

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Tuesday, August 17, 2021

7:00 PM

Village Hall

## Plan Commission

*Nick Parisi, Chairman*

*Edward Schussler, Vice Chairman*

*Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zatar, Daniel Sanchez  
and John Nugent*

**CALLED TO ORDER/ROLL CALL (AUDIO: 1:44)**

- Present:** 5 - Chairman Parisi; Vice Chairman Schussler; Member Zomparelli; Member Sanchez, Member Nugent
- Absent:** 2 - Member Paul, Member Zaatar

**APPROVAL OF MINUTES**

**2021-0612 Minutes of August 3, 2021 Plan Commission Meeting**

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

- Aye:** 5 - Chairman Parisi, Vice Chairman Schussler, Member Zomparelli, Member Sanchez and Member Nugent
- Nay:** 0
- Absent:** 2 - Member Paul and Member Zaatar

**PUBLIC HEARINGS**

**OPEN PUBLIC HEARING (AUDIO: 3:33)**

**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:** 5 - Chairman Parisi, Vice Chairman Schussler, Member Zomparelli, Member Sanchez and Member Nugent
- Nay:** 0
- Absent:** 2 - Member Paul and Member Zaatar

**2020-0681 Metro East Townhomes - Development Petition for Special Use Permit for a Planned Development, Site Plan, Landscape Plan, Elevations, Plat of Subdivision**

Presentation was given by Valerie Berstene in accordance with the written report dated August 17, 2021.

The Commission, staff and members of the public attended the public hearing in person.

Chairman Parisi swore in the Petitioner Greg Collins; Therese Byrne, Larry and Liz Kosteck, and Barb Lynch, members of the public.

Greg Collins, Petitioner indicated the presentation was fantastic and very thorough. He continued he was happy to answer and address any questions or comments. Mr. Collins said many months were spent working with staff to come

to this position. He continued the detention pond took a lot of time to design and he feels like the design is a good solution for a unique situation. Mr. Collins stated MI Homes built and developed Sheffield Square in Orland Park and they are excited for Metro East as a new opportunity and it is a good fit for them given the nature of the site and the location.

Chairman Parisi noted there are quite a few conditions on the Petition that would need to be met and asked if Mr. Collins was agreeable to those conditions.

Mr. Collins indicated indeed they were agreeable to the conditions and had a few notes about the architecture.

Chairman Parisi clarified the two changes Mr. Collins was referring to. He continued the selection of a color scheme is one of the two changes.

Mr. Collins stated they have no problem choosing a color scheme but continued in reference to the one requirement for end unit one hundred percent brick and proposed maybe the wording could be "or as such other design staff sees appropriate" for the reason if a box bay or something similar was included that would not be able to be brick material. Mr. Collins further indicated a brick requirement on a facade is typically applicable to the flat areas on the elevations. He continued once the building starts being articulated, in particular the front elevations which have a balcony, double bay window and a box bay design those areas are not able to be brick so either they would have to work with staff to come up with something else interesting rather than a strict application of one hundred percent masonry.

Chairman Parisi stated it seemed like staff is willing to work with the Petitioner on that issue.

Mr. Lelo confirmed that is indeed the case and staff is willing to work with the Petitioner for a reasonable application of the condition. He continued a design would be approved that does not lock the Petitioner into the one hundred percent number having to amend a condition or something along those lines.

Mr. Collins asked for clarification regarding the windows and end elevations and what exactly that means.

Valerie Berstene indicated she was happy to clarify and continued with the quick turnaround on the latest revised elevations staff needs more information to understand how these apply to the site to ensure there are not windows directly across from each other on the side to side elevations, nor two identical end elevations.

Therese Byrne indicated she was present with her mother, Virginia Eck and had concerns in regards to her mom being able to get in and out of her house safely

which is located directly to the East of the proposed project. Ms. Byrne further stated her mom not only resides in the house adjacent the proposed project, but also owns the land on the other side of the project. She expressed concern for the proposed expansion of the 143rd Street with the left turn lane going down John Humphrey Drive would eliminate Ms. Eck's ability to turn out of her driveway and go East. Ms. Byrne explained currently her mom is able to exit her driveway and go East or West. She stated she is worried with the proposed landscape plan it might be more difficult for her mom to see and exit her driveway. Ms. Byrne asked if the developer would consider giving her mom access to Harlowe Court from her driveway. Ms. Byrne inquired if the improvements on 143rd Street would include a raised median, limiting Mrs. Eck's ability to turn left from her driveway.

