

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, August 19, 2025

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 7:01 p.m.

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

Absent: 2 - Member Sanchez, Member Zaatar

APPROVAL OF MINUTES**2025-0669 Minutes for the July 15, 2025 Plan Commission Meeting**

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

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

Nay: 0

Absent: 2 - Member Sanchez and Member Zaatar

PUBLIC HEARINGS**OPEN PUBLIC HEARING**

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

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

Nay: 0

Absent: 2 - Member Sanchez and Member Zaatar

2025-0348 Costco Wholesale - 9915 W. 159th Street - Development Petition for Fuel Facility Relocation and Parking Improvements

Petitioners on behalf of Costco Wholesale were sworn in by Village Attorney Anne Skrodzki.

Costco Real Estate Project Manager Larry Dziurdzik, from the JNL Design Group, address 1955 Raymond Drive, Northbrook, Illinois, introduced the team on behalf of Costco Wholesale. Mr. Dziurdzik stated the application before you was filed under my office, the JNL Design Group, as applicant, and Costco Wholesale is the owner of the properties. Costco is very excited to be here tonight. This is the result of almost two years of working on this plan. The six acres we'll be talking about, we've owned since 2022. Our main concern is the safety of the members, employees, the neighboring communities, and the Village. (refer to audio)

Mr. Dziurdzik stated the plan depicts a brand-new station to the east and a wonderfully designed roundabout that's going to provide access to the gas station and the warehouse and allow traffic to flow north and south along Ravinia. We're going to gain 102 parking spaces. Right now, we have 763 spaces. The new plan will have 865. The lanes and spacing of the pumps have gotten larger. It's easier to move around cars that are parked in front of you to go in the bypass lanes. The current bypass lane is about 9'-2", now we're at 11'-2", 11'-6", 11'-9". There will be 20 pumps and 40 fuel dispensers. Mr. Dziurdzik also discusses the landscape plan along Ravinia and 159th. (refer to audio)

Traffic Consultant Peter Reinhofer from V3 Companies, address 7325 Janes Avenue in Woodridge, Illinois, described the roadway improvements at the four access driveways. (refer to audio)

Civil Engineer Dan Free from V3 Companies, address 7325 Janes Avenue in Woodridge, discussed the plat of dedication, utility plan that includes a water main extension from the north side of Lot 2 to extend from Ravinia Avenue to the east side of the property line (so any development to the east can access that water main), stormwater management, and detention pond improvements. (refer to audio)

Chairman Parisi stated thank you for a comprehensive and well thought out presentation. We'll go to our staff first and then we'll go to the public. You will be given up to three minutes to speak and we will do our best to answer any questions. (refer to audio)

Planner Marcus LeVigne respectfully requested the staff report be accepted into the record as amended during this presentation. (refer to staff report)

Mr. LeVigne stated the requested actions that Larry touched on are the rezonings of Lots 1, 2, and 3 from the COR-Mixed Use District to the BIZ-General Business District. A special use amendment for a planned development, three Land Development Code modifications related to parking, a special use permit for activity within 50' of nontidal wetland, a special use permit for automobile services, and approval of a site plan, a landscape plan, and building elevations. (refer to audio)

Director of Engineering Programs & Services Khurshid Hoda stated this roundabout added to the requirement is to eliminate or reduce the congestion that we see at this intersection. (refer to audio)

Mr. LeVigne continued the proposed building canopy columns and the main attendant booth itself will be constructed with masonry materials and that meets the intent of our building design standard. The gas station will look like a refreshed version of the existing gas station, with improvements like the fuel availability indicator light that will be at the end of each column to let you know which pump is

open. Costco will be responsible for all the stormwater management improvements as part of their final engineering submittal. The current landscape plan meets the intent of our code and will be finalized during our final landscaping review and approval. A final lighting and photometric plan have been provided for the site and those will be reviewed during final engineering. (refer to audio)

