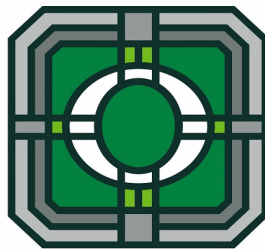


VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, June 3, 2025

7:00 PM

Village Hall

Plan Commission

*Nick Parisi, Chairman
Edward Schussler, Vice Chairman
Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zaatar,
Daniel Sanchez and John Nugent*

CALLED TO ORDER/ROLL CALL

The meeting was called to order at 7:02 p.m.

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

Absent: 1 - Member Sanchez

APPROVAL OF MINUTES**2025-0460 Minutes for the May 20, 2025 Plan Commission Meeting**

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

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

Nay: 0

Absent: 1 - Member Sanchez

PUBLIC HEARINGS**OPEN PUBLIC HEARING**

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

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

Nay: 0

Absent: 1 - Member Sanchez

2024-0892 Public Works Optimization Project - 15655 S. Ravinia Ave.

Chairman Parisi stated we can start by hearing from the petitioner.

Village Attorney Anne Skrodzki swore in Joel Van Essen, Director of Public Works.

Chairman Parisi asked you've been made aware of the special use standards, and you've complied all this with our planning development committee.

Mr. Van Essen responded yes.

Chairman Parisi stated go ahead, you have the floor.

Mr. Van Essen responded I am the Public Works Director and with me is Mike Mazza, my Operations Manager for Facilities and Natural Resources, and Steve Ejnik from Valdes. Steve led the design efforts for the project. Valdes has done an outstanding job for us for the past year and a half designing this project.

Chairman Parisi replied thank you.

Mr. Van Essen continued, I have a short overview of the project with some Legos in front of you. It's a 3D model way to represent the Public Works site. The original building was the 1960 one on the far-right side, then we had an addition onto the building in 1993, and we're proposing a partial larger bay area on the left. Foreshadowing, we have a 1993 rendering of the Public Works site, to the right, which showed a larger bay area which the plan is to meet that vision. We want to keep the look the same for the facility. The addition would have the same archway into the larger bay area, which is what you see from Ravinia. We are recladding the old building because the insulation is falling apart and falling down. We want to bring that building up because we're going to turn that into storage and shop spaces. In order to do that we want a cohesive look for the site. We are also doing a salt shed. Mr. Van Essen continued with an overview of the project. (refer to audio)

Commissioner Zomparelli asked where did you find that picture? Where was it?

Mr. Van Essen responded one of the walls at Public Works.

Associate Planner Hailey Gorman respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Ms. Gorman thanked Joel for providing a good overview of project. I'll get into the details about what sort of zoning entitlements are required for this project. First is a rezoning, a plat of consolidation, a special use permit for a plan development with modifications from the Land Development Code, and a site plan and building elevations approval. The subject property is located at 15655 Ravinia Avenue. It's located within the COR Mixed Use District and the OS Open Space District under the comprehensive plan. The location falls under the Regional Core District with a land designation of Regional Mixed Use. I want to mention that the property has been rezoned and expanded over four separate parcels. There are currently five buildings on the site. The first request tonight is to rezone one of the four parcels from OS Open Space to COR Mixed Use District and that's to make the zoning consistent with the use of the property. As part of any rezoning project, the petitioner responded to the LaSalle Standards to verify that the proposed zoning matches the intent of the comprehensive plan and the current surrounding uses of the property. Their responses were sufficient for staff. Ms. Gorman continued her presentation discussing the plat of consolidation, the proposed site plan, building elevations for the north garage, front façade, salt shed, and modifications. (refer to

audio)

Ms. Gorman stated staff recommends the Plan Commission approve a rezoning for one of the four parcels from Open Space District (OS) to Mixed Use District (COR), a plat of consolidation prepared by Valdes Architecture & Engineering, a special use permit for a planned development with modifications from the Land Development Code subject to conditions, a site plan prepared by Valdes Architecture & Engineering, and building elevations prepared by Valdes Architecture & Engineering.

Chairman Parisi stated it's been 32 years, but it seems like you have a real detailed and well thought out plan. Thank you for that. I don't see anybody from the public here so I will go to my commissioners.

[Commissioners]

Commissioner Nugent asked is there still an area of green to the east of us, to the east of the detention between us and Seasons 52?