Ms. Berstene stated she would share as much information as she has. The Village Engineering Programs and Services Department has only completed Phase 1 engineering, which is more high level conceptual and Phase 2 is a more detailed level of the plan.

Chairman Parisi indicated staff needs to take Ms. Byrne's concerns into consideration when they go into Phase 2 and make sure the landscaping would not cause any sight line issues.

Scott Lueken responded that would absolutely be taken into consideration in Phase 2 and the landscaping would be reviewed to ensure there were no sight line issues. He continued there would not be a concrete median added it would just have a double painted line and would be a wider road.

Larry Kosteck stated he has lived on Christine Court for 33 years and said the landscape buffer is nice but the proposed new residents do not have any way to access Heritage Estates other than through the front yard of his home. Mr. Kosteck continued there is no sidewalk other than on 143rd Street that would allow the proposed new residents access North or East into Heritage Estates and the park. He said currently what people do is walk down to 143rd Street to the end of the corn field and turn and walk in between his house as well as his neighbor's house. Mr. Kosteck indicated there is 45 feet from the end of the proposed site to his property and with no sidewalk access when the new residents want to come into Heritage Estates, they will be cutting through his front yard as well as his neighbor's yard. He explained currently it is only a few kids or people with dogs that cut through, however once there are quite a few more people in the area, his worry is the traffic through his front yard will increase. Mr. Kosteck asked if the developer would consider putting a fence along the East lot line to eliminate the concern. He also expressed concern regarding Harlowe Court being at the top of a hill and said it is a dicey in and out, in particular turning East out of there.

Chairman Parisi indicated he was a former resident of Heritage Estates and the area is all residential and no commercial at all. He pointed out the fence was not listed as one of the conditions and asked if staff was considering the fence idea.

Ms. Berstene stated the fence is a valid suggestion and had previously spoken to Mr. Kosteck and encouraged him to come to the Plan Commission Meeting to voice his concern for the Commission to hear. She continued staff supports the idea of a fence. Ms. Berstene indicated there are two different types of fences used for different purposes: a barrier to stop people from walking across or a privacy fence blocking visual connections. She asked if the Petitioner wanted to ask the members of the public what their preference is either opaque or decorative yet functional.

Barb Lynch stated she resides directly across from Mr. Kosteck on Christine Court. She continued she concurs with Mr. Kosteck's fence recommendation and stated she didn't believe there would be sufficient buffer with trees. Ms. Lynch expressed she believes as long as there is access to their property, there will be people walking through. She asked if there was a particular price point on the townhomes. Ms. Lynch requested the measurement of the East property line to the front door. She asked if the sidewalk would be on the other side of the green space toward the homes.

Mr. Collins indicated the approximate price point would be high \$300,000 to low \$400,000.

Chairman Parisi stated the price point seemed respectable and Sheffield Square had similar units.

Ms. Berstene indicated the smallest dimension is 53 feet from the East property line to the front door. She stated the sidewalk meanders through the green space and didn't know the sidewalk dimension offhand.

Mr. Collins stated the sidewalk is roughly 30 feet to the edge of the sidewalk.

Liz Kosteck specified she didn't have much of a problem with the project but wanted to know how the project would proceed. She asked if the entire thing would be completed at once or stages and approximately how long would it take. Ms. Kosteck explained she was previously allowed to have a garden on the west easement between the end of property line and corn field. She stated the garden has been moved, but has an existing water spicket and was wondering if the developer would be willing to cap it off.

Chairman Parisi asked if the Petitioner would be agreeable to putting a border fence along the East property line.

Mr. Collins indicated they are willing to work with staff on screening and fence type and to make sure it looks appealing and to make sure none of the significant pine trees are disturbed by placing a fence. He asked if any of the residents present had existing fences. Mr. Collins requested confirmation that the objective would

not be to have a sidewalk installed so that the folks from Heritage Estates could go through the proposed new development but more of the opposite.

The residents present indicated they did not have fences on the side yards.

Chairman Parisi directed the Petitioner should work with staff to determine what is appropriate and stated that it is not always a 6 foot wrought iron fence that creates the necessary separation.

Mr. Collins indicated there is a berm on the property line coming down from the sidewalk causing some design elements that are prohibiting.