Mr. LeVigne stated staff recommends the Plan Commission approve a zoning map amendment from COR Mixed Use District to BIZ General Business District for lots 1, 2, 3, and 3A, a special use permit for a planned development for lots 1, 2, 3, and 3A, modifications to the planned development, a special use permit amendment for the disturbance of a non-tidal wetland, a special use permit for automobile services, and the site plan, landscape plan, and building elevations, subject to conditions. (refer to audio)

[Statement read into the record by Development Services Assistant Director Carrie Haberstick]

"It has come to our attention that one or more members of the public may be requesting a continuation of tonight's case. The Village of Orland Park opposes a continuation of this case for several reasons, including:

- The petitioner has been working with the Village for over 2 years in preparation for tonight's meeting.
- The petitioners have met the 15-day notification window as required by law.
- There has been ongoing development and reinvestment interest in the surrounding area from a variety of development teams for years.
- The representatives of 9801 159th Street have appeared before the Plan Commission in the past, most recently during Pulte's Estates of Ravinia Meadow development petition.
- Continuing the case at the insistence of one party, prejudices everyone else who has appeared with it ready to go forward and would be inconvenienced if they had to return for a future meeting.
- Supporting the planned construction timeline to enable a single season construction schedule.

It is within the Plan Commission's power and discretion to either move forward as scheduled for tonight or continue to a future Plan Commission meeting. However, staff does oppose that continuation.

In consideration of the foregoing rationale, the Plan Commission should exercise its power to continue to consider the Costco case during tonight's proceedings". Thank you.

Chairman Parisi stated we've heard from staff and from the petitioner. Would anybody from the public like to speak? No? Once again, thank you for appearing. Personally, I think this is a very comprehensive, well thought out plan. I read a very

detailed traffic study. It's been well prepared and planned. I'll go to my fellow commissioners.

[Commissioners]

Commissioner Schussler stated I think we're here tonight hearing this proposal because of the success of this project for the last 19 years. I was on the Village Board when Costco proposed this project, and I voted for it. Commissioner Schussler gives a brief history of the original proposed project. (refer to audio) As a member of Costco, I have occasion to note the problems that have developed with the current site and it's because of the success. Larry indicated that safety was a primary concern and I'm glad you are concerned. The intersection right now, the main entrance and exit into Costco, presents a definite safety hazard. There are many near collisions there and I've had a near collision there several times because of people coming out attempting to turn left to get to the traffic signal at Ravinia and 159th. Whose idea was it to do the roundabout? (refer to audio)

Mr. Dziurdzik replied that's a very good question. Some of our earlier plans had a four-way stop. A traffic signal was always off the table. Was it Khurshid's idea?

Mr. Hoda responded it was the Village's idea. The Engineering Department.

Commissioner Schussler added whoever in Village came up with that concept...hoo-ray. I was involved in the first roundabout that was built in front of the Village Hall, which you know, Illinois has always been behind the curve when it comes to road improvements. Roundabouts have been proven in other locations to improve safety because you eliminate rear end collisions. I'm happy to hear the lanes will be wider in the gas area because that's another problem with the existing area. Another thing I think is noteworthy here and I think the Village should think about this for our two roundabouts, is the yield sign painted for the entrances into the roundabout. I think it's a good safety feature. I don't know how many months ago it was that we approved the Pulte project, but we heard a lot about storm water issues from this gentleman here that owns the property adjacent to Lot 2. His property had been impacted by the Costco development because the pond wasn't operating as it should. Dan [Free] indicated that the pond has a sediment problem that's caused by the Pulte property which was designed to feed into that. You indicated it's going to be dredged. That's great. If Pulte's property contributed to that, why isn't Pulte contributing to the cost of fixing up the storm water detention pond? (refer to audio)

Mr. Dziurdzik responded there is an agreement in place. There's a storm water easement agreement between Lot 4, which is now owned by Pulte.

Commissioner Schussler added which gives them the right to use that pond because the land naturally drains into that.

Mr. Dziurdzik continued there's also a maintenance section in that agreement that stipulates cost involved. Pulte will be responsible for maintenance. There is a cost.

