

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org



Meeting Minutes

Tuesday, May 2, 2023

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

The meeting was called to order at 7:00 p.m.

Present: 6 - Member Parisi; Member Schussler; Member Paul; Member Zomparelli;
Member Zaatar, Member Nugent

Absent: 1 - Member Sanchez

APPROVAL OF MINUTES**2023-0324 Minutes for the April 24, 2023 Plan Commission Meeting**

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

Aye: 5 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli
and Member Nugent

Nay: 0

Abstain: 1 - Member Zaatar

Absent: 1 - Member Sanchez

PUBLIC HEARINGS**OPEN PUBLIC HEARING**

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 Schussler, Member Paul, Member Zomparelli,
Member Zaatar and Member Nugent

Nay: 0

Absent: 1 - Member Sanchez

2022-0853 Fernway Elementary School - 16600 South 88th Avenue - Renovations

Petitioner: Dr. Daniel Callaghan, Kirby School District #140
Project Representative: John Morrison, Manhard Consulting

Purpose: The petitioner seeks approval of a Special Use Permit - School to continue the existing land use of an elementary school located at 16600 S 88th Avenue. Approval of a Site Plan, Landscape Plan, and Building Elevations is also requested to construct an approximately 90,500 square-foot new elementary school building, an attached early development facility, outdoor recreation facilities, school bus drop off drive, and parking lots. The existing elementary school building will be

demolished upon construction of the new building.

Address: 16600 S 88th Avenue

P.I.N.: 27-22-403-012-0000, 27-22-403-011-0000

Parcel Size: 10.00-acre parcel

Plan Commission Meeting

The Commission and staff, including Assistant Development Services Director, Carrie Haberstich, Village Planner, Mai Dang, Village Engineer, Scott Lueken, Village Attorney, Anne Skrodzki, and Executive Assistant, Samantha DeSantis, attended the public hearing in person. Members of the public were present.

Ms. Skrodzki swore in John Morrison and Tom Szurcot.

Mr. Morrison and Mr. Szurcot gave a brief presentation on the project.

Ms. Dang respectfully requested the staff report be accepted into the record as written and as presented during the meeting.

Presentation was given by Ms. Dang in accordance with the written report and the slide presentation.

Members of the public spoke.

Ms. Skrodzki swore in Thomas Batka. He expressed his concerns regarding the building being sprinkled and the contractors being used for construction.

Ms. Skrodzki swore in Antony Pompadori. He mentioned it would be a good idea to move the school to a different location to make it bigger and allow for more children to attend.

Ms. Skrodzki swore in Kyle Hastings, Mayor of Orland Hills. He mentioned Fernway is a great school; however, ever since 2009, drainage issues have negatively affected the nearby neighbors due to inadequate drainage.

Mr. Lueken mentioned the petitioner went into great detail to obtain more information regarding drainage with nearby neighbors.

Mr. Morrison explained the on-site stormwater detention and the increased stormwater storage capacity. He mentioned they have information from Orland Hills and they're currently reviewing it.

Ms. Skrodzki swore in Jeanette Hasalino. She lives in a low-lying area and fears that the school may cause more flooding.

Ms. Skrodzki swore in Bradley Brink, Village of Orland Hills Engineer. He asked for clarification regarding preliminary engineering and final engineering. It was explained to him that preliminary engineering is reviewed at the Plan Commission meeting and the final engineering is reviewed at the Board of Trustees. The preliminary engineering falls short of his expectations.

Mr. Brink provided Village staff with an engineering review letter (RE: Review #2 – Fernway Park Elementary School, Orland Park, IL, dated May 1, 2023) and requested the letter to be entered into the record.

Mr. Skrodzki swore in Gerald Warolski, whose backyard is directly behind the school. He mentioned he was previously told the school would be 80,000 square feet and now it's 90,500 square feet. He's worried the increase in size may cause flooding.

Ms. Skrodzki swore in Ashley Dinos. She mentioned her backyard floods often. She asked if there would be a playground on the empty green space.

Mr. Szurcot explained there's an underground vault in the green space; however, children are welcome to play in the open green space.

Chairman Parisi asked about the timeline and the plan for construction vehicles.

Mr. Morrison responded they plan on having a better idea once they're closer to construction.

Ms. Hasalino asked where the playground would be located.

Mr. Morrison responded near the fence along the west property line.

Ms. Skrodzki swore in Ted Dimiropulos. He mentioned drainage issues have been present since 2009.

Mr. Batka expressed his concern about potential traffic from construction. He asked if there was a plan in place.

Mr. Lueken clarified they plan to work on a construction plan prior to final engineering approval.

