

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)



## Meeting Minutes

Tuesday, March 19, 2019

7:00 PM

Village Hall

## Plan Commission

*Nick Parisi, Chairman*  
*Commissioners: Paul Aubin, John J. Paul,*  
*Laura Murphy, Dave Shalabi*  
*Edward Schussler and Patrick Zomparelli*

**CALLED TO ORDER/ROLL CALL**

**Present:** 7 - Chairman Parisi; Member Aubin; Member Paul; Member Murphy; Member Shalabi; Member Schussler, Member Zomparelli

**APPROVAL OF MINUTES**

**2019-0032 Minutes of the March 5, 2019 Plan Commission Meeting**

APPROVED

**Aye:** 5 - Chairman Parisi, Member Aubin, Member Paul, Member Shalabi and Member Zomparelli

**Nay:** 0

**Abstain:** 2 - Member Murphy and Member Schussler

**PUBLIC HEARINGS**

**2018-0645 Orland Park Business Center Planned Development Lots 5, 6, and 7 - Special Use Permit for Planned Development, Special Use Amendment, Special Use Permit for Site with Building Area Greater than 50,000 SF Site Plan, Elevations, Landscape Plan, Subdivision**

Chairman Parisi moved to open the public hearing for 2018-0645, Orland Park Business Center, Commissioner Paul seconded.

Presentation by Lelo, made in accordance with written staff report dated March 19, 2019. (refer to audio 05:25 - 27:42)

Discussion between Petitioner, Commissioners and staff included parking, access roads and roof top unit screening. (refer to audio 28:08 - 40:00)

A motion was made by Commissioner Schussler, seconded by Chairman Paul, to approve Public Hearing 2019-0645.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated March 19, 2019.

And

I move to recommend to the Village Board approval of the preliminary site plan submitted by the petitioner, prepared by Architectural Studios Ltd., titled "Orland Investors Orland Park Business Center - Lots 5A, 6, 7 Preliminary Site Plan," and dated January 21, 2019, subject to the following conditions:

- 1) Meet all final engineering and building code related items;

and

I move to recommend to the Village Board approval of the elevations submitted by the petitioner, prepared by Architectural Studios Ltd., titled "Orland Investors Orland Park Business Center - Lots 5A, 6, 7 Building Elv. - Lot 5B," and Orland Park Business Center - Lots 5A, 6, 7 Building Elv.- Lot 6," and dated January 21, 2019, subject to the following conditions. All changes must be made prior to the Board meeting.

- 1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline; and
- 2) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness; and
- 3) Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
- 4) Work with Village staff to ensure proposed parapet wall meets screening and design requirements.

and

I move to recommend to the Village Board of Trustees approval of a landscape plan titled, "TCB Development Orland Business Center 116th and 184th Orland Park, Illinois," prepared by Beary Landscaping, dated July 7th, 2018 subject to the following condition:

- 1) Meet all final engineering and Land Development code requirements
- 2) Submit a Final Landscape Plan for review and approval.

I move to recommend to the Village Board of Trustees approval to authorize the execution of the plat of subdivision as shown on the plan submitted by the petitioner, prepared by Architectural Studios Ltd., titled "Orland Investors Orland Park Business Center - Lots 5A, 6, 7 Preliminary Site Plan," and dated January 21, 2019, subject to the following condition to be met by the petitioner:

- 1) Submit a Record Plat of Subdivision to the Village for approval and recording.

I move to recommend to the Village Board approval of an amendment to the special use permit for planned development, for Lot 5 in the Orland Park Business Center, Ordinance No. 4140 to allow the proposed subdivision on Lot 5 and to separate the south half of Lot 5 so that it can be included into the proposed planned development as depicted on the preliminary site plan submitted by the petitioner, prepared by Architectural Studios Ltd., titled "Orland Investors Orland Park Business Center - Lots 5A, 6, 7 Preliminary Site Plan," and dated January

21, 2019, subject to the following conditions:

1) Meet all final engineering and building code related items;

and

I move to recommend to the Village Board approval of a special use permit for planned development for two or more buildings as depicted on the preliminary site plan submitted by the petitioner, prepared by Architectural Studios Ltd., titled "Orland Investors Orland Park Business Center - Lots 5A, 6, 7 Preliminary Site Plan," and dated January 21, 2019, with modifications for

- 1) Parking between the building and the street on Lot 7
- 2) Increase in the amount of parking spaces from 228 to 344 spaces.

Subject to the following conditions:

1) Meet all final engineering and building code related items;

and

I move to recommend to the Village Board approval of a special use permit for site that includes building area greater than 50,000 SF as depicted on the preliminary site plan submitted by the petitioner, prepared by Architectural Studios Ltd., titled "Orland Investors Orland Park Business Center - Lots 5A, 6, 7 Preliminary Site Plan," and dated January 21, 2019.

