

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, December 5, 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 Zomparelli; Member Sanchez, Member Nugent

Absent: 1 - Member Zaatar

APPROVAL OF MINUTES

2023-0951 Minutes for the November 21, 2023 Plan Commission Meeting

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 Schussler, Member Paul, Member Sanchez and Member Nugent

Nay: 0

Abstain: 1 - Member Zomparelli

Absent: 1 - Member Zaatar

PUBLIC HEARINGS

OPEN PUBLIC HEARING

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

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

Nay: 0

Absent: 2 - Member Zaatar and Member Nugent

2023-0898 Land Development Code & Village Code - Substantive Amendment: Clarify Driveways and Driveway Apron Regulations

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

Ms. Skrodzki clarified on record that this was the continued hearing from the last Plan Commission meeting and Ms. Henry stated yes.

This amendment will ensure consistency with future changes by specifying construction requirements and specifications in the Village Code, while referring to the Land Development Code for zoning-related regulations (e.g. widths, lengths, and setbacks) concerning driveways and driveway aprons. It will also make both

codes more efficient and easier to interpret for public and staff.

Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the staff report dated November 29, 2023. Staff recommends the Plan Commission recommend the Village Board of Trustees to approve the Village Code Amendments for Section 3-4-2-6 as presented in the attached report titled, "12/05/23 Land Development Code Amendment Report", dated November 29, 2023 and approve the Land Development Code Amendments for Section 6-306.E.8 and 6-406.B also presented in the "12/05/23 Land Development Code Amendment Report".

Ms. Haberstich clarified the reason for the continuance from November 21 was to have construction specification items in the Village Code and dimensional items in the Land Development Code. In preparation for tonight's meeting, it was determined that this is expected to be a two-part improvement, involving the Engineering on specifics on the transfer from the Land Development Code and the Village Code.

Chairman Parisi asked for clarification on minimum concrete thickness of 6" and if driveways made of brick/pavers should be mentioned.

Mr. Lueken responded to Chairman Parisi regarding paver requirements. (refer to audio)

Commissioner Zomparelli asked why make the change.

Ms. Henry responded. (refer to audio)

Commissioner Zomparelli asked additional questions regarding maximum and minimum width of driveways. (refer to audio)

Ms. Haberstich responded. (refer to audio)

Commissioner Zomparelli asked about 20' driveways. (refer to audio)

Mr. Lueken responded. (refer to audio)

Commissioner Zomparelli had additional questions regarding larger driveways. (refer to audio)

Ms. Haberstich responded regarding lot coverage. (refer to audio)

Commissioner Zomparelli made additional comments about the code and absorption. He feels we should go with minimum. (refer to audio)

Chairman Parisi commented about the street level and width of the driveway

encroaching on easements.

Commissioner Zomparelli commented on cutting off a neighbor's driveway. (refer to audio)

Mr. Lueken responded regarding regulating a maximum instead of a minimum. (refer to audio)

Joel Van Essen gave additional comments regarding why Pubic Works would agree with maximum driveway and apron widths. (refer to audio)

Commissioner Zomparelli responded. (refer to audio)

Chairman Parisi went on record to state Commissioner's Schussler and Nugent arrived at the meeting and previously stated they would be late.

Commissioner Nugent had comments and questions regarding limiting resident's ability to convert garages or have a driveway on the side of the house. (refer to audio)

Ms. Haberstich responded regarding lot coverage and zoning district requirements. (refer to audio)

Commissioner Nugent had additional comments. (refer to audio)

Mr. Lueken made comments on limiting factors. (refer to audio)

Mr. Nugent had additional comments regarding driveways and having the same rights yesterday as tomorrow. (refer to audio)

Ms. Haberstich responded they should.

Mr. Nugent commented on whether the amendment prohibits the ability for someone to do a project because the driveway is too wide.

Commission Schussler added it doesn't, it's clean-up moving it from one place to another.

Mr. Nugent verified on record if this is just clean-up or if it's limiting the options for certain neighborhoods.

Ms. Haberstich responded. (refer to audio)

Ms. Henry added we haven't changed any numbers that are preexisting, we're simply moving things around. (refer to audio)

Ms. Haberstich responded there may be other regulations impacting a driveway design.

Ms. Henry continued there may be other regulations that may keep residents from doing what they want but not this one.

Commissioner Schussler commented on a change to the numbers and briefly discussed his thoughts on width of driveways. (refer to audio)

Commissioner Paul asked about not being able to do blacktop on new driveways.

Mr. Lueken responded it's still allowed per the flatwork permit.

Commissioner Schussler asked the staff how they felt about a 21' wide double driveway.

Chairman Parisi had additional comments on the basis of 20'.

Ms. Haberstich asked a clarifying question.

Commissioner Schussler responded for a double-car driveway make it 21' and leave the 3-car the same as it is now. (refer to audio)

Commissioner Zomparelli had comments on a 10' wide parking spaces. (refer to audio)

Mr. Lueken gave examples of measurements to consider. (refer to audio)

Commissioner Zomparelli responded on how tight 20' is. (refer to audio)

Commissioner Schussler asked for staff's thoughts on the 21'.