Commissioner Zomparelli expressed his thought was to put a wrought iron fence similar to the one at 143rd Street but had one concern which was the height of the fence.

Mr. Collins asked if Mr. Kosteck was requesting the fence just opposite the end of Christine Court or along the entire property line.

Mr. Kosteck indicated they would prefer the fence along the whole property line as the three homes most impacted are all along the property line and would benefit from a fence.

Vice Chairman Schussler stated there are locations in the Village where barriers are created without fencing. He further explained near the Eagle Ridge II subdivision, which is across from Stellwagen Farm there is a berm that runs from approximately a quarter of a mile down 108th Avenue from Louetta Lane to the Marley Creek tributary. He continued there are bushes that are planted closely making it impossible to walk or ride a bicycle between them. Vice Chairman Schussler stated rather than putting a fence the entire way, some dense landscaping could be planted and fence in a portion of it. He said the entire 210 feet does not necessarily have to be a stockade fence.

Chairman Parisi indicated whether it is a berm or fencing, there needs to be a discussion on what best accomplishes what they are trying to do at a reasonable cost to the developer.

Vice Chairman Schussler explained he previously lived on Ridge Avenue for 35 years which is across from the Crystal Tree Development. On the West side of Ridge, the houses backed up to Crystal Tree. He said Crystal Tree is surrounded by a chain link fence and it did not stop the kids from going into Crystal Tree or coming out of Crystal Tree. He continued in some cases they would climb it and in some cases they would put a ladder. Vice Chairman Schussler stated the fence may not totally solve the issue and the kids may just climb over it and there may not be a solution to solve the problem.

Chairman Parisi recognized there has been a tremendous amount of time, energy and expense in getting to this point. He continued, if the other Commissioners would be satisfied if staff works with the developer to come to a reasonable solution rather than making it a condition of approval.

Mr. Kosteck asked if the residents would receive a picture of the proposed fencing.

Mr. Lelo stated the decision on the fencing can be made available publicly and while there is no formal process, the residents could provide their information for staff to follow up with them.

Commissioner Zomparelli asked if the information on the fence would be available for the next Board of Trustees Meeting.

Mr. Lelo indicated it is dependent on the developer having a proposal that meets the vision. He continued since the discussion on the fence just started tonight it is difficult to have definitive dates on the fence or barrier design. Mr. Lelo said if they are willing to propose something acceptable to staff within the next two weeks, then the information would be available at the Committee of the Whole or Board of Trustees Meeting.

Commissioner Nugent asked what the zoning of the Eck property on the East side where Harlowe Court comes in.

Ms. Berstene stated the house immediately next door is zoned R-1 and then R-2 and then R-1 again.

Commissioner Nugent pointed out the Eck's already have strict zoning and asked if they decide to develop down the road will they have access to Harlowe Court and do we want them to have access to Harlowe Court.

Ms. Berstene indicated the Engineering Department would have to take a look at that specific issue but stated Harlowe Court will be a privately owned street.

Mr. Collins stated there can be a cross access easement on the plat on the East side of Harlowe Court. He indicated Harlowe Court is already proposed in an easement. Mr. Collins further continued Declarations can address future road connections.

Chairman Parisi asked if the cross access easement would exacerbate the previously discussed issues.

Ms. Berstene stated it is two different things. She continued one issue is the people by foot and the other is currently one homeowner and her car. Ms. Berstene indicated there may be engineering advantages to not having a private

street and private driveway directly next to each other in particular with the issue of striping on 143rd Street which was previously pointed out.

Vice Chairman Schussler asked if there was an elevation issue there and expressed concern it could encourage people to walk up Ms. Eck's driveway and cut through her backyard to get to Christine Court.

Ms. Berstene indicated the issue would need further study.

Commissioner Nugent asked what the maximum zoning would be that Mrs. Eck would ever be granted and made the point we should prepare if Mrs. Eck ever does sell, we do not want to have two roads five feet apart.

Mr. Lelo clarified the cross access easement allows for a connection depending on what the future development is. He continued we cannot speculate where a connection should be maintained rather this provides them an opportunity to connect in the future.

Commissioner Nugent indicated he didn't feel the fence needed to extend all the way to 143rd Street. He asked if the Special Service Area would take care of the private detention on the Northwest corner and what would happen if the Homeowner's Association would ever default.

