main issue with flooding on Wolf Road is Marley Creek due to it being extremely flat to the south causing Wolf Road to flood during heavy rains.

Vice Chairman Schussler clarified that water from this particular development flows north and east, not south.

Mr. Marquez replied yes it comes into the system and eventually flows east.

Commissioner Sanchez had no questions but wanted to point out that a fairly large park just west of Lot 1 or 2 is on the list to be upgraded in the near future. He continued this amendment completes the look of the development.

Commissioner Paul indicated the amendment makes sense and has no problem with it.

Commissioner Zomparelli asked if the Village allows single-family homes to be across from townhomes.

Mr. Lelo stated the Spring Creek Agreement specifically speaks to that point and restricts it, however, it is also not definitive enough to allow for enforcement. He continued flexibility should be allowed for different development plans.

Commissioner Zomparelli expressed concern for the limited amount of parking due to the increase in density.

Mr. Lelo replied that there is no additional parking, however, they are meeting the Code requirement.

Commissioner Zomparelli commented there is no visitor parking.

Mr. Barry explained each unit has a 2-car garage with a 25-foot driveway and allows for 4 vehicles per unit to be parked.

Commissioner Zomparelli asked what the physical challenges referenced on page 5 in the report were with regard to the proposed bike path and if the bike path will sit in water if the area is flooded.

Mr. Barry replied that is an offsite bike trail.

Mr. Lelo stated the existing challenges would be the right-of-way of the road flood plain and the grading. He continued it is not a straight connection and it would be challenging to develop. Mr. Lelo indicated he cannot say the bike path will not flood but does not feel it would cause a significant issue.

Commissioner Nugent expressed concern about the lack of parking. He asked if these units were more geared toward people who were downsizing. Commissioner Nugent stated the Village's goal is to create connected neighborhoods.

Mr. Barry replied yes, the units are geared toward people who are downsizing.

Chairman Parisi stated it is nice to fill out the subdivision and that any traffic and drainage issue has been addressed.

Mr. Hodul pointed out a concern with regard to flooding at Lot 6 due to the sewer on his property in the back being 9 inches too low.

Mr. Lelo indicated the Village will investigate the situation.

Overall, the Plan Commission expressed support for the project.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated September 7, 2022.

I move to recommend to the Village Board of Trustees approval of the preliminary site plan titled 'Preliminary Site Plan for Townhome Alternative at Bluff Pointe" by Designtek Engineering, page 1 of 1, dated 08.10.2022 subject to the following conditions.( All changes must be made and conditions met where possible prior to the Board meeting)

- 1) Developer must provide BMPS (best management practices) per Code requirements, to qualify for lot coverages between 45% and 50%.
- 2) Site Plan building envelopes, setbacks, and easements are subject to final engineering and building approvals.
- 3) Retaining walls are not to exceed 3' in height unless they are designed and tiered per Code requirements.
- 4) Meet all final engineering and Building Division requirements.

And

I move to recommend to the Village Board of Trustees approval of residential subdivision that titled, Preliminary Plat/P.U.D. for T.H. Alternative at Bluff Pointe S.F. Lots 13-18," prepared by Designtek Engineering, dated 08.10.2022, subject to the same conditions as the Site Plan.

And

I move to recommend to the Village Board of Trustees approval and authorization to execute the Final Plat of Subdivision for Bluff Pointe Subdivision subject to the following conditions:

1. Submit a Record Plat of Subdivision to the Village for review, approval, and recording.
2. Submit a Plat of Abrogation for review and Approval by Engineering Department. And

I move to recommend to the Village Board of Trustees approval of the preliminary landscape plan titled 'Landscape Plan" by Metz and Company Landscape Architecture/Site Planning, pages L-1, 08.11.21, subject to the following conditions.

1. Submit final landscape plan meeting all Land Development Code Requirements, to reflect two additional town home units, depicted in the approved site plan Bluff Pointe -  
Second Amendment, prior to the Village Board of Trustees meeting.



