

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, March 3, 2020

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

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

CALLED TO ORDER/ROLL CALL (AUDIO: 4:07)

Present: 5 - Chairman Parisi; Vice Chairman Schussler; Member Paul; Member Zomparelli, Member Zaatar

Absent: 2 - Member Murphy, Member Sanchez

APPROVAL OF MINUTES (AUDIO: 4:39)**2020-0175 Minutes of February 18, 2020**

A motion was made by Vice Chairman Edward Schussler, seconded by Member Patrick Zomparelli, that this matter be APPROVED AS AMENDED. The motion carried by the following vote:

Aye: 4 - Chairman Parisi, Vice Chairman Schussler, Member Paul and Member Zomparelli

Nay: 0

Abstain: 1 - Member Zaatar

Absent: 2 - Member Murphy and Member Sanchez

PUBLIC HEARINGS**OPEN PUBLIC HEARING (AUDIO: 6:29)**

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

Aye: 5 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli and Member Zaatar

Nay: 0

Absent: 2 - Member Murphy and Member Sanchez

2018-0499 Orland Ridge - Development Petition for an Amendment to the Special Use for a Planned Development with Modifications, Site Plan, Landscape Plan

Staff presentation was given by Ed Lelo in accordance with written report dated March 3, 2020. Khurshid Hoda and Bethany Salmon were also present.

The following members of the public were sworn in by Chairman Parisi: the Petitioner, Manny Kianicky; the Petitioner's Attorney, George Arnold; Project Engineer from Kimley Horn, Drew Walker; Dale Serig; and, Mored Haleem.

Attorney George Arnold stated proper public notices were completed prior to the public hearing and there were no proposed changes to the overall density and number of units for the Orland Ridge development.

Dale Serig, a resident, expressed overall support for the project and stated that this was a difficult piece of property to develop.

Chairman Parisi polled the Commissioners for comments. Commissioner Zaatar asked the Petitioner if there had been any consideration for reducing, removing, or relocating some of the residential units adjacent to the pond in order to avoid the need for making the detention pond steeper and larger and the removal of the cul-de-sac. Commissioner Zaatar expressed concern on the proposed steepness of the pond and the proximity to the closest units.

Drew Walker stated that the design of the pond maximizes volume by pulling the cul-de-sac back. By making the side slopes steeper, the pond is now more efficient and shallower than originally proposed. Mr. Walker noted that the original design had a depth closer to six feet and the new design has a depth of five feet. It will also be a dry naturalized pond, therefore will not consistently be filled with water.

Mored Haleem was sworn in and stated he was present on behalf of the homeowner's association for the townhome development located directly to the north of the development site on Lindsay Street. There was a discussion on concerns about flooding on the adjacent townhomes to the north, existing water pooling on the property located at the southwest corner of Lindsay Street and 94th Avenue, existing and proposed berm and swale to the north of the detention pond, proposed drainage flow of water from the west to the east and not north, and the steepness of the pond side slopes for a 4:1 versus a 3:1 slope.

Mr. Walker stated that the pond has been partially excavated under the approved grading permit, but construction is not complete yet and outlet pipes have not been installed. Mr. Walker confirmed that water will not drain from Orland Ridge to the north onto the townhome properties. The twenty-five foot setback from the high water line of the pond to the residential units is still being maintained on the proposed plans, which corresponds to what was previously approved. The petitioner is willing to work with the village's engineer and staff to review the pond design.

Staff confirmed that the pond will be in compliance with all regulations and code requirements.

The Commission voted to approve the motion with the additional condition of approval that the developer's engineer work with the village engineer to minimize the impact of drainage water on the residential property located along the north property line.

Regarding Case Number 2018-0499, also known as Orland Ridge, I move to accept and make findings of fact for an Amendment to the Special Use Permits

as discussed at this Plan Commission meeting and within this staff report, dated March 3, 2020. The previous approvals for Orland Ridge, approved at the April 1, 2019 and April 15, 2019 Village Board of Trustees meeting shall remain in effect, expect those amended in the following motion.

And

I move to recommend to the Village Board of Trustees approval of a Preliminary Site Plan, sheets C3.0 - C.10, titled, "Grading and Drainage Plan," prepared by Kimley Horn and Associates, dated February 14, 2020.

And

I move to recommend to the Village Board of Trustees approval of the Landscape Plan, titled "Overall Landscape Plan", prepared by Kimley Horn and Associates, Sheets L2.0 - L2.9, dated July 17, 2019 and last revised February 14, 2020.

And

I move to recommend to the Village Board of Trustees approval of an Amendment to the Special Use Permits for the Orland Ridge Planned Development.

Modifications to the Special Use Permits include:

1. To allow for an increase to the side slope of the pond located at the northeast corner of the subject property from a 4:1 slope to a 3:1 slope (Section 6-409.E.18)
2. To allow for a private street located at the northeast corner of the subject property to be constructed without a cul-de-sac terminus and turn around, and for a reduction to the cul-de-sac standards stated in Table 6-405 (A) (2)

And

I move to recommend to the Village Board of Trustees to amend the original approved motion for Orland Ridge, specifically Condition #8 listed under the Preliminary Site Plan, to read as follows:

Based on proposed park land acreage and proposed park capital improvements; the developer will pay cash-in-lieu to the Village in the amount of \$76,371, based on the formula required by Village code, for the ½ acre shortage of required park land contribution . The developer will also pay \$100,000 towards site enhancements including landscaping.

And

I move to recommend that the developer's engineer work with the village engineer to minimize the impact of drainage water on the residential property located along the north property line.

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

Aye: 5 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli and Member Zaatar

Nay: 0

Absent: 2 - Member Murphy and Member Sanchez

CLOSE PUBLIC HEARING (AUDIO: 1:03:12)

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

Aye: 5 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli and Member Zaatar

Nay: 0

Absent: 2 - Member Murphy and Member Sanchez

NON-PUBLIC HEARINGS

OTHER BUSINESS (AUDIO: 1:03:27)

Vice Chairman Schussler asked for an update on the status of the Villas of Cobblestone project. Staff responded that the Petitioner has submitted plans for review and that the project should be presented to the Plan Commission at one of the upcoming meetings. The proposed project has a new developer and the main change to the site plan will include the removal of the dead end private street with a proposed village right-of-way to connect 142nd Street.

Vice Chairman Schussler asked about Crystal Ridge Estates and the site. Staff responded that this project will be located on a portion of the piece of vacant land at the corner of Wolf Road and 153rd Street, furthest to the east and not extending all the way to Wolf Road.

2020-0176 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

Meeting adjourned at 8:04 p.m.

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

Aye: 5 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli and Member Zaatar

Nay: 0

Absent: 2 - Member Murphy and Member Sanchez

Respectfully submitted,

Gerianne Flannery
Recording Secretary