

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, August 18, 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

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

APPROVAL OF MINUTES

2020-0577 Minutes for August 4, 2020 Plan Commission Meeting

A motion was made by Vice Chairman Edward Schussler, seconded by Member Patrick Zomparelli, 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
- Abstain:** 1 - Member Sanchez
- Absent:** 1 - Member Murphy

PUBLIC HEARINGS

OPEN PUBLIC HEARING

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

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

2020-0476 Charleton Highlands - Development Petition for an Amendment to the Special Use Permit with Modifications, Plat of Subdivision, Site Plan, and Landscape Plan

Staff presentation was given by James Harris in accordance with the written report dated August 18, 2020. Ed Lelo and David Sosin on behalf of the Petitioner were also present.

The Commission, the petitioner, and staff attended the public hearing.

Chairman Parisi swore in David Sosin.

David Sosin explained that this was originally the Sheffield Highlands subdivision and the developer took the project over a number of years ago. Mr. Sosin further

clarified that there are no additional lots being added, but rather a few lot lines are being shifted. He continued by explaining the reason for the change is that over the last fourteen years, with regard to the last five available lots, people are requesting different types of homes. He explained that Lifetime Fitness has landscaping along the west perimeter that contains large trees and that the original plan proposed a sidewalk along the west end. Mr. Sosin further commented that the sidewalk did not lead anywhere and that there were concerns that the sidewalk would cause damage to the subdivision landscaping as well as the landscaping that belongs to Lifetime Fitness. Mr. Sosin clarified the houses on the west side will all have first floor master bedrooms, which is the current market trend. He explained that the subdivision is diverse with different style houses, price points and is centrally located. Mr. Sosin also indicated that the streets are due to be completed in two weeks and the curbs were repaired last week, and as such the subdivision improvements are ready to be accepted by the Village.

Commissioner Zaatar asked if the notices were sent via certified mail to every neighbor. Mr. Sosin indicated that the notices were indeed sent via certified mail to the residents within 350 feet, which is above the requirement of 300 feet. Commissioner Zaatar requested clarification on the condition of the residents needing to screen their mechanical units at grade level. James Harris explained that this was a code requirement that all mechanical units are screened. Ed Lelo further clarified that typically the Village would request that the units be screened and that the actual plans would have to be reviewed.

Commissioner Sanchez indicated that he had no further questions.

Commissioner Paul asked if the lots being reduced in size are existing or new. Mr. Harris clarified that the reduction was only for Lot 10 and that the owner of the lot purchased it with that exception. Commissioner Zaatar requested clarification on why there were three lots listed as being reduced on the notices that were sent out. Mr. Harris explained that the only lot that was being reduced in terms of size was Lot 10 and that the other lots were impacted by the setbacks. Mr. Sosin explained that there is still seven feet on either side of the house and by shifting it over, the house is now able to have a main level master bedroom. Mr. Harris indicated that the reason for the discrepancy in the staff report is due to the fact that the Assessor's Office had incorrect data listed. Mr. Lelo expressed that if there is a mistake in the report that it can be adjusted and as long as it is not in the motion that is being voted on, then it can be corrected as the project moved along. Chairman Parisi asked that this information get corrected. Mr. Lelo said that this data will be updated as the project moves along the process.

Mr. Sosin stated that the developer was required to put in extra landscaping and there is a bench being installed next to Lot 17 by the pond so that people may sit down and enjoy the view of the pond.

Commissioner Zomparelli expressed that ranches with first floor bedrooms are “very hot” right now. He further indicated support for the project and that the screening near Lifetime Fitness is perfect.

Vice Chairman Schussler pointed out that he would like staff to notify the Assessor that they are showing incorrect information. He also asked for further clarification on the mechanical screening. Mr. Lelo explained that the units would need to be screened based on what the code requires and if it is visible from a public right-of-way. He further expressed that it is difficult to determine without an actual plan and a lot of the times it happens after the fact or after the unit is installed. Commissioner Schussler asked if the code required air conditioning units located on the side of the house to be screened. Mr. Lelo clarified that it needs to be screened if viewable from a public right-of-way.

Mr. Sosin expressed that the air conditioning units originally were placed on the side of the homes. He further explained that the Village requested the air conditioning condensers be placed in the back of the houses for noise control. Mr. Sosin continued that the air conditioning units will be screened by placing a couple of bushes in front of the units. Vice Chairman Schussler clarified that we will no longer require the houses to be one story and that the listed condition should be removed from the motion being voted on. He expressed he had no problem with it and that it seemed like minor adjustments based on the current market conditions.

Chairman Parisi indicated that his questions had previously been answered and expressed his support.

Overall, the Plan Commission expressed support of the project.

Regarding Case Number 2020-0476, also known as Charleton Highlands, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated August 18, 2020.

And

I move to recommend to the Village Board approval of the Preliminary Site Plans for Lots 5, 12, 13, and 16 titled “Site Development Plans”, prepared by KDC Consultants, INC., dated May 7, 2019, May 9, 2019, December 23, 2019, and November 12, 2019 respectively, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively.
3. The proposed single-family homes must conform to all Village codes and ordinances, including the bulk requirements of the COR Mixed Use District per

Section 6-210 of the Land Development Code and the Building Code, with the exception of the approved Modifications.

4. The petitioner shall install a bench on Outlot A and provide detailed plans to the Development Services Department for review and approval.

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan, titled "Landscape Plan", prepared by J.G.S. Landscape Architects, dated July 22, 2020, subject to the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
2. Prior to final approval, comply with Section 6-305.6.b regulations for plant diversity, and revise the landscape plan accordingly.
3. Prior to final approval, provide a revised landscape cost estimate.
4. All missing landscaping included on the 2007 Board approved landscape plan shall be planted on Lots 1, 5, 11, 12, 13 and 16 prior to the issuance of a certificate of occupancy.

And

I move to recommend to the Village Board approval of the Plat of Subdivision for Lots 10, 11 and 12 titled "Charleton Highlands Resubdivision - Three", prepared by KDC Consultants, INC., dated March 6, 2020 respectively, subject to the following conditions:

1. Submit a Record Plat of Subdivision to the Village for approval, execution, and recording.

And

I move to recommend to the Village Board approval of a Special Use Permit Amendment to the Charleton Highlands Planned Development (Ordinance No. 4043) located in the COR Mixed Use District, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. A reduction in the east corner side yard setback of Lot 16 from the approved 22.5 feet to a proposed 20 feet;
2. A reduction in west interior side yard setback of Lots 5 and 12 from the approved 30 feet to a proposed 20 feet; and
3. A reduction in the landscape bufferyard located along the west interior lot lines of Lots 5 and 12 from the approved 30 feet to a proposed 20 feet.

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 Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

Absent: 1 - Member Murphy

CLOSE PUBLIC HEARING (Audio: 32:23)

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 Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

Absent: 1 - Member Murphy

NON-PUBLIC HEARINGS

OTHER BUSINESS

2020-0578 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

Meeting adjourned at 7:35 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: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

Absent: 1 - Member Murphy

Respectfully submitted,

Gerianne Flannery
Recording Secretary