And

I move to recommend to the Village Board of Trustees approval of the front, rear and left and right side town home elevations, applicable to all town home elevations, including front and rear elevations titled, EXHIBIT A EXTERIOR ELEVATIONS, submittedMcNaughton Development; and per color elevation renderings of the town home front, rear, and left and right sides; and per “Bluff Pointe of Orland Park Color & Material Legend”, submitted by McNaughton Development, subject to requirements and final approval of the Development Services Building Division.

And

I move to recommend to the Village Board approval of a Special Use Permit for a Large Scale Planned Residential Development that includes 25 single family units and 51 town home units and a special use permit for a wetland modification and a special use permit for a waterbody (floodplain) modifications subject to the same conditions as outlined in the preliminary site plan motion. Modifications to the Special Use permits include:

- 1) A building side setback of at least 15’ but less than 15% of the lot width.
- 2) Covered porches that encroach 5 feet into the required side setback.
- 3) Reduction of existing 50’ wetland setback.
- 4) Reduction of existing 50’ floodplain setback.
- 5) Reduction of the 15’ wide detention pond access buffer.
- 6) Increase in pond side slopes from 4:1 slope to 3:1 slope.

**A motion was made by Member Parisi, seconded by Member Schussler, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 7 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli, Member Zaatar, Member Sanchez and Member Nugent

**Nay:** 0

**CLOSE PUBLIC HEARING (Audio: 38:21)**

**A motion was made by Member Nick Parisi, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 7 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli, Member Zaatar, Member Sanchez and Member Nugent

**Nay:** 0

**OPEN PUBLIC HEARING (Audio: 38:41)**

**A motion was made by Member Nick Parisi, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 7 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli, Member Zaatar, Member Sanchez and Member Nugent

**Nay:** 0

**2022-0414 Silver Cross Medical Office Building - 171st and LaGrange Road**

Ms. Skrodzki swore in Vincent Pryor, Glenn Seerup and Drew Walker.

Mr. Pryor gave a brief presentation of the project (Audio: 40:25 – 46:00)

Ms. Dang respectfully requested the staff report be accepted into the record as presented with one additional amendment referenced in the presentation. (Audio: 47:04)

Chairman Parisi accepted the staff report into the record.

Presentation was given by Ms. Dang in accordance with the written report dated August 30, 2022. (Audio: 46:30 – 57:31)

No members of the public spoke.

Commissioner Zaatar asked why the Petitioner was not requesting a variance in regard to the brick requirement for the building being mostly glass. He continued he is not against the development but does not like the look of it in Orland Park.

Ms. Dang explained there is a requirement for a majority of the building to be brick.

Commissioner Zomparelli indicated he liked the development and that it is a welcome asset to Orland Park but agreed with Commissioner Zaatar with regard to the brick requirement not being followed on the plan with no variance.

Commissioner Nugent asked if this development was going to impact the existing Duly on LaGrange Road.

Mr. Pryor responded there should be no impact on the Duly practice.

Commissioner Nugent asked what will happen to Lot 1 and who owns it.

Mr. Pryor indicated Silver Cross currently owns Lots 1 and 4.

Mr. Marciani stated there is no integration necessary with Lot 1 and any part of the development. He continued by removing Lot 1, they can come back with plans when they want to develop Lot 1 in the future. He explained further there is no practical reason for Lots 1 and 4 to remain in the Orland Ridge planned development.

Commissioner Nugent clarified Lot 1 was shown as what appears to be green space but would be able to be developed at a later date.

Mr. Marciani responded it will be grass in the interim before it gets developed.

Commissioner Nugent asked if the driveway would be matched up to the driveway across the street even though that is Tinley Park.

Mr. Marquez responded it is irrelevant because they are not going to be able to cross and legally it is a double yellow line preventing the left turn.

Commissioner Nugent asked if the Petitioner was trying to take advantage of all the green space around the site including Orland Grasslands.

Mr. Pryor confirmed they are taking advantage of the views. He continued on the second floor is where the infusion rooms will be so as somebody is getting treatment for oncology, they will be able to look out the window and that will be healing as well.

Commissioner Nugent inquired if the county was notified of this meeting.

