

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Tuesday, August 20, 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: 2:35)**

**Present:** 7 - Chairman Parisi; Vice Chairman Schussler; Member Paul; Member Murphy; Member Zomparelli; Member Zaatar, Member Sanchez

**APPROVAL OF MINUTES (AUDIO: 2:53)**

**APPROVED**

**Aye:** 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

**Nay:** 0

**2019-0618 Minutes of July 16, 2019 Plan Commission Meeting**

**PUBLIC HEARINGS (AUDIO: 3:05)**

**OPEN PUBLIC HEARING**

**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:** 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

**Nay:** 0

**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.**

Staff presentation given by Turley in accordance with written report dated August 20, 2019  
(Audio: 5:08 – 20:48)

Chairman Parisi swears in Petitioner’s Engineer, Robert Bohnak of Tinley Park.  
(Audio: 21:20)

(Audio: 23:48 – 1:18:44) The following residents were sworn in by Chairman Parisi and voiced their concerns: Clay Quinn, Jeff Mozwecz, Ray Grzesiak, Dirk Samuelson, Carol Georgaklis, Christopher Kaczor and Bob Williams.

Topics of discussions between the residents, staff, engineer and the Commissioners included: slope of detention pond; the flow of rain water potentially ending up in private yards of nearby residents; the debris that may or may not be around and flowing downhill during the construction process; the private driveway and the congestion of traffic that adding three lots to the area

may cause; the responsibility of the maintenance of the pond whether it is a homeowner association for three lots or the Village's responsibility; the gravel shoulder next to curb instead of curbs; the current wildlife in the area and what will happen to the various wildlife that currently live in that area such as coyotes and different species of birds; tree mitigation regarding the 37 trees that will need to be removed in the area.

(Audio: 1:18:57) Chairman Parisi polled the Commissioners for comments. The following items were discussed: private driveway; temporary construction easement; adjusting the grading; water flow; proposed sanitary line agreement; landscape plan; curbs or no curbs; maintenance of pond Village vs. homeowner association; and adjusting hammerhead turnaround being relocated to the south and not the north.

(Audio: 1:52:10) Due to the number of outstanding issues that need to be resolved, a motion was made by Chairman Parisi to continue this matter to the next Plan Commission meeting of September 10, 2019, seconded by member Zomparelli.

I move to accept as findings of fact these Plan Commission findings of fact set forth in this staff report, dated August 20, 2019.

And

I move to cto the Village Board approval (upon annexation) of the rezoning of the property to R-2 Residential District.

And

I move to recommend to the Village Board approval (upon annexation) of the preliminary site plan titled "Paving and Dimensional Control Plan, Nahhas Subdivision", by Bohnak Engineering, project 3463, dated 5/01/19, revised 7/18/19, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) Meet all final engineering and building division requirements and approvals.
- 2) Revise site plan to meet Orland Fire requirements for the hammerhead turn-around prior to the Committee meeting.
- 3) Create a new exhibit titled "Site Plan" that incorporates grading contours into the current "Paving and Dimensional Control Plan", prior to the Committee meeting.
- 4) Update chart titled 'Impervious Area per lot (square feet) to reflect 2019 revisions to Lot 1.

- 5) Building height shall not exceed 35' to the mean height of the roof.
- 6) Site Plan elements including building envelopes and locations are conceptual only and must meet all Land Development Code and Building Department requirements.
- 7) Any subdivision signage should be located on the Site Plan and is subject to separate sign permits from the Building Division.
- 8) Detention pond ownership will be determined by the Village at the time of Development Agreement. If the pond will be privately owned and maintained, a Fallback SSA (Special Service Area) must be established and approved by the Village to assure continued maintenance.

And

I move to recommend to the Village Board of Trustees approval (upon annexation) of a grading plan as shown on the plan titled "Grading Plan, Nahhas Subdivision", by Bohnak Engineering, project 3463, dated 5/01/19, revised 7/18/19, subject to the same conditions as the Site Plan.

And

I move to recommend to the Village Board of Trustees approval (upon annexation) of a residential subdivision that includes 3 single family on a shared private driveway, plus a detention pond out lot, as shown on the preliminary plat titled "Paving and Dimensional Control Plan, Nahhas Subdivision", by Bohnak Engineering, project 3463, dated 5/01/19, revised 7/18/19, subject to the same conditions as the Site Plan.

And

I move

to recommend to the Village Board of Trustees approval and authorization to execute the Final Plat of Subdivision for Nahhas Subdivision, subject to the following conditions:

- 1) Submit a Record Plat of Subdivision to the Village for review, approval, and recording.
- 2) Show a driveway cross access easement with legal description on the Final Plat.

And

I move

to recommend to the Village Board approval (upon annexation) of a Special Use Permit for an R-2 Residential Planned Development with a private shared

driveway, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

- 1) Reduce the residential lot side setbacks to less than 25% of the lot width.
- 2) Reduce the required detention pond setback and landscape buffer to less than 25'.
- 3) Reduce the required flat maintenance strip around the pond.
- 4) Increase the pond sides above the 5% slope limit.

And

I move to recommend to the Village Board of Trustees approval (upon annexation) of the Preliminary Landscape Plan titled, "Landscape Plan", "Stormwater Basin Landscape Plan", and Tree Preservation/Mitigation Plan for Nahhas Subdivision, prepared by Greenberg Farrow, dated 08/04/17, 2017, sheets L1.0, L1.1, and TP1.0, subject to the following conditions:

- 1) Submit an updated preliminary Landscape Plan showing pond relocation prior to the Committee meeting.
- 2) Obtain Preliminary Landscape Plan approval from the Village landscape consultant prior to the Board meeting.
- 3) 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.

All conditions must be met and changes made prior to the Board meeting. All approvals are subject to Annexation into the Village of Orland Park.

**A motion was made by Chairman Parisi, seconded by Member Zomparelli, that this matter be CONTINUED to the Plan Commission due back on 9/10/2019. The motion carried by the following vote:**

**Aye:** 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

**Nay:** 0

## **CLOSE PUBLIC HEARING**

## **NON-PUBLIC HEARINGS**

## **OTHER BUSINESS**

2019-0619 Memo

## **NON-SCHEDULED CITIZENS & VISITORS**

**ADJOURNMENT (AUDIO: 1:54:40)**

Meeting adjourned at 8:55

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

**Aye:** 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

**Nay:** 0

Respectfully submitted,

Gerianne Flannery  
Recording Secretary