Ms. Gorman responded yes, that's all vacant. Is that what you mean?

Commissioner Nugent continued there's still one parcel there, right?

Ms. Gorman replied yes.

Commissioner Nugent asked is that parcel the Village?

Ms. Gorman responded no.

Commissioner Nugent stated so that's zoned COR.

Ms. Gorman replied correct.

Commissioner Nugent asked who owns it?

Ms. Gorman stated a private entity.

Commissioner Nugent asked in planning this, we thought about the development of that and what its potential uses are?

Ms. Gorman responded correct. I believe it's part of a plan development with the Seasons 52 and the other outlots there. They were all part of one development at one point, but the larger parcel never was developed.

Commissioner Nugent asked do Seasons 52 and Stan's utilize the detention that we have, or do they have something separate? Does Engineering know? What

happens to the drainage for them?

Senior Engineer Peter Puljic responded for this development the storm water is conveyed to the existing detention pond in the southeast corner. As far as Seasons 52's detention, I'm not sure. I'd have to look into that.

Ms. Gorman added if and when that vacant parcel is developed, adequate storm water detention would be required for it.

Commissioner Nugent responded no, I get it. I'm just wondering if those two are already going there now. To be honest, I have not been in Seasons 52. I've been to the predecessor. They don't have outdoor dining in the back, right? If they utilize it, it's in the front, right. So, us putting a salt shed in the back, we haven't affected their view, right?

Ms. Gorman responded correct. There's a fence there and I don't think that's one of our concerns.

Commissioner Nugent asked what's the height of the salt shed? It's pretty tall, right?

Ms. Gorman replied yes, it's 43 feet.

Commissioner Nugent stated, and the condos, which are in our extreme corner to the south, if anything, we've only improved their view though they're tall, they might see the salt shed but overall, we're improving what they look at, right?

Ms. Gorman responded correct.

Commissioner Nugent stated we said that we have no wetlands or any other tributaries. This whole pocket is wetlands and tributary. The reason why the land across the street is like that is its wetlands. It's not buildable.

Mr. Van Essen responded part of the pond does get a little bit larger based on the calculations. It's in the existing pond on the east side.

Commissioner Nugent continued so we're increasing paved area and then for overflow of the actual asphalt, we're not doing what like what we make restaurants do, we're going to be all asphalt, right? We're not doing some soaking down like at the police station?

Mr. Van Essen responded no.

Commissioner Nugent asked which direction is the elevation, the pitch, where's the water going?

Mr. Van Essen replied in the back it pitches on the site, like where our existing tomb area is. It gathers there and it gets pitched to the front and then that goes into the municipal basin to the north, this overall slope.

Commissioner Nugent asked the municipal basin to the north being on the site or another parcel?

Mr. Van Essen replied the water conveys to the municipal basin as the final endpoint.

Commissioner Nugent stated even the land south of Darwin is kind of unbuildable, right?

Mr. Van Essen responded there is some wet areas in there so it's not as attractive as other land.

Commissioner Nugent replied for the public, when this is done all vehicle storage in town is going to be here?

Everything related to Public Works, because your building's coming, and I'm not sure is the Old Village Hall coming down, but you utilize part of that, so after this is done, you're not utilizing Old Village Hall or any other sites? (refer to audio)

Mr. Van Essen responded no. Public Works' vehicles would be at the site. We planned about 10% just in case there's growth. If we have to have more trucks to do salt operations, say in the farmland if those become developed, we'll still have Village Hall vehicles here. Parks still has their vehicles near their garage, they have the buses down here, and police has their vehicles too.

Commissioner Nugent stated I just meant for you guys.

Mr. Van Essen responded Public Works-wise, yes.

Commissioner Nugent asked you're going to be completely removed from the Old Village Hall?

Mr. Van Essen replied yes, correct.

Commissioner Nugent asked and you're currently there, right? And you have been there?

Mr. Van Essen responded correct.

Commissioner Nugent asked with environmental stuff with the salt, because you're putting it in concrete walls, we're not worried about salt emitting and getting into the tension stuff because we're doing concrete? We're going to completely

improve an ability for the salt to mix with water?

Mr. Van Essen replied there's one thing I didn't mention is we have worked with a company in Wisconsin. They have a corrosive resistant wood that they treat. That'll be the substructure so that will help with the salt corrosiveness and that's what we'll be sheathing so you don't see that treated wood.