Commissioner Schussler stated I didn't think that was fair that Costco bears the entire cost that Pulte's land is causing the problem. Regarding the drainage on Lot 2, nothing is going to be built on the southern portion of it which is wetland. How will that wetland be maintained?

Mr. Free replied it will look very similar to how it does today. The intent of a wetland is to leave it as is. That will continue to be a low area, and it drains into the pond on the west side of Ravinia.

Commissioner Schussler asked is there any phragmites in that right now?

Mr. Free responded I believe there are.

Commissioner Schussler stated over a period of time if it's not attended to it becomes very invasive and hard to remediate.

Mr. Free replied correct. We do have an analysis of that. There's also phragmites in the Costco pond as well. There's a good bit of cattails which are not the most desirable but those are a native species.

Commissioner Schussler responded cattails are much better than phragmites.

Village Engineer Aladdin Husain stated we were out at the site yesterday and there are a number of phragmites. We were going to discuss it with them as a maintenance issue in final engineering.

Commissioner Schussler replied, OK. Thank you. Those are my only questions and comments. Thank you, Mr. Chairman.

Chairman Parisi stated all positive points you bring up and I agree with everything you said.

Commissioner Zomparelli stated I am very impressed. Nice presentation. Larry, I agree with you on the parking lot. I think Costco's probably got the best parking lot I've seen. I wish it was a role model for all businesses. There's plenty of room. Where do the employees park?

Mr. Dziurdzik responded we have a lot of discussions about where the employees park and where they should be parking and where they will be parking after this redevelopment. Part of the purpose of the additional 90 or 100 stalls to the south of the Costco building will be for employees. The employees will be parking south and west and probably along the southern property line all the way to Ravinia.

Today, employees park south of the gas station.

Commissioner Zomparelli replied that's what I thought. I think the roundabout is a great idea and kudos to the Village. There's always a back-up every time I go. When you first pull in, people don't know if they want to go straight, right, or left, and they just sit there. The fact we're getting a few more pumps is a beautiful thing because there's a long wait sometimes. That's all I can really say. Continued success. Thank you.

Commissioner Nugent stated the southern portion of the gas station lot is basically 100% wetlands. There's nothing left for them to expand even beyond the driveway down the road.

Mr. Hoda responded that is true unless you mitigate it, which is going to be pretty expensive, and I don't expect Costco has any plans to do that.

Commissioner Nugent replied they consider Lot 3 to drain northwest. Is any of the part that's west of the existing building or west of the existing gas station eligible to be built on in the future, or is it all wetlands? Can you have more parking to the west of the existing gas station?

Mr. Dziurdzik responded of the existing gas station, and refers to Mr. Free.

Commissioner Zomparelli stated it'd be the northwest corner.

Commissioner Nugent added I know the detention pond wraps around the building.

Commissioner Schussler added it'd be north of the pond that wraps around.

Mr. Dziurdzik responded yes, right.

Commissioner Nugent stated because you control ownership of all that.

Mr. Free replied yes, correct. That's been looked at in the past. There's a couple of issues with that. One, it's west of the main entrance off of 159th, so there's a safety hazard there for people trying to walk across if they did try and put parking there. The other main concern is there's soil and the area is floodplain in that it backs up from those ponds to the west. It would be very costly to do that and there would be safety concerns and other considerations.

Commissioner Nugent responded in this plan you're not addressing any landscape or improvements to that but it's not all wetlands, so it's like former farmland state. Is that it's expected continued state?

Mr. Free replied yes, I believe that area was planted with a native mix when

Costco originally built, they scraped whatever the existing vegetation was to put in a new seed mix of native grasses. The intent is to let that remain in its native state.