Ms. Skrodzki swore in Marty Gittage. He mentioned the current school has an ample amount of grass to absorb the water compared to what's proposed. He's concerned the lack of green space may cause more flooding.

Ms. Skrodzki swore in Brandi Caferelli, who mentioned drainage issues.

Ms. Skrodzki swore in Donna Scanlan. She expressed her concerns regarding

construction traffic. She also mentioned she doesn't currently have flooding; however, she fears that she may in the future.

Ms. Skrodzki swore in Peter Merwyn, who expressed his concerns regarding trees.

Commissioner Zaatari expressed his concerns regarding what's presented at the Plan Commission versus the Board of Trustees. He wasn't aware different plans are presented. He asked if any public meetings were held prior to tonight's meeting. He also talked about the drainage report, construction timelines, and the plans presented.

Commissioner Paul mentioned he was on the district 135 school board in the past. He clarified there are too many variables with drainage. He mentioned Orland Hills is on three sides of the school, and he would be more comfortable if everyone could agree on the project. He expressed his concerns regarding drainage. He would prefer if everyone was on the same page.

Vice Chairman Schussler mentioned he was on the district 135 school board in the past. He brought up the water issues in Orland Hills, the undersized pipe, and the drainage system. He questioned what the problem was and what initially caused it. He questioned what happened in 2009 to cause the flooding. He clarified the drainage issue was always present and we shouldn't blame the school for all the flooding issues. He also mentioned safety concerns with pedestrians and cars.

Commissioner Nugent mentioned the various drainage issues and flooding. He questioned where the water currently goes and wanted to know if it was possible to eliminate the contributed water. He clarified we can't expect the petitioner to solve a problem that isn't caused by them. He asked about the construction timeline and the construction traffic.

Commissioner Zomparelli questioned what it would take to make this right and questioned if it's possible to eliminate the water from the neighbors. He talked about traffic, stormwater, and parking.

Chairman Parisi mentioned the public hearing served a good purpose tonight and the Commissioners had some great questions and comments. He noted a great amount of effort was taken to consider this special use permit request.

Overall, the Plan Commission expressed support for the project. (refer to audio)

Regarding Case Number 2022-1853, also known as Fernway Elementary School - Renovations, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated April 28, 2023;

And

Staff recommends that the Plan Commission approve a Special Use Permit for a School, subject to the following conditions:

1. The development will be in substantial conformance with the Site Plan for Fernway Elementary School dated [insert date], the Landscape Plan for Fernway Elementary School dated [insert date], and the Building Elevations for Fernway Elementary School dated [insert date].
2. The Engineering Programs and Services Department must approve final engineering and final landscape plans prior to the commencement of site improvements.
3. Provide tree mitigation cash-in-lieu that will be determined upon final review, if required.
4. A traffic and parking control/management plan must be approved by the Director of Engineering prior to Final Engineering approval.
5. Screen all mechanical equipment either at grade or at rooftop with landscaping, parapets, or metal roof screening respectively.
6. A Plat of Easement granting utility access easements must be recorded prior to the start of the 2025-2026 school year.
7. A letter shall be provided by the school district allowing Village access to the site to maintain existing and proposed utilities prior to recording of the plat of easement.

And

Staff further recommends Modifications from the Land Development Code to:

1. Modification - Request to allow parking spaces for non-residential uses to be located in the front setback between the building and the right-of-way (Section 6-306).
2. Modification - Request to allow a reduction of Landscape Corridor tree requirements along O'Brien Drive (Section 6-305).
3. Modification - Request to downsize ornamental grasses and perennials from 1-gallon size to smaller plant sizes (Section 6-305).

Regarding Case Number 2022-0853, also known as Fernway Elementary - Renovations, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case [with the following amendments (if necessary)].

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

Aye: 5 - Member Parisi, Member Schussler, Member Zomparelli, Member Zaatar and Member Nugent

Nay: 1 - Member Paul

Absent: 1 - Member Sanchez

CLOSE PUBLIC HEARING

Vice Chairman Schussler left the meeting.

OPEN PUBLIC HEARING

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

Aye: 5 - Member Parisi, Member Paul, Member Zomparelli, Member Zaatari and Member Nugent

Nay: 0

Absent: 2 - Member Schussler and Member Sanchez

2022-1016 Prairie Elementary School - 14200 82nd Avenue - Renovations

Petitioner: Ted Schulz, Assistant Director of Building & Grounds, Orland School District 135

Project Representative: Steven McCleary, Engineer Consultant, raSmith Inc.

