

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, August 20, 2019

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Shussler, Vice Chairman

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

CALLED TO ORDER/ROLL CALL (AUDIO: 2:35)

Present: 7 - Chairman Parisi; Vice Chairman Schussler; Member Paul; Member Murphy; Member Zomparelli; Member Zaatar, Member Sanchez

APPROVAL OF MINUTES (AUDIO: 2:53)

APPROVED

2019-0618 Minutes of July 16, 2019 Plan Commission Meeting

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

Aye: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez
Nay: 0

PUBLIC HEARINGS (AUDIO: 3:05)

OPEN PUBLIC HEARING

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: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez
Nay: 0

2014-0494 Nahhas Subdivision - Rezoning, site plan, subdivision with plat, landscape plan and special use permit for a three lot residential planned development, with modifications, all subject to annexation into the Village.

Staff presentation given by Turley in accordance with written report dated August 20, 2019
(Audio: 5:08 – 20:48)

Chairman Parisi swears in Petitioner’s Engineer, Robert Bohnak of Tinley Park.
(Audio: 21:20)

(Audio: 23:48 – 1:18:44) The following residents were sworn in by Chairman Parisi and voiced their concerns: Clay Quinn, Jeff Mozwecz, Ray Grzesiak, Dirk Samuelson, Carol Georgaklis, Christopher Kaczor and Bob Williams.

Topics of discussions between the residents, staff, engineer and the Commissioners included: slope of detention pond; the flow of rain water

potentially ending up in private yards of nearby residents; the debris that may or may not be around and flowing downhill during the construction process; the private driveway and the congestion of traffic that adding three lots to the area may cause; the responsibility of the maintenance of the pond whether it is a homeowner association for three lots or the Village's responsibility; the gravel shoulder next to curb instead of curbs; the current wildlife in the area and what will happen to the various wildlife that currently live in that area such as coyotes and different species of birds; tree mitigation regarding the 37 trees that will need to be removed in the area.

(Audio: 1:18:57) Chairman Parisi polled the Commissioners for comments. The following items were discussed: private driveway; temporary construction easement; adjusting the grading; water flow; proposed sanitary line agreement; landscape plan; curbs or no curbs; maintenance of pond Village vs. homeowner association; and adjusting hammerhead turnaround being relocated to the south and not the north.

(Audio: 1:52:10) Due to the number of outstanding issues that need to be resolved, a motion was made by Chairman Parisi to continue this matter to the next Plan Commission meeting of September 10, 2019, seconded by member Zomparelli.

Due to so many outstanding issues we have to address: easements on private property; swails; burms; water flow; sight distance from 80th avenue. In short, there are so many issues that I think our motion should be a continuance if not a downright denial. I move to continue this public hearing to September 10, 2019 and in the interim the developer discuss with the Village the route for the sanitary sewer and possible easement; possible curbs along the proposed private street; the burm at the west end of the private street; ownership of the pond before this comes back to the Plan Comm. and burm at the hammerhead; extension of hammerhead to the south instead of equally between the north and the south. Possible swail along the south property line.

I move to continue to September 10, 2019 in order to give the Village and the engineer to address all issues that have been raised tonight. I'd also like to request that staff have the Village engineer present since water issues is such a significant concern that we have the representative from the Village engineering firm.

A motion was made by Chairman Parisi, seconded by Member Zomparelli, that this matter be CONTINUED to the Plan Commission due back on 9/10/2019. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

CLOSE PUBLIC HEARING

NON-PUBLIC HEARINGS

OTHER BUSINESS

2019-0619 Memo

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT (AUDIO: 1:54:40)

Meeting adjourned at 8:55

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: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatari and Member Sanchez

Nay: 0

Respectfully submitted,

Gerianne Flannery
Recording Secretary