

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Tuesday, April 6, 2021

7:00 PM

Village Hall

## Plan Commission

*Nick Parisi, Chairman*

*Edward Schussler, Vice Chairman*

*Commissioners: John J. Paul, Laura Murphy, Patrick Zomparelli, Yousef Zaatar  
and Daniel Sanchez*

**CALLED TO ORDER/ROLL CALL (AUDIO: 4:21)**

**Present:** 6 - Chairman Parisi; Vice Chairman Schussler; Member Paul; Member Murphy;  
Member Zomparelli, Member Zaatar

**Absent:** 1 - Member Sanchez

**APPROVAL OF MINUTES (AUDIO: 5:17)****2021-0254 Minutes of March 16, 2021 Plan Commission Meeting**

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

**Aye:** 4 - Chairman Parisi, Vice Chairman Schussler, Member Paul and Member Zaatar

**Nay:** 0

**Abstain:** 2 - Member Murphy and Member Zomparelli

**Absent:** 1 - Member Sanchez

**NON-PUBLIC HEARINGS (AUDIO: 6:55-18:14)****2021-0031 Orland Ridge - Amendment to Development Agreement and Revised Referenced Exhibits for Elevations, Site Plan, and Landscape Plan**

Staff presentation was given by Valerie Berstene in accordance with the written report dated April 6, 2021.

The Commission, staff, and the Petitioner attended the public hearing in person.

Chairman Parisi swore in Petitioner, Manny Kianicky of SR Jacobson Development Corporation.

Mr. Kianicky provided an explanation of why the amendment to the clubhouse was being proposed. He continued that originally they submitted plans for a clubhouse that generally followed the architectural style and layout that would be used as a basis of the final design. Mr. Kianicky further explained that when they originally submitted the design for the clubhouse they were focused on the design for the ranch style villas and wanted construction to begin as soon as possible. He indicated that they wanted the opportunity to meet with the maintenance staff as well as the leasing staff so that a design could be created specifically for the project. Mr. Kianicky continued that they borrowed the conceptual design from a similar project in Montgomery, Illinois because they believed it was the right architecture for the project, but explained that the Montgomery project was designed by a Michigan architect for a younger demographic. He explained that they realized they were going to have to make changes to the floor plan but wanted to stay true to the architecture that was presented to the Board. He

indicated that they did not realize they were going to be held to the conceptual design that was initially submitted. Mr. Kianicky explained that the specific design for a particular community requires a lot of input from the leasing, marketing and management people that are going to be involved in that community. He continued that there were a number of meetings over an 8-10 week period last fall and he also worked with the local architect Linden Group with what was the correct floorplan for the clubhouse while trying to stay true to the spirit of the architecture and what was previously presented to the Plan Commission. Mr. Kianicky explained the exterior dimensions of the final building design are very close to the original Board approved plans. The front elevation is actually four inches wider. The right elevation is six inches narrower. The left elevation is ten inches wider and the rear elevation is three feet four inches narrower because the offseason furniture storage room was eliminated. He continued to explain that the overall square footage was reduced from 5,000 to 4,730 feet in the final plan mostly due to reductions in two areas. Mr. Kianicky explained that they eliminated the offseason pool furniture storage area at the request of the maintenance staff who preferred to store the tables and lounge chairs in an offsite location rather than tripping over them all winter long. He continued that they also eliminated one of the two management offices. Mr. Kianicky explained that they just didn't need two leasing offices so a leasing area with three leasing desks was created instead. He continued that the demographic is different and that the turnover for garden style apartments is much shorter versus ranch villas and townhomes creating much less leasing traffic. He further clarified that there were changes made to the floorplan including reconfiguring the fitness area for the specific fitness equipment that was selected for the demographic of the future residents and as a result, it was made slightly smaller in size. The business portion of the clubhouse was reduced in total area because of the elimination of one of the management offices. The leasing area with the three desks has been slightly expanded from what it was before with a little bit of a different use. He continued that they relocated the dog wash to the opposite side of the buildings so that there could be better control of access to the building after hours. Mr. Kianicky explained that they actually increased the men's and women's bathrooms in size and at the recommendation of the maintenance staff a bigger garage workshop area was created. He expressed that all the changes in the floorplan drove the revisions to the exterior elevations. Mr. Kianicky continued that the changes to the roofline are the result of the interior floorplan modifications noting the biggest one is the deletion of the projection on the right that was originally needed for storage of offseason furniture. He explained the roof dormers were removed for aesthetic reasons but then were placed back after the comments from the previous plan commission meeting. He expressed that the approved elevation had siding along a low belt line and that from listening to the last meeting they got the impression due to code and the plan commission's comments that masonry was preferred below the roofline all the way around the building. Mr. Kianicky explained further that they have limestone columns on the fence that go around the pool and tie it all together very nicely. He explained that the management staff did not like the heavy gabled roof on the rear elevation and they didn't feel like it was the right