Mr. Lelo indicated if the Homeowner's Association would ever default or the pond was not being maintained according to Village standards for any reason, the Special Service Area can be activated and gives the Village the ability to go in and do the necessary maintenance or changes. He further explained it is meant to recoup the cost that the Village would spend should the Homeowner's Association disband.

Commissioner Nugent clarified that the Village is not going to maintain it but the Homeowner's Association gets to prevent anyone else from accessing their pond area.

Mr. Lelo confirmed the detention is private and not open to the public.

Commissioner Nugent asked if parking was available on the driveway if someone was parked in their garage.

Ms. Berstene explained you may park in your garage and asked Mr. Collins to explain the anticipated covenants on garage parking. She continued there are eleven parking spaces on Harlowe Court.

Mr. Collins clarified there is also an additional six spaces in addition to the eleven on Harlowe Court.



Commissioner Nugent asked how the parking worked out in Sheffield Square and if there was enough parking there and if this development would be similar to Sheffield Square.

Mr. Collins stated that parking was not similar at Sheffield Square, but other MI Homes developments are. He gave examples of enforcement issues for commercial vehicle parking - prohibited in all the Declarations – and people designating part of the driveway or alley as a playpen area. He continued this eliminates those issues by forcing people to park in their garage and if there are guests, there is guest parking on the street.

Commissioner Nugent expressed concern that there was not enough guest parking even though it meets the Code requirement. Commissioner Nugent asked if the private outdoor space was limited to the balcony over the garage, asking if it could hold six to seven people.

Mr. Collins confirmed that the private outdoor space would be the balcony over the garage and indicated it is not meant to have six or seven people out on the balcony.

Ms. Berstene indicated the pedestrian promenade would be used for a larger gathering and it would be used as a shared community space.

Commissioner Nugent asked if the garbage truck/fire truck would go up the alley and then back itself up down the alley.

Ms. Berstene explained for emergency access, they would be able to remove the bollard to have circular access.

Mr. Collins confirmed the garbage truck will back down the alley and emergency vehicles would have full access and could do the full circle.

Mr. Collins asked if the garbage service is a private company.

Vice Chairman Schussler explained Waste Management does the collection even if it is a private street.

Commissioner Nugent asked on the private detention if there would be a sidewalk on the Northwest leading to the vacant property it just ends and it is green to green.

Ms. Berstene indicated there is a little blue and there is a significant grade change and a stream channel so there is no connection to the West.

Commissioner Zomparelli questioned staff if there was an additional parking requirement when going from a two-bedroom unit to a three-bedroom unit.

Ms. Berstene explained the requirement for a two-bedroom unit is two cars and for a third bedroom there is a half a car space added.

Commissioner Zomparelli expressed concern with the lack of guest parking. He further asked for the back-to-back distance between buildings five through eight.

Mr. Collins explained there is 32ft between the units.

Commissioner Zomparelli indicated for the distance between building eight and Christine Court is 67ft. He further expressed concern that you can park your car on Christine Court and cut through the two properties. Commissioner Zomparelli indicated there is a need for a fence to be placed there to deter the cut through. He explained he agrees with the cross access easement for an option down the road. Commissioner Zomparelli asked the distance between building two and 143rd Street.

Ms. Berstene answered it is 18ft to the sidewalk; 28ft to the curb.

Commissioner Zomparelli expressed concern for snow plowing and snow being tossed so close to the front door.

Mr. Collins indicated he does not see a problem and that there would not be snow thrown into someone's front door.

Ms. Berstene explained the setback requirements meet the Code.

Commissioner Zomparelli asked whether the garbage has to be kept in the garage at all times and where the garbage is placed when it is being collected.

Mr. Collins confirmed the garbage is kept in the garage at all times and when it is collection day, the garbage is placed outside the garage and it depends on what the Waste Management Contract indicates.

Commissioner Zomparelli asked what material the alleyways would be.

Mr. Collins indicated it is asphalt on the alleyways.

Commissioner Zomparelli explained he is concerned because garbage trucks are very heavy and he does not want indentations down the road from the trucks. He also asked where the mailboxes will be located.

Mr. Collins explained the mailboxes will be grouped together most likely in two locations and they will work with the Postal Service as far as logical placement.

Commissioner Zomparelli asked if the guardrail along 143rd Street is being taken

down.

Mr. Lueken explained the guardrail is for the culvert.

Ms. Berstene indicated the guardrail starts further West and is associated with the land bridge on 143rd Street which starts West of the drainage ditch.