Commissioner Nugent stated my last thing was these little things that are going to be at the eastern border, these little storage sheds, the type of things we're having is maybe other stones or other things we use throughout the Village, is this the type of thing where mice decide to nest? Are we good on that? (refer to audio)

Mr. Van Essen responded currently we don't have that problem.

Commissioner Nugent added because we store materials outside now and that's not a problem, correct?

Mr. Van Essen replied correct, it's along the range area.

Commissioner Nugent stated we have a lot of natural areas and those attract those animals. I've just asked for the condos if anybody ever asks. It looks like a great project. I'm excited it's finally happening.

Mr. Van Essen added and the height, it helps us also. Currently, our operations is dump the salt in the exterior area and they push it into the salt area. With the door height and the height of the building we can bring the trucks in when they deliver salt, tip it, and dump it in the building. (refer to audio)

Commissioner Nugent responded it's that tall, wow.

Mr. Van Essen replied on one of the slides you can see the height. It allows that to occur.

Commissioner Nugent replied that's great. Thank you.

Commissioner Schussler stated this is interesting because I was involved in the development of the 1993 building. At the time the decision was made not to build what's in the picture for financial reasons. The projection was a build-out which would be when 95% of the vacant land is built upon. The population would be somewhere around 80,000. Are your projections that this addition will take us to build-out that we won't need any more additions?

Mr. Van Essen responded that is the plan because we can multi-use the aisle space even if we needed a truck to be pre-staged and then launch in the morning. Not only 10% of the parking spots but we have aisle space too, so yes, we can accommodate that with the growth of the Village.

Commissioner Schussler replied so this should be the last addition, besides, I think you're out of space.

Mr. Van Essen responded I'm kind of out of space there as well.

Commissioner Schussler stated so you have to build another site. What is lay down storage? Lay down coverage storage, what is that?

Mr. Van Essen replied we factored a couple things could be a lay down area, like light poles, we're not going to store that in the building, but we need some areas for light poles. Utility has manhole covers, you know, manhole rings and so forth. Dumpsters. Natural Resources has trees that might get delivered. (refer to audio)

Commissioner Schussler stated I get the idea. A few weeks ago, we had a long discussion with regard to a lot where a house burned down and there was a requirement that they couldn't meet to rebuild a house entirely with brick or masonry, and they asked for a variance. Are we setting a precedent here by waiving brick or masonry for this addition? And the second part of that question is the Public Works Director mentioned there was a problem with some of the material on the outside of the building that was deteriorating. What is that EIFS, the light-colored material on the top? (refer to audio)

Mr. Van Essen responded yes, we had two areas that the inner wall was getting pushed out and I talked about the ceiling joists, but I think what you're describing is cracks on the walls because of the pushing. You could see the whiteness along the edge and that's the salt area.

Commissioner Schussler asked the salt area is going to come down entirely, right?

Mr. Van Essen replied correct.

Commissioner Schussler continued, on the part that isn't salt area, the part to the south where the garage is right now, is there anything that's going to happen on the outside wall of that? The older 93 building?

Mr. Van Essen asked the 1960 building?

Commissioner Schussler responded no, the 93 building. The part that's used for the trucks right now.

Mr. Van Essen replied we're going to paint that, so it matches with the addition. It'll be cohesive.

Commissioner Schussler asked there's no change in the material?

Mr. Van Essen responded no.

Commissioner Schussler continued and for the addition you're going to use the same material?

Mr. Van Essen replied correct.

Commissioner Schussler asked what is the material on top Mr. Architect?

Steve Ejnik from Valdes Architecture & Engineering responded pre-cast concrete.

Commissioner Schussler asked and what about the reddish color on the bottom? Is that also pre-cast concrete?

Ms. Skrodzki swore in Steve Ejnik from Valdes Architecture & Engineering.

Mr. Ejnik continued the exterior walls are pre-cast concrete panels. They come in 15-foot sections or 12-foot sections. They crane them up, put them down, and for the brown part, it's a paint color that's going to be on the bottom part of the pre-cast concrete panels.

