

# VILLAGE OF ORLAND PARK

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



## **Meeting Minutes**

**Tuesday, August 4, 2020**

**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**

- Present:** 6 - Chairman Parisi; Vice Chairman Schussler; Member Paul; Member Murphy; Member Zomparelli, Member Zaatar
- Absent:** 1 - Member Sanchez

**APPROVAL OF MINUTES**

**2020-0544 Minutes for June 2, 2020 Plan Commission Meeting**

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

- Aye:** 5 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli and Member Zaatar
- Nay:** 0
- Abstain:** 1 - Member Murphy
- Absent:** 1 - Member Sanchez

**PUBLIC HEARINGS**

**OPEN PUBLIC HEARING**

**2020-0476 Charleton Highlands - Development Petition for a Special Use Permit Amendment, Modifications, and Plat of Subdivision.**

Continued to the August 18, 2020 Plan Commission Meeting.

I move to postpone the public hearing for Charleton Highlands, Case Number 2020-0476, to the August 18, 2020 Plan Commission Meeting in order to give the petitioner additional time to meet public hearing notice requirements per Section 5-101.G of the Land Development Code.

**A motion was made by Chairman Nick Parisi, seconded by Member John J. Paul, that this matter be CONTINUED to the Plan Commission and should be returned by 8/18/2020. 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

**CLOSE PUBLIC HEARING**

**OPEN PUBLIC HEARING**

**2020-0319 Orland Fire Protection District Maintenance Building - Development  
Petition for Site Plan, Elevations, Landscape Plan, Variances**

Staff presentation was given by Bethany Salmon in accordance with written report dated August 4, 2020. Ed Lelo and Sean Marquez were also present.

The Commission, members of the public, the petitioners, and staff attended the public hearing via a Zoom Meeting teleconference. Chief Michael Schofield, Deputy Chief Nick Cinquepalmi, Battalion Chief Dan Smith, and Battalion Chief David Piper, for the Orland Fire Protection District were present via Zoom. Jon Ditter and Lauren Kucinski of Knight Engineering representing the Petitioner were also in attendance via Zoom.

Chairman Parisi swore in Chief Schofield, Deputy Chief Cinquepalmi, Battalion Chief Smith, Battalion Chief Piper, Jon Ditter and Lauren Kucinski.

Commissioner Paul requested clarification of where the existing Orland Fire Protection District vehicle maintenance building was located on their adjacent Training Facility site and if this building will be repurposed. Chief Schofield and Battalion Chief Smith explained that the existing maintenance building was constructed in 1987, is outdated, much smaller, and is not equipped to adequately maintain their vehicle fleet. Additionally, the existing facility is located in the center of their Training Facility site, which creates conflicts between fire apparatus repair and fire training operations on site. The existing building will be repurposed in the future for fire training purposes.

Commissioner Murphy indicated she had no concerns and expressed support for the project.

Commissioner Zomparelli expressed potential concerns for the proposed reduction in parking spaces. Chief Schofield responded that the new building will be occupied by mechanics and not general fire staff. The proposed number of parking spaces will be more than required for the limited number of staff operations on site. There will be no more than 6 people on site at any given time. In addition, their Training Facility is approximately 150 feet away to utilize for additional parking.

Commissioner Zaatar inquired about the proposed setbacks and lack of sidewalks proposed. Staff noted that the building met all setback requirements per the Land Development Code and that the sidewalks were not required as part of the Beemsterboer Industrial Park which was approved in the late 1980's, and there is no existing sidewalks constructed on adjacent properties to tie into. Commissioner Zaatar recommended that the petitioner strongly consider installing sidewalks.

Commissioner Schussler asked if there would be any potential conflicts created

as a result of the location of the overhead garage doors and the adjacent parking, and any maneuvering and access issues for fire apparatus into the building. Jon Ditter, the architect for the project, noted that site was designed to prevent any access issues for fire apparatus and that parking spaces were intentionally located outside of the fire apparatus path of travel into the vehicle bays. The concrete areas to the north and south of the building will allow for additional turning space for multi-axle fire apparatus to access the vehicle bays. Commissioner Schussler noted that many of the adjacent properties were constructed with parking between the building and the street.

Commissioner Schussler asked if the proposed precast concrete brick formliner proposed on the building was the same building material used on the nearby OFPD Training Facility building. Jon Ditter stated that the Training Facility building utilized inset thin brick and the precast concrete brick formliner proposed for the Maintenance Building was selected as a result of project costs and the differences in the function of the buildings.

Chairman Parisi said the project was very suitable and expressed support.

Overall, the Plan Commission expressed support of the project.

Regarding Case Number 2020-0319, also known as Orland Fire Protection District Maintenance Building, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated August 4, 2020.

And

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Preliminary Site Plan", prepared by Knight E/A, Inc., Sheet C-1.0, dated and last revised July 10, 2020, 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 3-608.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.
4. The photometric plan shall comply with all lighting requirements per Section 6-315.
5. The proposed use (Motor Vehicle Services) shall meet Village Code requirements, including Title 6 Chapter 2 Nuisances and Title 6 Chapter 4 Noise Control, and the conditions listed in Section 2-102 of the Land Development Code.

6. The required detention pond stormwater volume shall be provided off-site on the property identified as PIN 27-20-207-007-0000 and owned by the Orland Fire Protection District. Alternatively, if stormwater detention cannot be provided off-site, the plans shall be revised to provide the required stormwater detention on-site. Any substantial changes to the approved plans shall be brought back for consideration to the Plan Commission and Board of Trustees, in accordance with Section 5-101.

And

I move to recommend to the Village Board approval of the Elevations titled "Elevations", Sheets A-2.0 and A-2.1, and the "Exterior Material Color Exhibit", prepared by Knight E/A, Inc., dated and last revised July 10, 2020, subject to the following conditions:

1. Meet all final engineering and building code requirements.
2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
3. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the code requirements listed in Section 3-608.J.
4. 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 approval of the Preliminary Landscape Plan, titled "Proposed Landscape Plan" and "Tree Preservation Plan", prepared by Knight E/A, Inc., Sheets LP-1.0 and LP-2.0, dated and last revised July 10, 2020, subject to the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
2. Meet all tree mitigation and tree preservation requirements per Section 6-305.F. The petitioner shall be required to pay cash in lieu of tree mitigation, as determined during the final landscape plan review process.

And

I move to recommend to the Village Board approval of the following Variances:

1. Reduce the required number of parking spaces from thirty-three (33) spaces to eleven (11) spaces (Section 6-306.B)
2. Allow for a parking lot to be located between the building façade and the street (163rd Place) (Section 6-208.F.4)

**A motion was made by Chairman Nick Parisi, seconded by Vice Chairman Edward Schussler, 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

**CLOSE PUBLIC HEARING (Audio: 48:16)**

**A motion was made by Chairman Parisi, seconded by Vice Chairman Schussler, 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

**NON-PUBLIC HEARINGS**

**OTHER BUSINESS**

**2020-0552 Memo: New Petitions**

**NON-SCHEDULED CITIZENS & VISITORS**

**ADJOURNMENT (Audio: 48:43)**

Meeting adjourned at 7:48 p.m.

**A motion was made by Chairman Parisi, seconded by Vice Chairman Schussler, 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

Respectfully submitted,

Gerianne Flannery  
Recording Secretary