place to put it on a pool deck and therefore it was removed and the pergola was added instead for architectural interest.

Commissioner Zomparelli commented that he missed the dormers and was happy to see them back. He asked how many units have sold already.

Mr. Kianicky reminded everyone that this is a for lease project and that they are amazed at the reaction to this project. He continued that they have 37 preleases and the first units will not be delivered until mid to late June. He expressed that they have Village Green, one of the biggest management companies in the Midwest and that may have something to do with the success. He explained that they did complete a brochure recently. Mr. Kianicky explained that the data has shown that they are well qualified for the lease and that they are renters by choice. He said that there are all ages. The older people are renting the villas and it is evenly split between the villas and the townhomes. The townhomes are early 30's age group and a mix in the ranches with quite a few people that are over age 55 that want that ranch style home.

Commissioner Zomparelli indicated that it was a great location and he could see why the rentals go quick. He continued that the reduction of the building by nine percent is not a huge reduction and he likes the stonework and masonry and the tie in.

Commissioner Murphy thanked Mr. Kianicky for the thorough explanation and that she thinks it is a great project and the changes that were made are understandable. She further commented that she especially likes the changes made to the East elevation and is looking forward to seeing this project come to fruition.

Vice Chairman Schussler indicated that the small changes are good and that they are not too concerned about the changes made to the inside but rather the changes to the outside appearance making it architecturally attractive.

Commissioner Paul expressed that he liked the explanation and the changes make sense. He continued that he understands that the original design was just conceptual and it being made smaller is not a big deal. He indicated that the changes are better and it looks a lot nicer and is up to code.

Commissioner Zaatar agreed with the Commissioners that the updates look good.

Chairman Parisi agreed that the changes are good and the explanations pointed out the need for why the square footage changed and he had no objections.

Overall, the Plan Commission expressed support of the project.

Regarding Case Number 2021-0031, also known as Orland Ridge Clubhouse, I move to accept and make findings of fact for an Amendment to the Development Agreement and Revised Referenced Exhibits for Elevations, Site Plan, and Landscape Plan as discussed at this Plan Commission meeting and within this staff report, dated April 6, 2021. The previous approvals for Orland Ridge, approved at the April 1, 2019; April 6, 2020; and August 17, 2020 Village Board of Trustees meeting shall remain in effect, except those amended in the following motion.

And

I move to recommend to the Village Board of Trustees to approve amending the development agreement and revised referenced exhibits for elevations, site plan, and landscape plan. The previous approvals for Orland Ridge, approved at the April 1, 2019; April 6, 2020; and August 17, 2020 Village Board of Trustees meeting shall remain in effect, except those amended in the following motions.

And

I move to recommend to the Village Board of Trustees to approve the black and white clubhouse elevations sheets A-4.0 "Elevation East & North," and A-4.1 "Elevation West & South," and the color rendered clubhouse elevations sheets A-4.0 "Elevation East & North," and A-4.1 "Elevation West & South" prepared by LindenGroup, Inc, dated last revision March 26, 2021.

