

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Tuesday, December 19, 2023

7:00 PM

Village Hall

## Plan Commission

*Nick Parisi, Chairman*  
*Edward Schussler, Vice Chairman*  
*Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zaatar,*  
*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 Zaatar; Member Sanchez, Member Nugent

**Absent:** 1 - Member Zomparelli

**APPROVAL OF MINUTES****2023-1008 Minutes for the December 5, 2023 Plan Commission Meeting**

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

**Aye:** 5 - Member Parisi, Member Schussler, Member Paul, Member Sanchez and Member Nugent

**Nay:** 0

**Abstain:** 1 - Member Zaatar

**Absent:** 1 - Member Zomparelli

**PUBLIC HEARINGS****NON-PUBLIC HEARINGS****2023-0508 Police Department Firing Range and Emergency Operations Center Facility Project - 10609 and 10629 163rd Place**

Ms. Skrodzki swore in Joel Van Essen, Mike Shrader, Isaac Plumb and Ryan Blocker on behalf of the Petitioner.

Mr. Van Essen gave a brief presentation on the Police Department Firing Range and Emergency Operation Center (EOC) Facility. He began with the historical background and requirements defined by the Village Study and how the location was selected. He provided visuals of the building elevations, landscape plans, and other site plans including a Lego model. (refer to audio)

Marcus LeVigne respectfully requested the staff report be accepted into the record as written and as presented during the meeting. (refer to staff report)

Mr. LeVigne gave a brief presentation of the comprehensive plan for the firing range and EOC facility at 10629 163rd Place. It's in a manufacturing zone and surround by other training and maintenance facilities making it an ideal location. (refer to audio)

Staff recommends that the Plan Commission approve a site plan, landscape plan, engineering plan, and building elevations prepared by Valdes Architecture and

Engineering, revised December 1, 2023. The preliminary plat of consolidation for Lots 26 and 27 in Beemsterboer Industrial Park, Phase 3, prepared by Valdes Architecture and Engineering on March 15, 2023.

Chairman Parisi asked about the removal of number 5 in the Staff Recommended Action regarding the sign. (refer to audio)

Mr. LeVigne stated that it is put as a condition of all approvals and it can be removed.

Mr. Van Essen added that the police chief does not want a sign outside but possibly in the lobby.

Chairman Parisi stated if you wanted a permit, it's out there.

Mr. Van Essen responded they would use their standard signs if needed.

Commissioner Nugent asked about the detention pond on the east side.

Mr. Van Essen responded the direction the water flows. (refer to audio)

Commissioner Schussler added 104th toward 108th.

Mr. Van Essen continued regarding the surrounding area. (refer to audio)

Commissioner Nugent asked about the residents to the west.

Mr. Van Essen responded. (refer to audio)

Commissioner Nugent asked about the offices to the south.

Commissioner Schussler added the Village storage facility is in between.

Mr. Van Essen continued about the other businesses in the area. (refer to audio)

Commissioner Schussler asked about the underground storage utilization.

Ryan Blocker responded possibly using a corrugated metal pipe system and/or an open pipe storage.

Commissioner Schussler asked about the pipes rusting.

Mr. Blocker responded. (refer to audio)

Commissioner Schussler asked about vehicle access to the range through the garage (Sheet ASK002).

Mr. Van Essen responded. (refer to audio)

Commissioner Schussler asked about the 2 columns by the secure lot (Sheet A050).

Mr. Van Essen responded. (refer to audio)

Isaac Plumb added that they're structural elements and/or columns.

Mr. Van Essen presented examples using the building elevations.

Commissioner Schussler asked about communications to the EOC building.

Mr. Van Essen responded they're working with IT and explained how they will run the cable. (refer to audio)

Commissioner Schussler suggested to staff to spell out EOC and asked about access through the garage door.

Mr. LeVigne and Mr. Van Essen clarified. (refer to audio)

Commissioner Schussler asked about the 72' proposed setback.

Mr. LeVigne responded. (refer to audio)

Commissioner Schussler asked about number 1 in the Staff Recommended Action.

Mr. LeVigne responded he can amend that.

Commissioner Schussler recommended that in the motion it should be Emergency Operation Center instead of EOC.

Commissioner Paul stated it's an excellent idea and we need it. (refer to audio)

Commissioner Sanchez added it looks great and asked what the plans are for the old firing range.

Mr. Van Essen responded. (refer to audio)

Mr. Schussler asked about plans for the vehicle storage area on the Public Works site.

Mr. Van Essen responded. (refer to audio)

Commissioner Schussler stated you're going to reconfigure to be more efficient.

Mr. Van Essen stated correct. (refer to audio)

Commissioner Zaatar asked if the Board has seen the project or will they see it for the first time after this review.

Mr. LeVigne responded they have seen the funding.

Mr. Van Essen added the Board has received updates as far as the design.

Commissioner Zaatar asked formally in the Board meetings.

Mr. Van Essen stated no, informally.

Commissioner Zaatar added it looks like a great idea and he doesn't know if the Board will approve the project, best of luck. (refer to audio)

Chairman Parisi stated it's a nice project with the visuals and he thinks it's good use of the property.

Mr. Van Essen responded. (refer to audio)

Chairman Parisi and Commissioner Schussler has additional comments. (refer to audio)

Regarding Case Number 2023-0508, also known as Police Department Firing Range and EOC Facility, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated December 14, 2023;

And

Staff recommends that the Plan Commission approve a site plan, landscape plan, engineering plan, and building elevations prepared by Valdes Architecture and Engineering, revised December 1, 2023, subject to the following conditions:

1. The development will be in substantial conformance with the Preliminary Site Plan for and the Building Elevations for Police Department Firing Range and Emergency Operations Center dated December 1, 2023.
2. Meet all building code requirements and final engineering requirements including required permits from outside agencies.
3. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in 6-308.J.
4. Include 1 additional parking lot landscape island tree within the site to meet minimum code requirements.
5. 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

Staff recommends that the Plan Commission approve the preliminary plat of consolidation for Lots 26 and 27 in Beemsterboer Industrial Park, Phase 3, prepared by Valdes Architecture and Engineering on March 15, 2023.

Recommended Motion

Regarding Case Number 2023-0508, also known as Police Department Firing Range and EOC Facility, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

**A motion was made by Member Edward Schussler, 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 Zaatar, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 1 - Member Zomparelli

**OTHER BUSINESS**

**2023-1006 Memo: New Petitions**

**NON-SCHEDULED CITIZENS & VISITORS**

**ADJOURNMENT**

The meeting was adjourned at 7:33 p.m.

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

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

**Nay:** 0

**Absent:** 1 - Member Zomparelli