Commissioner Schussler responded OK, thank you. I don't have a problem with that other than the fact we're doing something that we wouldn't have given a variance where we probably would have a big issue with giving the same variance to a private party that was building a similar building. We have to be cognizant of that same thing with the parking islands, although, there's I think more of a justification for the parking islands because the parking area is narrow. We can justify that we're just matching what was done in 1993. I'm glad to see this coming to fruition finally. (refer to audio)

Commissioner Paul stated on the salt shed, what was this term you used, pressure wall?

Mr. Van Essen replied the treated wood?

Commissioner Paul responded the problem we have with the current one.

Mr. Van Essen replied the push wall.

Commissioner Paul stated push wall. What exactly is that again?

Mr. Van Essen responded it's a concrete wall that resists the forces when you're pushing the salt into the building. It acts as a reactionary force to hold the walls, so they don't bulge out. Those are concrete but outside the wood area so they're not getting touched by salt.

Commissioner Paul asked the problem with masonry then, is that.

Mr. Van Essen responded yes, if we have masonry in there the salt will start eating into the masonry joints and so forth. That will hurt the building overall. That's why you see a lot of those domes are wood as well.

Commissioner Paul responded got it, that's kind of what I thought. Like Commissioner Schussler said, we are setting a precedent, but I don't know how many private companies are going to be coming in here storing salt. If they are, I guess we'll have to make an exception for them too. I don't really see that as an issue, plus, it's going to be out of public view. I think it makes sense. It's something that needs to be done.

Mr. Van Essen stated we did do a lot of evaluations with Valdes on trying to put brick in the front that looked really Frankensteined. It's like the houses that have a whole different brick compared to the old brick. It's not good.

Commissioner Paul added to spend the money just to say we did doesn't make sense either. I think this is a good idea and the time has come to do it, so I have no problem with it.

Chairman Parisi stated I agree, it's a unique project and it has some unique features. We should always be concerned about setting precedents but in this case, it's a pretty unique project.

Commissioner Zaatar stated I have no concerns. Commissioner Schussler knocked out most of my questions.

I would say for the record, I'm not sure I agree with the project financially. (refer to audio)

Commissioner Zomparelli asked they made the old salt shed out of steel and concrete, correct? That's 32 years old, right?

Mr. Van Essen responded correct.

Commissioner Zomparelli stated all the state highway, those are wood, aren't they? Why didn't we do that?

Mr. Van Essen replied we were exploring a lot of options and we actually looked at Woodridge. Woodridge had a building built like what we're planning on.

Commissioner Zomparelli added there's one on 131st and Southwest Highway. The state, that's wood?

Mr. Van Essen responded correct.

Commissioner Nugent corrected 135th.

Commissioner Zomparelli replied yes, 135th. Either way, that's made out of wood, correct? Is it County?

Mr. Van Essen responded yes, the County, Highway One.

Commissioner Zomparelli stated I'm thinking that's what ours is going to kind of look like that, correct? A little bit taller though?

Mr. Van Essen replied I haven't been back there...

Commissioner Zomparelli added because wood makes sense.

Mr. Van Essen stated it does, and we researched a couple of different design efforts with some different ideas. It was one of the hardest decisions to try to find the right solution for us.

Commissioner Zomparelli responded I think the property looks great. I'm not a fan of the islands anyway so I don't think we need the islands. I think planting enough trees...really, I think the whole compound there looks nice, plenty of parking. I'm excited. I don't know if I can ask this, what are we spending on this?

Mr. Van Essen replied right now we're using the Motor Fuel Tax Funds, so we think about \$5 million for the salt shed and we estimate about \$11 million for the remaining portion of the project. In total, about \$16.5 [million] and we added about a million dollars of contingency just in case we come across something. Missiles used to be under Public Works and we're crossing one of them with a ground beam as part of the structure.

Commissioner Schussler added it's under the lunchroom.

Commissioner Zomparelli asked the bomb shelter's gone, right? I don't think we collapsed it, we just filled it in, didn't we?

Mr. Van Essen responded a lot of filling.

Commissioner Schussler added they bridged over where the lunchroom is.

Mr. Van Essen stated that's one of them, yes.

Commissioner Zomparelli asked the gas pumps are staying the same, and everything over there?

Mr. Van Essen responded yes, we finished all the gas pumps. We replaced the tanks this past year, so all the fuel tanks are all brand new. The pumps are new. The canopy is in good condition so we're going to keep that.