Mr. Marquez stated the county was notified previously about the Orland Ridge development. He explained for this development there was no notification necessary.

Commissioner Nugent asked if state approval was issued.

Mr. Pryor confirmed state approval was received earlier this week.

Commissioner Nugent indicated he liked the development.

Vice Chairman Schussler asked if the Petitioner envisioned Silver Cross having a use for Lot 1 or if would it be sold and developed at some point.

Mr. Pryor responded he thought they would develop Lot 4 and if they had a buyer for Lot 1, they would sell it. He further indicated that could change.

Vice Chairman Schussler stated that he agreed with the other Commissioners with respect to the amount of glass on the building and the need for a variance. He commented he sees a doctor at the University of Chicago building and there

are a fair number of windows in that building, but the blinds are always closed.

Mr. Seerup stated the infusion center on the second floor will be outward facing and the patients sit for a long time, and they would have something to look at. He continued another trend in medical office buildings is moving staff areas along the windows and moving exam rooms in, so the patients do not feel exposed with all the windows while giving staff the benefit of light.

Vice Chairman Schussler asked why the parking requirement is not more for medical buildings.

Ms. Dang replied currently the parking requirement for medical buildings is 1 per 300 gross square feet. She continued Silver Cross has submitted a parking study that indicates they will require more parking than the Code prescribes.

Vice Chairman Schussler asked if our Code requires more parking spaces for medical.

Mr. Marciani replied in our Code the parking for medical offices is the same as all other offices.

Vice Chairman Schussler asked why that is the case.

Mr. Marciani indicated the parking requirement has been that way for quite some time and agreed with Vice Chairman Schussler the number of parking spaces should be higher for medical because of the nature of the business.

Vice Chairman Schussler stated that needs to be seriously looked at and provide a recommendation to the Village Board to do so.

Vice Chairman Schussler asked why the access at 171st Street be full access instead of right in right out.

Mr. Marquez stated the proximity to the intersection is too close.

Mr. Walker indicated there is a raised median at 171st Street.

Commissioner Sanchez indicated most of his questions were previously answered. He asked what the hours of operation would be for the building and how many employees there would be.

Mr. Pryor stated most likely from 8 a.m. to 8 or 9 p.m. He continued probably close to 150 employees.

Commissioner Paul asked for clarification on the glass and brick.

Mr. Lelo stated as the Village Code is written, it requires masonry on commercial buildings up to the tops of the windows or 7 feet whichever is higher with minor accents accepted in place of the brick materials. He continued this is a design theme that has been encouraged by Village Staff based on an interpretation of the intent of the Code and it does not require a variance.

Chairman Parisi stated he recalls recently where there were other commercial projects specifically an auto dealership where they were requested to put more brick on the first level and remove glass.

Commissioner Paul asked if there was a limit on the amount of glass that can be used.

Mr. Lelo replied not that he is aware of. He continued there is a requirement for how much has to be transparent.

Ms. Dang indicated the original submitted elevations included even more glass than what was currently being proposed.

Commissioner Paul indicated he liked the project.

Chairman Parisi stated it is a nice addition.

Overall, the Plan Commission expressed support for the project.

**A motion was made by Member Parisi, seconded by Member Zomparelli, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 7 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli, Member Zaatar, Member Sanchez and Member Nugent

**Nay:** 0

**CLOSE PUBLIC HEARING (Audio: 1:29:54)**

**A motion was made by Member Nick Parisi, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 7 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli, Member Zaatar, Member Sanchez and Member Nugent

**Nay:** 0

**NON-PUBLIC HEARINGS**

**OTHER BUSINESS**

**2022-0696 Memo: New Petitions**

**NON-SCHEDULED CITIZENS & VISITORS**

**ADJOURNMENT (Audio: 1:50:49)**

Meeting adjourned at 8:52 p.m.

**A motion was made by Member Nick Parisi, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 6 - Member Parisi, Member Paul, Member Zomparelli, Member Zaatar, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 1 - Member Schussler

These minutes are not a verbatim record of the meeting but a summary of the proceedings.

Respectfully submitted,

Gerianne Flannery  
Recording Secretary