Mr. Lueken gave his opinion and stated it's a fair consideration. (refer to audio)

Chairman Parisi stated the purpose of this amendment is to consolidate where this information can be found.

Commissioner Schussler asked staff to look at whether 21' is feasible and report back. He also stated his intent is not to change the apron width but the driveway width to make it easier to get in and out of vehicles.

Mr. Van Essen spoke. (refer to audio)

No members of the public spoke.

I move to recommend to the Village Board to approve the Plan Commission

recommended action for case number 2023-0898, also known as Technical Amendment: Clarify Driveway and Driveway Apron Regulations.

THIS PART IS FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)
I move to recommend to the Village Board of Trustees to approve the Land Development Code and Village Code Amendments for Sections 6-306.E.8, 6-406.B.6, 3-4-2-6 as presented in the attached report titled "12/5/23 Land Development Code Amendment Report" dated November 29, 2023.

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

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

Nay: 0

Absent: 1 - Member Zaatar

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: 6 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zaatar

NON-PUBLIC HEARINGS

2023-0515 Athletic Operations Maintenance Facility Project - 14601 West Avenue

Ms. Skrodzki swore in Joel Van Essen on behalf of the Petitioner.

Mr. Van Essen gave a brief presentation on the project. Since 2015, an Athletics Maintenance Facility has been planned in order to increase storage for Recreation and Parks equipment and materials to maintain and enhance fields and recreational spaces in the Village. The project will also renovate the existing Park Administration building and add a new small garage for Veterans. (refer to audio)

Commissioner Schussler asked if he's referring to the existing garage.

Mr. Van Essen replied they are tearing down the existing one, that's where the maintenance building will be and we're adding another small garage just for the Veterans. The Village will dispose of the old Veterans building in the near future.

Mr. Van Essen continued his presentation. (refer to audio)

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

Ms. Henry gave a brief presentation on the project. Location, plans and conceptual renderings were shown. (refer to audio)

Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the staff report dated November 29, 2023, and that the Plan Commission approve a site plan and building elevations subject to conditions 1 through 4. (refer to staff report)

Commissioner Zomparelli asked if the little garage will have a basement.

Mr. Van Essen responded the existing Parks Administration building that's being turned into the Veterans building has a basement that can be used for storage. There will be no new basement.

Commissioner Zomparelli added it would be expensive and asked why not use a steeper roof.

Ms. Skrodzki swore in Jon Murawski on behalf of the Petitioner.

Mr. Murawski discussed the structure of the building and keeping the roof shallow. (refer to audio)

Commissioner Zomparelli replied you're basically building a shed with a brick façade.

Mr. Murawski responded 100 percent yes.

Commissioner Zomparelli commented that he understood keeping down costs and stated the current garage has been there for a long time.

Mr. Murawski stated you can move the current garage with your hand.

Commissioner Zomparelli asked if the lawnmowers and other equipment will be kept in this garage.

Mr. Van Essen responded yes, and the smaller athletic equipment.

Discussion continued regarding equipment and maintenance. (refer to audio)

Park maintenance staff used the house at one point and the offices will move the Rec/Admin facility. The house is in good shape. (refer to audio)

Mr. Van Essen responded the Veterans are excited about the location in the park area and it's a win-win.

Addressing for the building will be confirmed by the Village's GIS staff. (refer to audio)

Commissioner Nugent added for the record that the street should be spelled out and asked if they're approving 14601, 14671 or both.

Chairman Parisi asked for the address of the existing house.

Mr. Nugent stated the addresses should be consistent and asked if the neighbors on West Avenue objected or had concerns.

Mr. Van Essen responded not that he knew of and he thought some might be at tonight's meeting.

Commissioner Schussler asked if some of the Veterans were not happy about moving.

Mr. Van Essen responded most are and they've convinced the others that didn't know the plan.

Commissioner Schussler asked how much they're projecting to spend on remodeling the building for the Veterans.

Mr. Van Essen responded about \$90,000 has been set aside until the bids come in.

Commissioner Schussler had additional comments.

Mr. Van Essen responded. (refer to audio)

The masonry will be utility brick size. (refer to audio)

Mr. Schussler had additional questions about the location of the building.

Mr. Van Essen responded. (refer to audio)

Mr. Schussler asked if the Centennial site was considered.

Mr. Van Essen responded. (refer to audio)

Commissioner Schussler had additional comments stating it's an attractive/necessary building and he's all in favor.

Commissioner Sanchez stated his only question was about the address and the building looks great.

Commissioner Paul added it's a great idea and he's on board.

No members of the public spoke.

Regarding Case Number 2023-0515, also known as Orland Park Athletics Maintenance Facility, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated November 29, 2023;

And

Staff recommends that the Plan Commission approve a site plan and building elevations subject to the following conditions:

1. The development will be in substantial conformance with the Preliminary Site Plan for and the Building Elevations for Athletics Maintenance Facility dated [insert date here].
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. 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.

Recommended Motion

Regarding Case Number 2023-0515, also known as Orland Park Athletics Maintenance 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 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 Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zaatar

OTHER BUSINESS

Mr. Lueken introduced new Senior Engineer, Peter Puljic.

2023-0948 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

This meeting was adjourned at 7:47 p.m.

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

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

Nay: 0

Absent: 1 - Member Zaatar