And

I move to recommend to the Village Board of Trustees to approve the Preliminary Site Plan titled "Community Building and Pool Area Improvement Plans" sheets C1.0-C2.1 prepared by Kimley Horn and Associates, dated January 22, 2021 in addition to previous site plan exhibits for Orland Ridge approved April 1, 2019; August 6, 2020; and August 17, 2020.

And

I move to recommend to the Village Board of Trustees to approve the Preliminary Landscape Plan titled "Community Building and Pool Area Improvement Plans" sheets L1.0.0-L4.0 prepared by Kimley Horn and Associates, dated January 22, 2021 in addition to previous landscape plan exhibits for Orland Ridge approved April 1, 2019; August 6, 2020; and August 17, 2020

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

**Aye:** 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli and Member Zaatar

**Nay:** 0

**Absent:** 1 - Member Sanchez

## **PUBLIC HEARINGS**

### **OPEN PUBLIC HEARING (AUDIO: 37:08)**

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

**Aye:** 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli and Member Zaatar

**Nay:** 0

**Absent:** 1 - Member Sanchez

#### **2020-0169 Belle Tire - Development Petition for Special Use Permit for Planned Development, Special Use Permit for Motor Vehicle Services, Rezoning, Site Plan, Elevations, Landscape Plan, and Plat of Subdivision**

Staff presentation was given by Kyle Quinn in accordance with the written report dated April 6, 2021.

The Commission, staff, and the Petitioner attended the public hearing in person.

Chairman Parisi swore in Petitioner, Christopher Enright of Enright Architects.

Mr. Enright explained that they have been working on this project for a while and originally the challenge was the contaminated soil on the property and that a significant number of studies were conducted making sure the property could be developed safely. He further explained there were a few issues with platting as well as the consolidation of the property and existing zoning and proposed zoning. He explained that they also wanted to be sure that they were able to work with the seller that will eventually be their neighbor which was done successfully. He said that they have met all the standards not requiring any variances which we worked diligently through with landscape, engineering etc. Mr. Enright explained that they have landscaping approval and they are pretty close to getting MWRD approval with the storm water. He expressed there was an additional challenge that the storm water was being discharged through the Target property behind the space. He explained that they had to get approval from Target to extend the system with their system to be sure there were not any problems with the storm water being discharged. Mr. Enright further clarified that when they spoke to Target they explained that they were doing all underground detention and any drainage they are receiving now would be detained underground and that there is also an environmental unit that is being added as well as the environmental features of the underground detention. He said that Belle Tire is a privately owned company with 130 stores in Michigan, Ohio, Indiana and Orland Park will be one of the first

groupings of stores in Illinois. The first store in Illinois will probably be in Naperville and then some scattered throughout the area waiting to break ground. Mr. Enright explained that Belle Tire has been his client for over 25 years and that there have been 100 of the 122 stores built with Mr. Enright. He continued that Belle Tire has grown to approximately 2,000 employees and that they have a very active and thorough property management company.

Commissioner Zaatar asked regarding the current property lines and lot lines and if there are currently two properties.

Kyle Quinn commented that there are currently three properties.

Commissioner Zaatar asked if there is only one owner.

Kyle Quinn responded yes.

Commissioner Zaatar commented that he is quite familiar with this site and it is a difficult site to develop and that any improvement would be great. He noted that the dry cleaners has been vacant for a long time. Commissioner Zaatar clarified that the Petitioner is representing a company offering to buy half of the parcel and split it into two parcels with the current owner keeping the right side (Lot 2) and the Petitioner's client keeping the left side (Lot 1). Commissioner Zaatar asked for an explanation of the current zoning on the three properties.