Commissioner Zomparelli asked the location of the monument sign.

Mr. Collins answered the monument sign will be located on the corner of building two.

Ms. Berstene indicated the monument sign is integrated into the fence post.

Commissioner Zomparelli asked the height of the fence along 143rd Street.

Ms. Berstene said the height is 36 inches which is common for a decorative ornamental style fence. She further explained it is meant to define the space and keep children and pets from running out onto 143rd Street.

Commissioner Zomparelli asked how the shingles were going to be attached – nails or staples. He indicated there were a lot of units in Sheffield Square which had trouble with shingles blowing off due to staples being used to fasten them.

Mr. Collins indicated they would follow whatever the Code requires.

Mr. Lelo said they would be sure the Building Code requirements are being followed and if there was an issue previously it would be addressed as well.

Commissioner Zomparelli questioned who pays the Special Service Area.

Mr. Lelo explained it is dormant Special Service Area until needed should the Homeowner's Association not be able to address the maintenance or responsibilities the Special Service Area requires. He continued if the Homeowner's Association does disband, and it becomes active to perform maintenance or repairs, then there is an assessment on the properties to recoup the amount cost of maintenance or repairs. He explained the purpose of it is that it never has to be utilized but is there to provide the Village a revenue source should the Homeowner's Association not be able to maintain the private improvements.

Commissioner Zomparelli stated he likes the development but feels like it is too much in a small spot and would have liked to see the developer take over the entire vacant land including the 5-acre parcel adjacent to the West.

Mr. Collins said they explored this option however, there are physical issues with

the site that it is not conducive to building townhomes.

Commissioner Zomparelli asked how much bad soil was on the site.

Mr. Collins indicated the testing service corporation who did the investigation said the earth is still moving out there.

Vice Chairman Schussler asked if any of the units have basements.

Mr. Collins responded no.

Vice Chairman Schussler asked if the units are going to be set up as condos.

Mr. Collins said no, fee simple ownership.

Vice Chairman Schussler questioned what the unique situation was with regards to the detention and site that was mentioned early on.

Mr. Collins indicated given the current drainage easement that exists and the flow from South and North of the site, it took a little extra to design with storm water report, and Metropolitan Water Reclamation District, to retain development water flows, and existing stream channel flows. Mr. Collins explained that the grade change on the site and potential layout for buildable area all played a role in finding the right decision to make sure staff and development team are all comfortable with how it will be built. Several iterations were explored in preliminary design so that they are not coming back with major changes in final engineering.

Vice Chairman Schussler asked if that was the reason why buildings five, six, seven and eight were set up to run North/South instead of East/West instead like the first four buildings and putting your detention on the North end.

Mr. Collins stated that many factors were considered in the site planning efforts and indicated this was probably the fifteenth iteration to come up with something that ties into the Comprehensive Plan and what the overall objective was for this particular site, as well as the technical aspects.

Vice Chairman Schussler indicated he did not think it was a great design and he thinks there are going to be problems down the line with regard to the back four buildings specifically the garbage trucks and delivery vehicles driving down the alley and no way to get out. He continued it is not an optimal design but if the Petitioner is stuck with it due to other constraints on the site, then we have to live with it. Vice Chairman Schussler said he is not fond of the way the alleyway is going to work in the future. He continued with regard to the garbage truck issue in the alley, staff needs to look at what the requirement is for the base and the asphalt overlay. If it is less than what is required for the street, it should be

changed. He continued by saying there are ruts in the alleys from the garbage trucks in Eagle Ridge I, II, and III.

Mr. Collins indicated page two of the Engineering Plan in the packet has the road specifications.

He indicated that he thinks there needs to be a left turn lane striped in on 143rd Street into Harlowe Court. Vice Chairman Schussler stated that the street suffix Court is usually applied to a cul-de-sac and suggested the name be changed to Harlowe Lane. He further continued there is a lack of visitor parking spaces and he believes there is space on the West end to place some more spaces and on the North/South leg of Harlowe as well. Vice Chairman Schussler suggested the neighbors might be able to contribute something toward the effort to get a nice fence to join the neighbors' lots.

Mr. Collins explained his goal before meeting with staff on the fence issue is to meet with the residents and walk the property line.

Vice Chairman Schussler indicated another reason there needs to be more visitor parking is due to the snow and where it is stored. He also expressed the fence along 143rd Street with two gates might be overkill.