Purpose: The petitioner seeks approval of a Special Use Permit - School to continue the existing land use of a 59,939 square-foot elementary school located at 14200 S 82nd Avenue. Approval of a Site Plan, Landscape Plan, and Building Elevations is also requested to construct Phase I improvements which includes a 7,721 square-foot building addition that accommodates 4 classrooms, restrooms, storage and equipment rooms, and an office. Phase II improvements include installation of parking lot islands, renovation of the dumpster enclosure, and additional landscaping to bring the site further into compliance with the Land Development Code.

Address: 14200 S 82nd Avenue

P.I.N.: 27-02-400-015-0000

Parcel Size: 10.15-acre parcel

Plan Commission Meeting

The Commission and staff, including Assistant Development Services Director, Carrie Haberstick, Village Planner, Mai Dang, Village Engineer, Scott Lueken, Village Attorney, Anne Skrodzki, and Executive Assistant, Samantha DeSantis, attended the public hearing in person. Members of the public were present.

(Refer to audio.)

Ms. Skrodzki swore in Dan Miletic, Tom Szurcot, Katie Lazarski, and Steve McCleary.

Mr. Miletic and Mr. Szurcot gave a brief presentation on the project.

Ms. Dang respectfully requested the staff report be accepted into the record as written and as presented during the meeting.

Presentation was given by Ms. Dang in accordance with the written report and the slide presentation.

Members of the public spoke.

Ms. Skrodzki swore in Don Moore. He mentioned issues with traffic and parking. He questioned how it was being addressed.

Mr. Skrodzki swore in Laura Rayo. She addressed her concerns regarding flooding, the park, a potential noise barrier, and safety concerns.

Ms. Skrodzki swore in Bob Stumpf. He mentioned the cul-de-sac near his home attracted a lot of traffic from the school.

Commissioner Zaatar mentioned the major traffic issue. He questioned how it could be fixed and whether there would be traffic enforcement. He asked if the school capacity is increasing and if they're expanding the parking lot.

Commissioner Paul mentioned the increase in students and teachers. He clarified that there would be an additional 30 students and asked if the staff would increase.

Commissioner Nugent talked about turf mediation, parking, traffic issues, and construction. He mentioned the other schools in D135 and questioned why they are moving the entire district to Prairie Elementary for Special Education instead of spreading out it. He wished the petitioner presented all other school projects on the same night so he could better understand the project.

Commissioner Zomparelli addressed the public concerns with water issues and clarified there's a solution. He also mentioned the parking and traffic.

Chairman Parisi expressed his support.

Overall, the Plan Commission expressed support for the project. (refer to audio)

Regarding Case Number 2022-1016, also known as Prairie Elementary - Renovations, Staff recommends to accept and make findings of fact as discussed

at this Plan Commission meeting and within the Staff Report dated April 28, 2023;

And

Staff recommends that the Plan Commission approve a Special Use Permit for a School, subject to the following conditions:

1. The development will be in substantial conformance with the Site Plan for Prairie School dated [insert date], the Landscape Plan for Prairie School dated [insert date], and the Building Elevations for Prairie School dated [insert date].
2. The Engineering Programs and Services Department must approve final engineering and final landscape plans prior to the commencement of site improvements.
3. A traffic and parking control/management plan must be approved by the Director of Engineering prior to occupancy of the building addition.
4. A new dumpster enclosure meeting Land Development Code requirements must be installed prior to occupancy of the building addition.
5. A Plat of Easement granting utility access easements must be recorded prior to the start of the 2025-2026 school year.
6. A letter shall be provided by the school district allowing Village access to the site to maintain existing and proposed utilities prior to recording of the plat of easement.
7. Parking lot improvements as noted on attached Deferred Improvements Exhibit dated March 28, 2023, meeting all Land Development Code requirements be completed by December 1, 2025.

Regarding Case Number 2022-1016, also known as Prairie Elementary School - Renovations, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case [with the following amendments (if necessary)].

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

Aye: 4 - Member Parisi, Member Paul, Member Zomparelli and Member Zaatari

Nay: 1 - Member Nugent

Absent: 2 - Member Schussler and Member Sanchez

CLOSE PUBLIC HEARING

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: 5 - Member Parisi, Member Paul, Member Zomparelli, Member Zaatari and Member Nugent

Nay: 0

Absent: 2 - Member Schussler and Member Sanchez

NON-PUBLIC HEARINGS

OTHER BUSINESS

2023-0325 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 10:47 p.m.

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

Aye: 5 - Member Parisi, Member Paul, Member Zomparelli, Member Zaatari and Member Nugent

Nay: 0

Absent: 2 - Member Schussler and Member Sanchez