Commissioner Nugent stated some sites get controlled burns or maintenance. I've never noticed over the years you do anything with that other than it looks like farmland. If we're doing all the landscape, I feel like we're ignoring that piece of land. (refer to audio)

Mr. Free responded I think there's a couple of benefits. One is a permitting concern with putting a manicured landscape into a floodplain area. The native aspects helps with water quality. They have deeper roots, so it's better for erosion as well. (refer to audio)

Commissioner Nugent replied I do agree. We want that. I know that when this goes to our Board, one of our trustees is an environmental engineer and she'll care about that. Over the years, I feel like the detention pond was built and it doesn't feel like you maintain around the detention pond currently. I don't mean this negatively, I don't feel like we treat that like its native plantings. (refer to audio)

Mr. Free responded that was something that Costco neglected. When Costco opened, there wasn't a realization or communication that Costco owned the pond. Costco for a long time thought the Village owned the pond. A few years ago, Costco hired V3 to do an environmental compliance plan for all the warehouses in the entire nation. I looked at this one and had a conversation with staff letting them know Costco owns this pond and it needs to be maintained to certain standards. They have been making incremental changes to maintain the pond. (refer to audio)

Commissioner Nugent stated the property owners talked about it with the Pulte development and they're here again tonight. I know of a few instances in town where detention ponds weren't reviewed and looked at and we realized there's sediment. I realized there's going to be Pulte construction, right now there's no maintenance as a passage or southern point. What was the maintenance plan? Is that going to change after this? Between the sidewalk and the pond right now, is that native or is it grass? (refer to audio)

Mr. Free responded that was meant to be turf grass and it's been totally overgrown.

Commissioner Nugent asked that's native plantings (showing a picture on his phone)? The stuff that's there right now?

Mr. Free replied within the pond banks, but what is kind of between the sidewalk and the road, that's definitely been overgrown. The roadway itself has deteriorated over the years. Part of that is Costco.

Commissioner Nugent added the road ended and nobody was affected by it except the back of them. So, Ravinia, Pulte is going to be 800,000-plus and if they build at the pace, it's pretty well built. You and Pulte are on the same page at beautification of the boulevard, and the Village? We're 100% cool that this is what we want it to look like and Pulte's on board too? (refer to audio)

Mr. LeVigne responded that's correct, yes. With the stormwater management plan that they will have to provide during the final engineering, then there will be naturalized landscaping that meets the intent of our code that would look like our other ponds.

Commissioner Nugent stated I realize all of Cook County, us, we're at max water. The pond is pretty high today. Now we add Pulte, the gas station, and then when Petey's restaurant gets developed, this pond is ready, willing and able to handle all additional waters that are coming this way? Pulte's has a lot of challenging land. That's why they have their little areas and walking paths, but ultimately, it's all going here on its way to go north and northwest, correct? (refer to audio)

Mr. Hoda responded Costco is going to stay in that pond. That's what they have. There's a portion, a majority of Pulte's development is going to be feeding into this pond. Anything that will happen on Petey's site or the roadway extension, it will have its own stormwater system.

Commissioner Nugent stated it will eventually because it seems grading goes west and north. Petey's development, which would eventually extend, if they ever sell, but if the road connects is Petey's water runoff ever going west and eventually northwest?

Mr. Hoda replied again, that is in a very early design state. We will still have to take a look at how their stormwater system pans out and which way they can or cannot go. Some water will come this way, I expect that, but not into this pond. I just want to make sure that we also understand that what Costco has built, this pond had the extra capacity that now Pulte is using. That was part of the design. (refer to audio)

Mr. Husain added the Pulte development would actually help because right now it's very easy for the water to run off into the pond.

Commissioner Nugent stated it's not going where we ultimately want it to. It's going where it wants to.

Mr. Husain replied yes, and when you vegetate the land, when you provide storm sewer, we'll be able to direct it and provide better infiltration and reduce the runoff. I think it's going to be a benefit.

Commissioner Nugent asked the apartments at 171st and 94th, does any of their

water go east of 94th Avenue? It's Orland Hills. The mass apartment complex.

Mr. Hoda responded no.

Commissioner Nugent replied those ponds are not connected to us. As an example, those ponds are about to hit the street.

Mr. Hoda stated all of our ponds are connected one way or the other.

Commissioner Nugent asked is that one connected to us?

Mr. Hoda responded with this system?