Mr. Collins stated it is one gate per building.

Ms. Berstene said staff requested gates to create connectivity from this development to the greater community, so that it doesn't feel like an isolated island.

Vice Chairman Schussler discussed adding additional items to the Motion. He continued the first would be the Petitioner shall work with staff and residents who live along the East property line to develop an appropriate barrier; and secondly, Petitioner will add an additional number of visitor parking spaces as deemed appropriate by staff.

Chairman Parisi raised concern for the second item pertaining to additional guest parking spaces. He indicated it is a challenge to develop the subject parcel for the reasons discussed at the meeting. He continued since this is the fifteenth iteration of the plans, there has been considerable time and money devoted to develop a successful plan. Chairman Parisi stated it is impossible to create space that does not exist for additional parking spaces.

Vice Chairman Schussler proposed to make a separate Motion and take it to vote.

Commissioner Nugent said it is important to keep in mind this is not a multi-family project and the zoning was created for developers to come up with a plan based

on the criteria. He continued they have not only met our standards, but they exceeded it.

Ms. Berstene indicated there were some good points raised and good things to think about as we work toward final engineering and perhaps any additional spaces could be found for parking but cautioned against creating a motion that might be too restrictive and result in plan changes in need of modifications, bringing the plan back to the Plan Commission.

Commissioner Sanchez asked if the sidewalk along 143rd Street connected to Orland Park Crossing and across the street to the Downtown Triangle.

Ms. Berstene confirmed the sidewalk would indeed connect.

Commissioner Sanchez continued that certainly more parking would be great and pointed out nobody is being forced to purchase here and if a buyer likes the model and the ability to walk to the train station then you buy here and, if you do not, then you buy across the street in the subdivision. He continued and asked what the recommendation for the lamp posts were and asked if there is a certain number required per unit.

Ms. Berstene answered with final engineering a photometric plan would be completed and there are requirements for site lighting and within this district there is a requirement for decorative style lamp posts. She explained the recommendation for along the walkway and Promenade is something of a pedestrian scale closer to an 8ft decorative lamp post, possibly one at either end but the photometric plan would inform that further. Ms. Berstene stated it should add to the sense of place and uniqueness of the Promenade and provides enough lighting on the other side as well.

Commissioner Sanchez confirmed the lighting would be something similar to what is in Sheffield Square and asked if the solar pathway lighting runs along the entire walkway.

Ms. Berstene stated that is what was proposed for lighting, but indicated the solar pathway lighting would be at foot level to provide an ambient or safety lighting rather than something that is at an 8 or 9 ft height and said it would be 8 or 9 feet to avoid creating a glare into the units. Ms. Berstene said she had some skepticism of the ability of the solar lighting to perform at the required levels.

Commissioner Sanchez asked if there was lighting on the side of the buildings and by the front doors.

Mr. Collins responded that is correct.

Chairman Parisi stated there had been very valid and important thoughts brought

up. He continued and asked how long the process was going to take and if it was going to be completed in stages.

Mr. Collins said his best estimate would be a 36-month sellout but in reality adding development time line is about four years.

Chairman Parisi pointed out the timeline is also dependent on absorption. He continued the absorption would be a reflection of some of the issues that were brought up such as parking and accessibility.

Mr. Collins specified this is a small enough site where it would not need to be completed in phases and said the buildings would be done one maybe two at a time.

Chairman Parisi questioned Mr. Collins' on what his thoughts were on the issue brought up regarding when there is snow as it relates to the parking spots.

Mr. Collins indicated there are a lot of locations where snow can be placed in the parkway areas plus the entire stretch along the detention pond, the ends of each cul-de-sac especially to the North.

Chairman Parisi asked if this conversation has occurred with staff.

Mr. Collins said no, not particularly but can show each location where snow would be able to be dumped. He continued we manage each location by showing the folks responsible for snow removal where snow is going to go. Mr. Collins said once it gets over 48 inches, the snow must be hauled off. He explained last year it happened in LaGrange and that mechanism is in place in the Declarations and contracts.

Chairman Parisi asked staff and Mr. Collins if it was feasible to add additional parking spaces given the restrictions of the subject property.

Mr. Collins indicated he believes so and they were looking to add some additional spaces where the parallel parking is located.

Chairman Parisi stated he would really like to see that happen.

Overall, the Plan Commission expressed support of the project.