Commissioner Zomparelli stated I think it's great. I think it's a nice project and good luck. Thank you.

Mr. Van Essen added we also planted those trees already.

Commissioner Zomparelli asked do we keep a lot of salt? You order it, right? You don't store it until the summer, do you?

Mr. Van Essen replied we do. We have to make our final order by a certain date. The past couple of winters have been very mild so we've stuffed salt anywhere we could find, which is the tomb building right now. This building is slightly larger, even though I'm trying to reduce with brine I've accommodated thinking about the future. (refer to audio)

Commissioner Zomparelli asked how much salt can it hold?

Mr. Van Essen responded right now it's 4,000 but because of the height I think we could get 9,000 tons.

Commissioner Zomparelli repeated 9,000 tons.

Mr. Van Essen replied yes.

Commissioner Zomparelli stated that's one good road.

Mr. Van Essen responded you'd be surprised how much we use with the Village.

Commissioner Zomparelli stated that's all from me.

Ms. Gorman added I do have one thing I would like to clarify for everyone. For the brick and masonry requirement, this is a modification request so it's a bit different from the variance request we saw a couple of weeks ago with the single-family home. This modification request is tied to the special use permit for the plan development. The purpose of the modification is so that we have a bit more flexibility with the Code. When we have unique developments like this or unique projects like this that require a lot of work, and obviously our Code requirements are very stringent at times, that's why we offer this modification. We require that there's some sort of incremental improvement to offset that request which is planting additional trees on the site. That's why it's a bit different from the variance. I don't want to confuse anyone but keep that in mind when you're reviewing the proposal.

Chairman Parisi responded thank you for that clarification.

Commissioner Schussler added I don't think we are setting a precedent, even though I raised the issue because we're trying to match something that's existing,

so that's a special circumstance with regard to this site. I don't think we're really setting a precedent.

Chairman Parisi stated I didn't hear your entire statement.

Commissioner Schussler repeated I don't think we're setting a precedent. We get hung up on are we setting a precedent, can we do this, are we set. I don't think we are in this case. I think the justification is we're trying to match a pretty good size building that exists, so it isn't like you're putting an addition on it, and it doesn't match. (refer to audio)

Commissioner Zomparelli added I don't think you set a precedent. Every petition has its own merit.

Chairman Parisi stated you gentlemen have covered the last point I was going to make. I don't believe we're setting any precedent here but thank you for doing that.

Commissioner Nugent added if anything it emulated the industrial area to the west of Good Shepherd. (refer to audio)

Regarding Case Number 2024-0892, also known as the Public Works Optimization Project, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 29, 2025;

And

Staff recommends the Plan Commission approve a rezoning of one of the four parcels from the Open Space District (OS) to the Mixed Use District (COR);

And

Staff recommends the Plan Commission approve a Plat of Consolidation prepared by Valdes Architecture & Engineering, revised April 28, 2023;

And

Staff recommends the Plan Commission approve a Special Use Permit for a Planned Development with Modifications from the Land Development Code, subject to the following conditions:

1. All ground based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in Section 6-308.J.
2. Meet all code requirements, landscape requirements, and final engineering requirements, including required permits except where otherwise modified in this ordinance;

Staff further recommends Modifications from the Land Development Code:

1. Eliminate the requirement to use brick or other masonry materials for all sides of the building addition to the North Garage and the Salt Shed building (Section 6-308).
2. Eliminate the requirement to provide parking lot landscape islands (Section 6-305.D.6.a.2);

And

Staff recommends the Plan Commission approve a site plan prepared by Valdes Architecture & Engineering, revised January 16, 2025, subject to the condition that the development will be in substantial conformance with the preliminary site plan;

And

Staff recommends the Plan Commission approve building elevations prepared by Valdes Architecture & Engineering, revised September 20, 2024, subject to the condition that the development will be in substantial conformance with the preliminary building elevations.

RECOMMENDED MOTION

Regarding Case Number 2024-0892, also known as the Public Works Optimization Project, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

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

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

Nay: 0

Absent: 1 - Member Sanchez

CLOSE PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Sanchez

OTHER BUSINESS

2025-0453 Memo: New Petitions**NON-SCHEDULED CITIZENS & VISITORS****ADJOURNMENT**

The meeting was adjourned at 7:47 p.m.

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

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

Nay: 0

Absent: 1 - Member Sanchez