Commissioner Nugent replied no, I just gave you an example. Those townhomes weren't there three or four years ago, but that detention pond on the other side of 94th Avenue, which is technically in Orland Hills, that's been there for 25 plus years. The two sets of backstops that are there today, I took photos today, it's almost to the top of the backstop. That detention pond is getting ready to approach the street in Orland Hills. I'm just wondering, as an example, did that townhouse development cause across the street to do more or does it go the other way? I just want to make sure that development does not rely on the tension exit because if it did and we're doing that, that's an example of a failure that a new neighborhood can cause. That's why I'm worried about Pulte and Costco mixing there. (refer to audio)

Mr. Hoda responded the stormwater system in our town and in fact in this area, as long as you're in Cook County, is controlled by MWRD, Metropolitan Water Reclamation District. They control that and these are interconnected. If one pond, I cannot speak for what Orland Hills is doing or not doing, if they are not maintaining their system, if the inlets and outlets are not maintained at the design level, you will see this kind of rise. Lately, we have had quite a bit of rain. (refer to audio)

Commissioner Nugent stated I was just using that as an example. I realized MWRD rolls over it, but this pond is normally fine. It's not that high but it's pretty high today. I just want to make sure this pond has capacity. People are going to look at that pond. I just want to make sure it's not going to overflow back. (refer to audio)

Mr. Hoda replied that's exactly what we have done. For a factual correction, Marcus that's 130 houses not 180, correct? At Pulte.

Mr. LeVigne responded yes, 132.

Mr. Hoda continued that's part of this condition of approval is that they will have to bring the pond back to its original designed capacity. One more thing I will add, when this pond was originally designed the rainfall data was less, there was not as

much rain. Now we're getting more rain and data shows us 14% more rain. We translate that into 20/25% more water coming into the system. I believe everything we're doing, it will accommodate whatever comes to it based on the current rainfall data.

Commissioner Nugent stated there was uncertainty at the end of Pulte's approval about the pond, engineering and all the coordination. I'd assume in the last 120 days with them finally being on Board and Pulte getting their final, we've worked all that out. It's all for record, for the 9801 people if they ever sell and the people that live in Pulte two years after they move in, if they have issues, I want to make sure we spent a few extra minutes today and we said, "you're not going to have any issues." (refer to audio)

Mr. Hoda responded can I add one more comment because it's on the record here. The design that they have meets or exceeds the current standards in the industry standards. That's what the design is. As part of our next phase of work, we will ensure that what they build is what is in the design. One more thing I want to point out from V3's report, I'm going to read it back to you, "there are no anticipated adverse impacts to the upstream properties." That's a factual statement that V3 has made based on the engineering reviews. (refer to audio)

Commissioner Nugent added Marcus knows and everyone knows there was some doubt at the end of Pulte. I just want to make sure that all the doubts are removed and I appreciate that. I realize in public consumer polls, one of the five most trusted corporations in America is Costco. At this roundabout, the second entrance of the roundabout, including with the green and the red, when I come in on the green arrow and I come to the second entrance, am I turning right or left? I come from Ravinia, I skipped your first entrance, which most people are going to pick, and I want to park at the back end. Once I get into your parking lot, can I go right or left? (refer to audio)

Mr. Reinhofer responded you pass the first driveway, you enter the roundabout, you merge to the right, and then you turn into the Costco parking lot?

Commissioner Nugent continued right, can I go right and/or left?

Mr. Reinhofer replied yes. If you take the right turn, you almost make a U-turn, you're going north, then you can access those north parking lots. If you turn left, you can access the south parking lots.

Commissioner Nugent responded OK, except for the people that choose to go to the current gas station, everybody else is going to exit to go out the roundabout. So, I come in from the roundabout, your second driveway, and I can go both ways, I'm going to counter everybody trying to leave the parking lot too?

Mr. Reinhofer replied yes.