Kyle Quinn explained that the current zoning is E-1, Estate Residential. He further commented that these particular parcels were involuntarily annexed into the Village around the late 1990's or early 2000's. Mr. Quinn expanded by saying when a property is involuntarily annexed that they must follow the most restrictive zoning district in the Village which is E-1, Estate Residential. He explained further that they are allowed to continue to operate as nonconforming uses as long as they don't expand, move or do anything that increases the degree of nonconformity.

Commissioner Zaatar said he is really focused on the future safety of the site. He asked for clarification as to what the future Lot 2 would be zoned as in the future. He continued that currently they are operating as vehicle service business.

Kyle Quinn confirmed that they are currently operating as a vehicle service business which is a nonconforming use and they are allowed to operate there. Mr. Quinn continued that the recommendation would be that Lot 2 be rezoned as BIZ, Business District. He said that this would be the most fitting zoning district for 159th Street.

Commissioner Zaatar indicated that he vocally disagreed with the recommendation and expressed concern that the future owner of the right side (Lot 2) of the property could demolish that property and put up a restaurant. He continued by saying that the land is dirty and the cleanup activities should go along

with rezoning, whatever the future business on the right side (Lot 2) would be. He continued that his concern is that we automatically recommend to zone them as general business and that they are not going to need to come back to us for zoning approval to start up a general business and demolish the buildings that are there today.

Kyle Quinn clarified that Lot 2 is not being rezoned as part of this but could be at such time when that property submits a Development Petition.

Ed Lelo further clarified that it would be rezoned as part of a future development and not part of what is being approved currently.

Commissioner Zatar said it is a great idea and he is glad to see the Petition.

Commissioner Paul indicated that it is good use for that property and that he knows there is quite a bit of challenges on that site. He continued that he feels like there hasn't ever been anything nice there on that site and he appreciates the efforts of the investment to make the property good and clean it up.

Commissioner Zomparelli said he agreed with the other Commissioners and that he is glad to see that area get cleaned up. He indicated that he really liked the road in the back and if there was any thought of access to Target. Commissioner Zomparelli further explained that he believed it could really make things easier should 159th Street have a backup.

Mr. Enright explained that it is a good thought but there is a precipitous drop off. He continued that they have a good relationship with the seller and with Target and it could potentially be proposed to the seller.

Commissioner Murphy concurred with the Commissioners and said it was a good use for that location and a huge improvement to that site. She continued with the elevations are very nice and turned out beautiful. Commissioner Murphy indicated that the Petitioner has done their due diligence.

Vice Chairman Schussler provided an overview history of the current zoning. Mr. Schussler asked what the proposed use of Lot 2 was going to be.

Mr. Enright expressed that the seller has not informed them what the development plans are at this point. He continued that as they clean up the property and get working on the site, the thought is that will inspire someone to develop the East side of the property and that it would be sold to someone for development. There are no current plans for development at this particular point.

Vice Chairman Schussler asked if all the buildings are being cleared off the entire site.

Mr. Enright clarified just two buildings were being taken down.

Vice Chairman Schussler reiterated the old dry cleaners and Sparks Automotive are going to stay for right now. He asked where the contamination on the site was located.

Mr. Enright indicated that it was pretty much throughout and there was a previous use of some sort of large oil tanks or petroleum.

Vice Chairman Schussler explained that Cooper Oil was previously located there and they did bulk oil delivery.

Mr. Enright said they found Benzene and that the contents of the site would be going to a contaminated landfill and must be removed from the site no matter what because the entire site is flagged by the Environmental Protection Agency.

Vice Chairman Schussler clarified that the only concern as far as contamination is for Lot 1. He expressed he was happy to see the elimination of the billboard in that area. He continued that the elevations for a tire outlet are very attractive. Vice Chairman Schussler continued by saying he is generally in favor of curb cuts, but also cautioned about cut through traffic.

Commissioner Zaatar asked about the 30ft easement agreement across the two properties. He asked if the agreement would need to be created concurrent with approval and if that would force the demolition of the Sparks building.

