

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, March 5, 2024

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 7:02 p.m.

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

Absent: 1 - Member Sanchez

APPROVAL OF MINUTES

2024-0176 Minutes for the February 20, 2024 Plan Commission Meeting

A motion was made by Member Schussler, seconded by Member Paul, 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 Parisi, seconded by Member 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

2024-0168 Spur 2 Water Intake Structure - 8800 Thistlewood Lane - Special Use for Public Utility Structures in R-3 Zoning District

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

Mr. LeVigne stated that the Village of Orland Park is seeking approval of a site plan, building elevations, special use for a public utility structure and special use for a public utility structure located within 25' of a side lot line to construct a water intake structure at 8800 Thistlewood Lane.

Mr. LeVigne continued his presentation with the comprehensive plan, visuals of the building elevations, and location of the new site. (refer to audio)

Mr. LeVigne stated staff recommends that the Plan Commission approve a Special Use Permit for a public utility structure and a Special Use Permit for a public utility structure located within 25' of a lot line.

[Members of the Public]

Kenneth O'Neill was sworn in by Ms. Skrodzki. Mr. O'Neill states that his property is on the northwest edge of the reservoir. He has no objection to the construction of the facility but wants to know the physical size relative to the existing building, what will be contained in the building and if it will be noisy. (refer to audio)

Mr. LeVigne responded it's just an entrance/access to the underground water pipe.

Mr. O'Neill stated basically it's just static.

Mr. LeVigne replied yes and there will be two entrances and a stairway going down.

Mr. O'Neill asked in terms of access, is there going to be an additional driveway.

Mr. LeVigne responded the driveway will be connected from the southern portion of Liberty School's parking lot.

Mr. O'Neill asked if it will be a component to the corner of the existing parking lot that's next to the school.

Mr. LeVigne and Chairman Parisi both replied that's correct.

Mr. O'Neill asked if there's going to be any traffic on the western edge.

Chairman Parisi stated no new road.

Mr. LeVigne added that there are no pumps in the building.

Mr. O'Neill replied that's fine, that's all I wanted to know.

George Loven was sworn in by Ms. Skrodzki. Mr. Loven stated he lives right across from the pumping station at 8827 Thistlewood Lane and the roads are torn up. Mr. Loven asked when they complete the roads are they going to do a patch job again because the streets were just done a couple of years ago.

Mr. LeVigne asked Khurshid Hoda if the road will be patched after the project is completed.

Chairman Parisi asked if we have torn up some streets as a result of this project.

Mr. Hoda responded any damage that may be caused because of the project will be fixed to its original condition.

Mr. Loven asked when you're done, what will be the condition of the streets. Will this be another patch job?

Chairman Parisi responded they said they would reface the street.

Mr. Hoda asked Mr. Loven which street he was talking about.

Mr. Loven replied, Thistlewood to Raintree. There's a lot of traffic where the school's at, kids and cars.

Chairman Parisi stated I don't think Raintree would be an access point as a result of this project.

Mr. Hoda responded, where the pipes have gone into the ground, the pavement will be repaired with asphalt, and in the next year or two, the Village will come back and repave all of these roads as part of our roadway maintenance program. (refer to audio)

Mr. Loven asked if it's written down in the contract to repave.

Mr. Hoda replied repaving is included in the contract for the parts that are damaged. The Village project that is a separate project by itself that will be done, I believe, in the next one to two years.

Mr. Loven asked if there's money for that allowed.

Chairman Parisi responded yes.

Mr. Loven replied OK, that's all.

[Commissioners]

Commissioner Zomparelli stated it's pretty cut and dry to me. I've been watching this project and I'm enjoying it. I'm amazed that it took us this long to get this backup water system in. We've been fortunate we haven't had a problem. I have no questions.

Commissioner Nugent commented on the Oak Lawn pumping station being the originator. He asked if everything about this project is the Village's property.

Commissioner Zomparelli added ComEd has some.