All changes must be made prior to the Board meeting.

APPROVED

**Aye:** 6 - Chairman Parisi, Member Aubin, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

**Abstain:** 1 - Member Paul

**2019-0101 Orland Square Mall proposed Multipurpose Activity Space Site Plan, Landscape Plan, Elevations, and Special Use Permit with Modifications**

Chairman Parisi moved to open the public hearing for 2018-0101, Orland Square Mall proposed Multipurpose Activity Space, Commissioner Paul seconded.

Presentation by Turley, made in accordance with written staff report dated March 19, 2019. (refer to audio 46:02 - 1:04:35)

Discussion with Petitioner, staff, Commissioners and residents included parking, public safety, hours of operation, security, upkeep, noise, bathrooms, and pedestrian street crossing. (refer to audio 01:05:05 - 02:16:16)

A motion was made by Commissioner Aubin, seconded by Commissioner Parisi, to approve Public Hearing 2018-0101.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated March 19, 2019.

And

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Orland Square Mall proposed Multipurpose Activity Space Site Plan", sheet C200, prepared by Rundell Ernstberger Associates dated 02.21.19, revised 03.08.19; and color exhibits titled "Proposed Multipurpose Activity Space Context Plan and as titled "Proposed Multipurpose Activity Space Site Plan", both prepared by Rundell Ernstberger Associates and received 03.07.19, and as shown on plan titled "Orland Square Mall proposed Multipurpose Activity Space Site Layout and Materials Plan", sheet LA101, prepared by Rundell Ernstberger Associates, dated 02.21.19, revised 03.08.19; and as titled "Orland Square Mall proposed Multipurpose Activity Space Playground Equipment Plan", sheet LA104, prepared by Rundell Ernstberger Associates, dated 02.21.19, revised 03.08.19, with the following conditions:

- 1) Per petitioner request, work with staff to make minor changes to the circulation pattern and islands in the drop off area.
- 2) Meet Village requirements for parking lot pavement improvements, as determined by Village inspection post-construction.
- 3) Signs are subject to additional review and approval via the sign permitting process.
- 4) Meet all final engineering and building division requirements and approvals including Lighting Plan.

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plans as shown on sheets LA 400, 401 - 407 and 501 prepared by Rundell Ernstberger Associates dated 02.21.19; revised 03.08.18, subject to the following conditions:

- 1) Meet conditions outlined in the Hey and Associates review letter dated March 11, 2019.
- 2) Submit a Final Landscape Plan to Village for final approvals.

And

I move to recommend to the Village Board of Trustees approval of the Elevations as shown on sheets titled "Berliner Play Equipment for Life" color 3D exhibit # USP0332000, dated 11.15.18, and "Berliner Play Equipment for Life" color plan # USP0332001, dated 11.15.18; and as shown on the three color perspectives of the park received 03.11.19.

- 3) Screen all new mechanical equipment either at grade level with landscaping or hidden behind the roofline.

- 4) Meet all final engineering and building division requirements including Lighting Plan review and approval.
- 6) All signs are subject to additional review and approval via the sign permitting process.

And

I move to recommend to the Village Board approval of a Special Use Amendment for the Orland Square Mall Planned Development to allow construction and operation of a private park subject to all site plan conditions of approval, with the following modifications:

- 1) Exceed lot coverage.
- 2) Reduce Landscaping requirements for buffers and foundation plantings.
- 3) Reduce parking buffers and setbacks.

All conditions of approval must be met and changes made prior to the Board meeting.

APPROVED

**Aye:** 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

## NON-PUBLIC HEARINGS

### 2019-0209 Certified Local Government Annual Report FY 2018

A motion was made by Chairman Parisi, seconded by Commissioner Paul, to open Non-Public Hearing 2018-0209, Certified Local Government Annual Report FY 2018.

Presentation by King, made in accordance with written staff report dated March 19, 2019 and discussion with Commissioners included streamlining the Certificate of Appropriateness to make it easier for residents and staff; historic district and landmarks; 2018 achievements and 2019 goals.

Discussion only, no motion required.

No Motion

## OTHER BUSINESS

### NON-SCHEDULED CITIZENS & VISITORS

## ADJOURNMENT

A motion was made by Chairman Parisi, seconded by Commissioner Aubin, to adjourn the meeting at 9:28pm

ADJOURNED

**Aye:** 6 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy,  
Member Shalabi and Member Zomparelli

**Nay:** 0

**Absent:** 1 - Member Schussler

Respectfully Submitted,

Jennifer Sexton  
Recording Secretary

**Present:** 7 - Chairman Parisi; Member Aubin; Member Paul; Member Murphy; Member  
Shalabi; Member Schussler, Member Zomparelli