Kyle Quinn clarified that is for the easement on the plat and that they wouldn't construct the cross access drive aisle on Lot 2 for that exact reason that it would force the demolition of the Sparks building.

Chairman Parisi indicated that he agrees with the Commissioners and it will be a nice improvement and that the Petitioner has spent a lot of time and significant investment in preparing this property.

Overall, the Plan Commission expressed support of the project.

Regarding Case Number 2020-0169, also known as Belle Tire, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated April 6, 2021.

And

I move to recommend to the Village Board approval of the Plat of Subdivision titled "Subdivision Plat", prepared by Woolpert, dated January 30, 2020 and last revised May 14, 2020, subject to the following conditions:

1. Submit a Record Plat of Subdivision to the Village for approval, execution, and recording.
2. Establish the proposed 30' cross-access easement at the rear of the subject property.

And

I move to recommend to the Village Board approval of the Rezoning of Lot 1 of the subject property located at 9500 159th Street from E-1 Estate Residential District to BIZ General Business District.

And

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Site Plan," Sheet C-200, prepared by Woolpert, dated March 4, 2021, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the code requirements listed in Section 6-308.J.
3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

And

I move to recommend to the Village Board approval of the Preliminary Landscape Plan titled "Landscape Plan", Sheet C-500, prepared by Woolpert, dated January 8, 2021, subject to the same conditions as outlined in the Preliminary Site Plan motion and subject to the following condition:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing the outstanding landscape items in conjunction with the final engineering submittal.

And

I move to recommend to the Village Board approval of the Preliminary Elevations titled "Building Elevations," on Sheets A201, A202, and A203, dated May 15, 2020, subject to the same conditions as outlined in the Preliminary Site Plan motion and subject to the following conditions:

1. All masonry must be of anchored veneer type masonry with a 2.625" minimum

thickness.

2. Meet all building code requirements and final engineering requirements.

And

I move to recommend to the Village Board approval of a Special Use Permit for a commercial Planned Development for Belle Tire in the BIZ General Business District and E-1 Estate Residential District, subject to the same conditions as outlined in the Preliminary Site Plan Motion and subject to the following conditions:

1. All overhead utilities on Lot 1 of the commercial Planned Development must be buried and all overhead utilities on Lot 2 of the commercial Planned Development must be buried at the time of future development.
2. At such a time that Lot 2 of the commercial Planned Development is developed, the cross-access must be completed and the guardrail must be removed.
3. The owner of Lot 2 of the commercial Planned Development must provide official authorization for the proposed off-site grading for Belle Tire as well as confirmation of agreement to remove the billboard as part of Final Engineering.
4. No contract for the existing billboard may be extended or entered into and the existing billboard must be removed within six (6) months of the current contract which expires on November 1, 2023 or upon development of Lot 2, whichever occurs first.
5. Existing nonconformities on Lot 2 shall not be expanded, enlarged, moved, or altered in any manner that would increase the degree of the non-conformity.
6. At such a time of future development, Lot 2 must be rezoned to BIZ General Business District.
7. The property owners of Lot 1 and Lot 2 must enter into a Development Agreement with the Village prior to Ordinance adoption.

And

I move to recommend to the Village Board approval of a Special Use Permit to allow for Motor Vehicle Services in the BIZ General Business District on Lot 1 of the Planned Development.

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

**Aye:** 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli and Member Zaatar

**Nay:** 0

**Absent:** 1 - Member Sanchez

## OTHER BUSINESS

**2021-0258 Memo: New Petitions**

**NON-SCHEDULED CITIZENS & VISITORS**

**ADJOURNMENT (AUDIO: 1:19:59)**

Meeting adjourned at 8:19 p.m.

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

**Aye:** 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli and Member Zaatar

**Nay:** 0

**Absent:** 1 - Member Sanchez

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

Respectfully submitted,

Gerianne Flannery  
Recording Secretary