Commissioner Nugent stated that seems reminiscent of what you already do, and it doesn't work on the exit part not on the entrance part. When you're exiting, even the gas station, we have the long queue to get into the other stuff, the people that are exiting, if there's any traffic to exit, I'm going to be blocking people in those lanes of traffic. People are going to be parking in that whole lane on both sides, but there's going to be constant cars exiting, right? (refer to audio)

Mr. Reinhofer responded you're talking about the drive aisle along the front door of Costco?

Commissioner Nugent (pointing to plan on the screen), I want to go here to exit. I'm going to go down this line and at times it's a parade, everyone's exiting here. What about the folks that have parked here? They have to back into all the people that are exiting. You think that works? If this guy backs up, he's going to back into the traffic.

Mr. Reinhofer replied yes, it's a standard retail operation.

Commissioner Nugent stated I know, go to the Walgreen's here when they're busy and there's no access. At the third entrance, I can still enter here. I want to avoid all that. I just park here anyway. Or, if I'm an employee going to my shift, can I go here to park in the back?

Mr. Reinhofer responded yes.

Commissioner Nugent replied and lastly, I can't picture your gas station overhang at night. If you take our Harlem Avenue up north to some of our smaller suburbs, some of those gas stations' overhang canopies look like they have landed from space with the light. I know we have high standards, but will anybody at Centennial Village be able to see this or would anyone at 9801? (refer to audio)

Mr. Dziurdzik responded all the lights are recess cans pointed downward. There's nothing that's going to project past the property line.

Commissioner Nugent asked that decorative part is not going to be lit, right?

Mr. Dziurdzik replied no, it's not. Just some small LEDs where the Costco Wholesale is.

Commissioner Nugent stated I just don't want people at Centennial looking at that at night.

Mr. Dziurdzik responded all the pole lights proposed will be LED fixtures with the cut-offs pointed downward.

Commissioner Nugent stated I know that was a lot. I'm done. Thank you.

Mr. Hoda asked Larry, the gas station closes at 9:00, correct?

Mr. Dziurdzik replied, let me verify. 10, I think. It's 10.

Commissioner Nugent asked and then the lighting gets lighter, I take it, when there's nobody there? It's goes all the way down?

Mr. Reinhofer responded it dims.

Commissioner Paul asked as the cars come to the pump, are they all facing the same way?

Mr. Dziurdzik replied yes, they have to. They're all coming from the north facing south.

Commissioner Paul stated some people go one way, some people go the other way depending on where their pump is, but OK, that makes sense.

Mr. Dziurdzik responded all one fluid motion counterclockwise.

Commissioner Paul stated that would be a good flow in and out of there.

Mr. Dziurdzik stated that's absolutely right.

Commissioner Paul stated you guys answered a lot of questions and you put a lot of detail into this. I think it's a good idea. I like the idea of the roundabout. Some people are going to have to figure it out, but there's people that can't figure out four-way stop signs. That's a better option than four-way stops. Traffic will flow much smoother. As far as adding more parking spaces makes sense. Costco isn't a store where you walk in and get a loaf of bread and walk out. There's no public transportation so, pretty much anybody shopping there is going to have a car. Essentially, we're taking a gas station on one end and moving it to the other end. I don't think that's a problem. There was a comment earlier about postponing the decision. I'm OK with us voting on it tonight. Whichever way it goes, it goes. That's all I have. Thank you. (refer to audio)

Mr. Hoda added because the store manager is here, it was mentioned where the employees would park and what our preference is. Our preference is that they park on the south side and on the west side. To have it on record, I would appreciate if the store manager could come up and comment on it so it's part of our permanent record.

Bob Losoya, General Manager at Costco, stated that is the plan. That's the additional parking on the south side. We'll have plenty of parking between the

southside and the west side. It should be enough parking, no problem, especially with our rotating shifts. Thank you.

Chairman Parisi stated good, thank you. We've had a lot of discussion, had an excellent presentation, a lot of great questions from my fellow commissioners, and at the end of it all, I too have high regard for Costco's reputation and the way they do business and their attention to safety. I won't add anything else other than I would entertain a motion at this point.

