

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, November 5, 2019

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Shussler, Vice Chairman

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

CALLED TO ORDER/ROLL CALL (AUDIO: 2:02)

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

Absent: 1 - Member Sanchez

APPROVAL OF MINUTES (AUDIO: 3:39)**2019-0829 Minutes of October 8, 2019 Plan Commission Meeting**

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

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

Nay: 0

Abstain: 2 - Member Murphy and Member Zaatar

Absent: 1 - Member Sanchez

PUBLIC HEARINGS**OPEN PUBLIC HEARING (AUDIO: 4:35)**

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

Nay: 0

Absent: 1 - Member Sanchez

2014-0494 Nahhas Subdivision - Rezoning, site plan, subdivision with plat, landscape plan and special use permit for a three lot residential planned development, with modifications, all subject to annexation into the Village.

I move to table consideration for file #2014-0494 Nahhas Subdivision petition to a future Plan Commission meeting subject to compliance with republication requirements for a new public hearing.

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

Nay: 0

Absent: 1 - Member Sanchez

CLOSE PUBLIC HEARING

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

Nay: 0

Absent: 1 - Member Sanchez

OPEN PUBLIC HEARING (AUDIO: 5:28-21:15)

A motion was made by Chairman Nick Parisi, seconded by Member Yousef Zaatar, 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

2019-0249 Panera Bread - Development Petition for Site Plan, Elevations, Landscape Plan, Special Use Permit with Modifications

Staff presentation given by Salmon in accordance with written report dated November 5, 2019.

Chairman Parisi swore in Mitch Goltz, who represents GW Properties, the owner of the property and developer of the 7420 W. 159th Street Planned Development. Mr. Goltz stated support for the proposed project and that it is positive to see development occurring for the existing vacant lots within the development. The Plan Commission asked if the existing Panera Bread located on Harlem Avenue would be closed as a result of the new construction. Mr. Goltz affirmed that the existing location is planned to close so that Panera Bread can expand their business and provide a new drive-through service, which is not provided at the existing location.

Regarding Case Number 2019-0249, also known as Panera Bread, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated November 5, 2019.

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Site Dimensional and Paving Plan", prepared by Manhard Consulting, Ltd., Sheet 3 of 13, dated June 14, 2019 and last revised October 18, 2019, 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. 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. Submit a plat of vacation and plat of easement to the Village for staff review, execution, and recording to reflect the changes to the existing stormwater easement.
5. The photometric plan shall comply with all lighting requirements per Section 6-315.

And

I move to recommend to the Village Board approval of the Elevations titled "Exterior Elevations", prepared by Frederick J. Goglia, Sheets A301 and A302, dated October 17, 2019, subject to the following conditions:

1. Meet all final engineering and building code requirements.
2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
3. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
4. 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

I move to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan, titled "Landscape Plan", prepared by Manhard Consulting, Ltd., Sheets 1-4, dated June 10, 2019 and last revised October 15, 2019, with 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.

And

I move to recommend to the Village Board approval of a Special Use Permit for Panera Bread, to allow for a restaurant with a drive-through facility in the BIZ

General Business District, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use Permit include:

1. Reduce the parking lot setback and perimeter landscape screening along the east property line from ten (10) feet to as little as zero (0) feet (Section 6-305.D.6.a.1.i)
2. Reduce the parking lot perimeter landscape screening from a ten (10) foot wide planting bed to a six (6) foot wide planting bed along the north side of the parking lot (Section 6-305.D.6.a.1.i).

A motion was made by Chairman Nick Parisi, seconded by Member Yousef Zaatar, 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: 28:22)

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

Nay: 0

Absent: 1 - Member Sanchez

OPEN PUBLIC HEARING (AUDIO: 28:33-39:43)

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

Nay: 0

Absent: 1 - Member Sanchez

2019-0282 Megan Nicole Ridge - Development Petition for Site Plan, Landscape Plan, Rezoning, Subdivision, Variance

Staff presentation given by Salmon in accordance with report dated November 5, 2019.