Mr. LeVigne responded it is on Village property but I believe it's Oak Lawn doing the construction and will own the system as well.

Mr. Hoda replied that is on our property, Oak Lawn is doing the construction and will own the system as well.

Commissioner Nugent asked if we own the building we're building.

Mr. Hoda responded the building is ours. Inside the building is ours, outside the building is Oak Lawn. Anything outside the building infrastructure-wise will be owned and maintained by Oak Lawn. Inside the building is ours.

Commissioner Nugent asked if we need to talk about the school parking lot project that was part of the addition now or in the future.

Mr. Hoda replied we've already talked about that part. That is part of this project. The playground that will be replaced with this project later when we get to that stage.

Commissioner Nugent stated OK, because I remember when we did it with the addition. That's it.

Commissioner Schussler stated this is a project that is a long time coming and this is a very small part of it. He states that it's desperately needed and talks about the break in the waterline a several years ago that goes under Stony Creek in Oak Lawn. This has been needed for a long time and is a no-brainer. (refer to audio)

Commissioner Paul stated it sounds like this is pretty simple from our standpoint. Obviously, we have to get the water in, like Commissioner Schussler said, we almost had a problem a few years ago. This is a great way to avoid that and I have no problem with it.

Commissioner Zaatar asked if there's an existing building there and this building is going to be built around the existing building.

Mr. LeVigne replied the existing building is on the south end of the property. The new intake structure is on the north end of the property.

Mr. LeVigne continued this would be a new structure which is a lot smaller than the one that's currently there (showed site plan). The current building is on the south end of the property along Thistlewood Lane.

Commissioner Zaatar replied that makes sense. I see the line work around the existing building.

Commissioner Schussler responded the white is the existing building and further explains the site plan. (refer to audio)

Commissioner Zaatar responded understood and nothing is being done to the existing building.

Mr. LeVigne replied correct.

Commissioner Zaatar stated I always see line work and I say that's proposed and I'm trying to figure out what's proposed but what you're saying is that's existing line work.

Mr. LeVigne responded correct.

Commissioner Zaatar stated it's a solid line now. Is the new building taller than the old building?

Mr. LeVigne replied no, I believe it's around the same height.

Commissioner Zaatar asked how tall?

Mr. LeVigne and Chairman Parisi responded 22'.

Commissioner Zaatar asked if the school is on Orland property or the school's property because you're tying into their driveway.

Mr. LeVigne replied the school had some conditions outlined last year when their expansion was approved to allow for a new easement on their property when they submitted their plat. This was all planned prior.

Chairman Parisi responded good thinking.

Commissioner Zaatar stated very cool. It seems like a big structure but I'm sure you studied it. Thanks for the explanation. That's it.

Chairman Parisi stated I have nothing to add. This is very straightforward and a necessary project.

Regarding Case Number 2024-0168 also known as Spur 2 Water Intake Structure, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated February 29, 2024;
And

Staff recommends that the Plan Commission approve a Special Use Permit for a public utility structure (section 6-204.C.8) and a Special Use Permit for a public utility structure located within 25 feet of a lot line (Section6-204.C.8.a), subject to the following conditions:

1. The petitioner shall develop the subject property in substantial conformance with the final Village-approved special use permits, site plan, and building elevations.
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in 6-308.J.
3. All building code requirements must be met, including required permits from outside agencies.
4. An Appearance Review application for future proposed landscaping must be submitted prior to final inspections of the subject property.

Recommended Motion

Regarding Case Number 2024-0168, also known as Spur 2 Water Intake Structure, 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 Schussler, seconded by Member 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

CLOSE PUBLIC HEARING

A motion was made by Member Parisi, seconded by Member Zomparelli, 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

NON-PUBLIC HEARINGS

OTHER BUSINESS

2024-0174 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 7:18 p.m.

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

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

Nay: 0

Absent: 1 - Member Sanchez