

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, October 6, 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: 0:58)

Present: 6 - Chairman Parisi; Vice Chairman Schussler; Member Paul; Member Murphy; Member Zomparelli, Member Zaatar
Absent: 1 - Member Sanchez

APPROVAL OF MINUTES**2020-0670 Minutes of September 29, 2020 Plan Commission Meeting**

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

Aye: 5 - Chairman Parisi, Member Paul, Member Murphy, Member Zomparelli and Member Zaatar
Nay: 0
Abstain: 1 - Vice Chairman Schussler
Absent: 1 - Member Sanchez

PUBLIC HEARINGS**OPEN PUBLIC HEARING (AUDIO: 01:50)**

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: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli and Member Zaatar
Nay: 0
Absent: 1 - Member Sanchez

2020-0492 Volkswagen of Orland Park - Vehicle Service Area Building Addition - 8920 W. 159th Street

Staff presentation was given by Kyle Quinn in accordance with the written report dated October 6, 2020.

The Commission, staff, and the Petitioners attended the public hearing. No members of the public were present.

Chairman Parisi swore in Kaleb Yanko and Sam Sweis on behalf of the Petitioner.

Kaleb Yanko noted that the black and white elevations did not provide a good depiction of the CMU materials versus the existing building. He wanted to clarify

that the materials being used would be the exact same color and finish of the brick that is currently on the building. Kaleb continued that the only difference is the size and the reason for that difference is so that insulation within the cores can be installed for durability and so that the current energy code can be met.

Commissioner Zomparelli stated that he liked the proposed expansion. He asked if the addition was to be used for oil changes only. Commissioner Zomparelli also asked if the lighting would be similar.

Sam Sweis explained that the dealership currently services vehicles, however there is only a single drive for servicing vehicles right now and when there are more than two vehicles in the drive, it is tight and cumbersome particularly in snowy conditions.

Kaleb and Sam explained that the lighting would be LED, downlit, and similar to what is installed currently on the building.

Commissioner Murphy indicated that she had no concerns and the project was good use for space and a positive project.

Commissioner Schussler had no questions. He expressed that usually the CMU is not as attractive but due to the fact that it is being used in the back of the building, that it should not be an issue.

Commissioner Paul asked what size and type of vehicles would be serviced in the proposed facility.

Sam explained that compact to full size SUVs as well as standard class used vehicles would be the vehicles serviced in the facility. He continued that they are not graded for any commercial lifts so there would not be any large or commercial trucks serviced in the area.

Commissioner Zaatar requested clarification on whether the new building provided interior access to the old building. He also asked if the customers would access or drive their vehicles into the service area, or if this was just an area for employees and technicians. He also asked if the back area is used for customers to view new cars for purchase.

Kaleb clarified that the interior door between the new building and the old building would only be used as an employee access point.

Sam clarified that the garage doors are not for customer access and they are strictly for employees to pull the cars in and out of the area for service. This area provides ten additional spots for technicians. Sam explained that the showroom floor sits twelve feet higher and is not on the same level. He indicated that the back lot is used for inventory purposes only.

Chairman Parisi indicated that the project makes sense and he indicated that he was glad to see the expansion.

Overall, the Plan Commission expressed support of the project.

Regarding Case Number 2020-0492, also known as Volkswagen Vehicle Service Area Building Addition, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated October 6, 2020.

And

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Preliminary Site Plan," Sheet Z-1.0, prepared by Linden Group, dated and last revised September 16, 2020, and the detailed site plan sheets shown on Sheet 2 of 10, Sheet 3 of 10, and Sheet 5 of 10, prepared by Joseph A. Schudt & Associates, dated and last revised September 1, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the code requirements listed in Section 6-308.J.
3. 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.
4. The proposed use, Motor Vehicle Services, shall meet Village Code requirements, including Title 6 Chapter 2 Nuisances and Title 6 Chapter 4 Noise Control, and the conditions listed in Section 2-102 of the Land Development Code.
5. Provide a landscape plan that includes plant material meeting the requirements of Section 6-305.D.5 within the proposed landscape bed located on the west side of the building addition.
6. Electric vehicle charging stations are subject to an additional review and approval via an Appearance Review by the Development Services Department and additional restrictions may apply.

And

I move to recommend to the Village Board approval of the Elevations titled "Exterior Elevations," on Sheet Z-4.0, dated and last revised July 27, 2020, subject to the same conditions as outlined in the Preliminary Site Plan motion and subject to the following conditions:

1. All masonry must be of anchored veneer type masonry with a 2.625" minimum

thickness.

And

I move to recommend to the Village Board approval of a Special Use Permit Amendment to allow for the construction of a 4,424 square foot vehicle service area building addition for the Volkswagen car dealership and for the operation of Motor Vehicle Services and Sales uses in the BIZ General Business District, subject to the same conditions as outlined in the Preliminary Site Plan motion.

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

Aye: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli and Member Zaatar

Nay: 0

Absent: 1 - Member Sanchez

CLOSE PUBLIC HEARING (AUDIO: 27:49)

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: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli and Member Zaatar

Nay: 0

Absent: 1 - Member Sanchez

NON-PUBLIC HEARINGS

OTHER BUSINESS

2020-0685 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT (AUDIO: 28:22)

Meeting adjourned at 7:29 p.m.

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

Aye: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli and Member Zaatar

Nay: 0

Absent: 1 - Member Sanchez

Respectfully submitted,

Gerianne Flannery
Recording Secretary