

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, September 20, 2022

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 (Audio: 5:00)

- Present:** 6 - Member Parisi; Member Schussler; Member Paul; Member Zomparelli; Member Zaatar, Member Nugent
- Absent:** 1 - Member Sanchez

APPROVAL OF MINUTES

2022-0726 MINUTES FOR THE SEPTEMBER 7, 2022 PLAN COMMISSION MEETING

Approved as amended.

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:** 6 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli, Member Zaatar and Member Nugent
- Nay:** 0
- Absent:** 1 - Member Sanchez

PUBLIC HEARINGS

OPEN PUBLIC HEARING (Audio: 6:07)

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

2022-0387 Wild Fork Foods - 14860 LaGrange Road

The Commission and staff, including Director of Development Services, Steve Marciani, Assistant Development Services Director, Carrie Haberstich, Village Planner, Mai Dang, Village Engineer, Scott Lueken, and Village Attorney, Anne Skrodzki, attended the public hearing in person. Present on behalf of the Wild Fork Foods Petitioner, Brad Prischman, Civil Engineer, V3 Companies, Ltd. No members of the public were present.

Ms. Skrodzki swore in Brad Prischman.

Mr. Prischman gave a brief presentation of the project (Audio: 7:05 - 20:47)

Ms. Dang respectfully requested the staff report be accepted into the record as

presented. (Audio: 21:44)

Presentation was given by Ms. Dang in accordance with the written report dated September 20, 2022. (Audio: 21:30 - 26:45)

No members of the public spoke.

Chairman Parisi stated he likes the plan and it is an improvement to the appearance of that area. He continued he agrees with the movement of the access points for safety and mobility. Chairman Parisi asked if the Petitioner accepts all conditions for approval. He asked if there was a shipping option to customers or just in-store.

Mr. Prischman indicated he is not aware if there is a shipping option and continued it wouldn't be shipped from the store but from another method. He continued they may do online ordering with a strong push for the brick-and-mortar stores. Mr. Prischman explained the first store was located in Greektown (Chicago), other locations include Mt. Prospect and Skokie. He explained this is one of the first ground-up locations.

Commissioner Zaatar said he likes the project and it is a great idea. He continued there are very minimal changes to the location.

Commissioner Paul indicated he agreed and stated he had no problem with the project.

Vice Chairman Schussler agreed and asked if the Petitioner envisioned any problem with getting the easement agreement to move the driveway to the west.

Mr. Prischman explained it has been a slow response process with the property owner, but that he didn't think there would be any problems.

Vice Chairman Schussler said it would be much safer because it is possible for traffic to back up onto LaGrange Road if someone is trying to turn in at the same time and there are a few cars waiting to turn out.

Mr. Prischman indicated they are very confident it will be in place and they would be able to build everything at once and not come back in a year and modify the driveways.

Vice Chairman Schussler stated it would be an improvement to a tired site.

Commissioner Nugent asked if the mall that owns Dania and Orland Bakery controls the land to the north.

Mr. Marciani replied it is all one parcel.

Commissioner Nugent asked what would happen with the access if, in the future, someone tried to develop between the two parcels.

Mr. Marciani indicated it would depend on how much parking is available for the residual site. He continued the change in access point does not impact anything on the existing properties.

Commissioner Nugent asked if the deliveries would be in the back and if they are big trucks.

Mr. Prischman replied they are single-unit trucks and will be dropped off by the back loading door.

Commissioner Nugent asked if it was wholesale or 100% retail.

Mr. Prischman indicated it would be 100% retail.

Commissioner Nugent asked if the underground temporary storage for water runoff was a new improvement.

Mr. Lueken indicated that it is an improvement that will bring the site up to current rainfall standards. He continued that the sanitary and water service locations would change because of the new building location.

Commissioner Zomparelli stated he liked the plan and it is a great improvement.

Overall, the Plan Commission expressed support for the project.

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

Nay: 0

Absent: 1 - Member Sanchez

CLOSE PUBLIC HEARING (Audio: 36:28)

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: 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

2022-0727 MEMO: NEW PETITIONS

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT (Audio: 36:40)

Meeting was adjourned at 7:35p.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 Zomparelli, Member Zaatar and Member Nugent

Nay: 0

Absent: 1 - Member Sanchez

These minutes are not a verbatim record of the meeting but a summary of the proceedings.

Respectfully submitted,

Gerianne Flannery
Recording Secretary