Chairman Parisi swears in Petitioner's Architect, Phil Riley of Orland Park.
(AUDIO: 40:00)

The following members of the public were sworn in by Chairman Parisi and voiced their concerns: Dayle Fausch, Khalaf Hussien, Mary Lovell, Gene Del Priore, Paula Gardner, Dave Kobsa, Megan Allen, Michael Del Priore, Mike Roach, Susan Niemieria, Georgine Bountinas, Lynn Roach, Breanne Fry, George DeVries, and Kris Manolis. Chairman Parisi also swore in General Contractor, Daniel Szkirpan.

Topics of discussion between the Petitioner, general contractor, members of the public, staff, and the Commissioners included: flooding in the area; maintenance issues of pond as well as rodent control and mosquito abatement; concerns about the trees being removed on the property; the types of houses that will be built; increased traffic on Beverly Lane; additional road repairs due to heavy construction equipment; presence of wildlife in the area; potential safety concerns of setback for the pond; Beverly Lane access restrictions; and the future of the two proposed lots that will remain unincorporated.

Chairman Parisi polled the Commissioners for comments. The following items were discussed: potential flooding concerns; pond maintenance and setbacks; potential reduction of the size of lot 7 to accommodate additional pond setbacks; future of the ten foot strip of land and its ownership; required detention and future of the lot to the east under separate ownership; and tree mitigation amount.

The Commission revised the recommended motion to include conditions about the pond and the two properties that are proposed to remain in unincorporated Cook County. The Commission added conditions 4, 5 and 6 to the preliminary site plan motion, as included below.

Regarding Case Number 2019-0282, also known as Megan Nicole Ridge, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated November 5, 2019.

And

I move to recommend to the Village Board approval (upon annexation) of the Rezoning of the subject property located at 13201 88th Avenue from E-1 Estate Residential District to R-3 Residential District.

And

I move to recommend to the Village Board approval (upon annexation) of the Preliminary Site Plan titled "Preliminary Site Plan for Megan Nicole Ridge Subdivision", prepared by Landmark Engineering, LLC, Sheet PSP1, dated July 8, 2019 and last revised September 30, 2019, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements,

including required permits from outside agencies.

2. 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.

3. All proposed single-family homes shall conform to all Village codes and ordinances, including the bulk requirements of the R-3 Residential District per Section 6-204 of the Land Development Code and the Building Code.

4. That the 10 foot by 144.9 foot parcel identified as PIN 23-35-300-041-0000 be incorporated into the subdivision or be incorporated into the parcel identified as PIN 23-35-300-042-0000, and that the detention pond provide detention for the two parcels identified as PIN 23-35-300-041-0000 and PIN 23-35-300-042-0000.

5. That the detention pond meet all Village Code requirements including setback requirements and that it provide detention for the parcels identified as PIN 23-35-300-041-0000 and PIN 23-35-300-042-0000.

6. That the Village consider assuming responsibility for the pond if it meets all code requirements, since typically detention ponds for single-family residential subdivisions are owned and maintained by the Village after final acceptance of the pond by the Village.

7. That if the pond shall be privately owned, it shall be maintained by a homeowners association and a special service area (SSA) shall be established when the Annexation Agreement is finalized to assure that the privately owned detention pond will be maintained to Village standards in the future.

And

I move to recommend to the Village Board approval (upon annexation) of the Plat of Subdivision titled "Megan Nicole Ridge", prepared by Landmark Engineering, LLC, 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 (upon annexation) of the Preliminary Landscape Plan, titled "Megan Nicole Ridge Subdivision, Landscape Plan", prepared by Clarence Davids & Company, PC, Sheet 1-5, dated April 11, 2019 and last revised October 10, 2019, 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. Provide the maximum cash-in-lieu amount required for tree mitigation for projects less than 10 acres in size per Section 6-305.F.3 and as finalized at the time of the Annexation Agreement.

3. Provide cash in lieu of park land donation as finalized at the time of the Annexation Agreement.

A motion was made by Vice Chairman Schussler, 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 Murphy and Member Zaatar

Nay: 0

Abstain: 1 - Member Zomparelli

Absent: 1 - Member Sanchez

CLOSE PUBLIC HEARING (AUDIO: 2:12:36)

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

2019-0830 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT (AUDIO: 2:12:56)

Meeting adjourned at 9:12 p.m.

A motion was made by Chairman Parisi, seconded by Vice Chairman 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

Respectfully submitted,
Gerianne Flannery
Recording Secretary