Commissioner Schussler asked may I ask one more question? We've had a lot of discussion about stormwater and when the Pulte project came in there was even more discussion about stormwater. The gas station being built on Lot 2, how much of the water comes from the east of Lot 2, which is owned by these people that are sitting in front of us here. How much of the water off of their property ends up in the Costco pond? All of it or part of it? What are we talking about? We're talking about right now.

Mr. Hoda responded the topography of that area is somewhat flat to slope east to west. If you look at how that site is laid out, you have a plan to look at, but in general it's flat to where the water moves from east to west, meaning it moves towards the Costco property and then it goes into that wetland and from there it crosses Ravinia Avenue through a culvert, then it goes into the pond and continues on into Marley Creek. That's how it is. For the future, we don't know what kind of development might happen on that property, Mr. Chermak's, so we cannot speak on that until then. In general, it either stays flat, or it moves from east to west.

Commissioner Schussler replied OK. The other thing I think is noteworthy is I've happy that staff has asked Costco to extend the water line across the new gas station property so that when the property to the east is developed, they'll have access to water.

Regarding Case Number 2025-0348 - Costco Wholesale Gas Station Relocation and Parking Improvements, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated August 15, 2025;

And

Staff recommends the Plan Commission approves a Zoning Map Amendment from the COR - Mixed Use District to the BIZ - General Business District for lots 1, 2, 3, and 3A.

And

Staff recommends the Plan Commission approves a Special Use Permit for a Planned Development for lots 1, 2, 3, and 3A.

And

Staff recommends the Plan Commission approves the following Modifications to the Planned Development:

1. Allow for a reduction in the required number of parking spaces for the

proposed gas station (Table 6-306(B)).

2. Allow for an increase in parking spaces permitted in the main Costco Wholesale parking lot (Table 6-306(B)).

3. Allow parking lots to be located between the building and the street (Section 6-207.F.4)

And

Staff recommends the Plan Commission approves a Special Use Permit Amendment for the Disturbance of a non-tidal wetland, subject to the condition that a wetland delineation is provided with the final engineering plan submittal.

And

Staff recommends the Plan Commission approves a Special Use Permit for Automobile Services.

And

Staff recommends the Plan Commission approves the Site Plan, Landscape Plan, and Building Elevations, subject to the following conditions:

1. The development shall be in substantial conformance with the preliminary site plan titled "Costco Wholesale Overall Site Plan," prepared by MG2, last revised June 27, 2025; the building elevations titled "Fuel Elevations," prepared by MG2, last revised June 13, 2025; the landscape plan titled "Costco Landscape Plan," prepared by Kimley Horn and Associates, last revised June 20, 2025; the preliminary civil engineering plans titled "Preliminary Engineering Plans for Costco Wholesale," prepared by V3 Companies, last revised June 18, 2025.

2. The Final Engineering Plan shall include a watermain extension from the existing watermain located at the southeast corner of 159th Street and Ravinia Avenue to the east property line of the gas station parcel.

3. That a stormwater management area restoration plan is submitted with the Final Engineering Plans for the site.

4. Meet all building code requirements and final engineering requirements, including any required permits from outside agencies.

5. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in Section 6-308.J.

6. 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.

And

Staff recommends the Plan Commission approves a Plat of Subdivision, subject to the condition that final copy of the plat being printed on mylar and submitted to the Village with all non-Village related signatures ready for recording at the Cook

County Recorder of Deeds office.

STAFF RECOMMENDED MOTION

Regarding Case Number 2025-0348, also known as Costco Wholesale Gas Station Relocation and Parking Improvements, 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 Zomparelli, that this matter be APPROVED. The motion carried by the following vote:

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

Nay: 0

Absent: 2 - Member Sanchez and Member Zaatar

CLOSE PUBLIC HEARING

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

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

Nay: 0

Absent: 2 - Member Sanchez and Member Zaatar

OTHER BUSINESS

2025-0668 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 8:32 p.m.

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

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

Nay: 0

Absent: 2 - Member Sanchez and Member Zaatar