

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Tuesday, October 23, 2018

7:00 PM

Village Hall

## Plan Commission

*Nick Parisi, Chairman*  
*Commissioners: Paul Aubin, John J. Paul,*  
*Laura Murphy, Dave Shalabi*  
*Edward Schussler and Patrick Zomparelli*

**CALLED TO ORDER/ROLL CALL**

**Present:** 7 - Chairman Parisi; Member Aubin; Member Paul; Member Murphy; Member Shalabi; Member Schussler, Member Zomparelli

**APPROVAL OF MINUTES**

**2018-0086 Minutes of the October 9, 2018 Plan Commission Meeting**

A motion was made by Chairman Parisi, seconded by Commissioner Paul, that this matter be approved.

APPROVED

**Aye:** 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

**PUBLIC HEARINGS**

**2018-0330 Waterfall Plaza Subdivision**

A motion was made by Chairman Parisi, seconded by Commissioner Schussler, to continue Public Hearing 2018-0330 to the Novemebr 13, 2018 Plan Commission.

I move to continue file number 2018-0330, Waterfall Plaza Subdivision, to the October 23, 2018 Plan Commission meeting.

CONTINUED

**Aye:** 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

**OPEN PUBLIC HEARING**

Chairman Parisi moved to open the public hearing for 2018-0897 Commissioner Shalabi seconded.

APPROVED

**Aye:** 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

**2017-0897 Century Medical Park II**

Presentation by Salmon, made in accordance with written staff report dated October 18, 2018 (refer to audio 07:30 – 17:18)

Petitioner Linda Olson spoke about her current properties in the Village and her success in leasing out the office spaces. (refer to audio 17:50 – 19:12)

Commissioners, staff and petitioner discussed the retention basin versus bioretention facility, requests for additional parking spaces, the widening of 108th avenue, traffic concerns, construction on 159th street and the property to the east of the proposed development. (refer to audio 19:38 – 31:40)

A motion was made by Commissioner Paul, seconded by Commissioner Paul, to approve Public Hearing 2018-0897.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated October 18, 2018.

And

I move to recommend to the Village Board of Trustees approval of a Special Use Permit with modifications to allow for a Planned Manufacturing Development in the MFG Manufacturing District. Modifications to the Special Use Permit are to:

- 1) Locate a parking lot in the setback area between the buildings and the street;
- 2) Increase in the number of parking spaces from fifty-three (53) to eighty-seven (87) spaces;
- 3) Increase the maximum side yard setback to greater than twenty (20) feet for Building B;
- 4) Allow for development within fifty (50) feet of a non-tidal wetland located on the adjacent parcel to the east;
- 5) Permit the installation of a retaining wall greater than three (3) feet along the north property line.

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Site Plan titled "Preliminary Site Plan for Century Medical Park II" prepared by DesignTek Engineering, Inc., Sheets 1 and 2, dated August 11, 2017, revised September 4, 2018, subject to the following conditions:

- 1) Meet all final engineering and building code related items;
- 2) Provide an easement along the full extent of the west property line for the proposed multi-use / bike path along 108th Avenue, as determined during final engineering;
- 3) Install a sidewalk along 161st Street connecting to the approximate location of the future multi-use path along 108th Avenue, as determined during final engineering;
- 4) Provide eight (8) bicycle parking spaces on site;
- 5) Install railings around the bioretention area in accordance with the Building Code;

And

I move to recommend to the Village Board of Trustees approval of the Elevations titled "Century Medical Park II" prepared by IJM Architects, Sheets A-1.0 and A-2.0, dated September 7, 2018 and received October 16, 2018, subject to the following conditions:

- 1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline;
- 2) All masonry must be of anchored veneer type masonry with a 2.265" minimum thickness;
- 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 of Trustees to approve the Preliminary Landscape Plan titled "Cove Construction Century Medical", Sheet L1, prepared by Beary Landscaping, dated 10/10/2017 with a revision date of 12/6/2017, subject to the following condition:

- 1) Submit a Final Landscape Plan meeting all Village Codes in conjunction with final engineering submittal.

**APPROVED**

**Aye:** 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

**CLOSE PUBLIC HEARING**

A motion was made by Chairman Parisi, seconded by Commissioner Schussler, to close Public Hearing 2018-0897

**APPROVED**

**Aye:** 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

**NON-PUBLIC HEARINGS**

None.

**OTHER BUSINESS**

**2018-0010 Memo: New Petitions & Appearance Review**

**NON-SCHEDULED CITIZENS & VISITORS**

None.

**ADJOURNMENT**

A motion was made by Chairman Parisi, seconded by Commissioner Schussler, to adjourn the meeting at 7:32pm

ADJOURNED

**Aye:** 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

Respectfully Submitted,

Jennifer Sexton  
Recording Secretary