Approved Motion

Regarding Case Number 2020-0681, also known as Metro East Townhomes, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated August 13, 2021.

And

I move to recommend to the Village Board approval of a Special Use Permit for a Planned Development for the Metro East Townhomes in the Village Center District.

And

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Preliminary Site Plan", prepared by Gary R Weber Associates, Inc., dated September 24, 2020 and last revised August 5, 2021, 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 detention pond and associated stormwater facilities shall be privately owned and maintained by an established homeowners association.
4. A special service area (SSA) shall be established to assure the privately owned detention pond will be maintained to Village standards.
5. 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.
6. Remove existing sidewalk along 143rd Street and stripe a left turn lane into Harlowe Court.
7. Provide cash in lieu of park land donation and park cash as finalized at the time of the Development Agreement.
8. All retaining walls shall meet the requirements of Section 6-302.C.31 of the Land Development Code.
9. Petitioner shall work with staff and residents who live along the east property line to develop an appropriate barrier.
10. Petitioner shall work with staff to explore the possibility of adding additional parking spaces.

And

I move to recommend to the Village Board approval of the Preliminary Landscape Plan, titled "Preliminary Landscape Plan", prepared by Gary R Weber Associates, Inc., dated September 25, 2020 and last revised August 10, 2021, 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. Meet all tree mitigation and tree preservation requirements per Section 6-



305.F of the Land Development Code.

3. Remove low-quality tree species such as buckthorn and mulberry in the far northwest corner of the plan and provide naturalized landscaping.
4. Provide pedestrian-scaled lamp posts to provide adequate lighting along the promenade and eastern landscaped walkway.
5. Provide a cash in lieu of land donation and park cash as finalized at the time of the Development Agreement.

And

I move to recommend to the Village Board approval of the Elevations titled "5-Unit Building Mix Preliminary Character Elevations", prepared by BSB Design, dated August 11, 2021, and "6-Unit Building Mix Preliminary Character Elevations", prepared by BSB Design, dated August 11, 2021, and "Exterior Material Exhibit: Collections 1-4" subject to the following conditions:

1. Meet all building code requirements and final engineering requirements.
2. Coordinate the proposed elevations with the building footprints on the site plan.
3. Provide alternate building end elevations to ensure that windows are not aligned across from each other and to provide visual interest at the end of blocks.

And

I move to recommend to the Village Board approval of the Plat of Subdivision titled "Preliminary Plat of Subdivision for Metro East", prepared by CEMCON, Ltd., dated September 17, 2020 and last revised August 5, 2021, subject to the following conditions:

1. Submit a Record Plat of Subdivision to the Village for approval, execution, and recording.
2. Add a cross-access easement between the subject property and 9260 W 143rd Street.

Original Motion

Regarding Case Number 2020-0681, also known as Metro East Townhomes, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated August 13, 2021.

And

I move to recommend to the Village Board approval of a Special Use Permit for a Planned Development for the Metro East Townhomes in the Village Center District.

And

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Preliminary Site Plan", prepared by Gary R Weber Associates, Inc., dated September 24, 2020 and last revised August 5, 2021, 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 detention pond and associated stormwater facilities shall be privately owned and maintained by an established homeowners association.
4. A special service area (SSA) shall be established to assure the privately owned detention pond will be maintained to Village standards.
5. 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.
6. Remove existing sidewalk along 143rd Street and stripe a left turn lane into Harlowe Court.
7. Provide cash in lieu of park land donation and park cash as finalized at the time of the Development Agreement.
8. All retaining walls shall meet the requirements of Section 6-302.C.31 of the Land Development Code.

And

I move to recommend to the Village Board approval of the Preliminary Landscape Plan, titled "Preliminary Landscape Plan", prepared by Gary R Weber Associates, Inc., dated September 25, 2020 and last revised August 10, 2021, 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. Meet all tree mitigation and tree preservation requirements per Section 6-305.F of the Land Development Code.
3. Remove low-quality tree species such as buckthorn and mulberry in the far northwest corner of the plan and provide naturalized landscaping.
4. Provide pedestrian-scaled lamp posts to provide adequate lighting along the promenade and eastern landscaped walkway.
5. Provide a cash in lieu of land donation and park cash as finalized at the time of the Development Agreement.

And

I move to recommend to the Village Board approval of the Elevations titled “5-Unit Building Mix Preliminary Character Elevations”, prepared by BSB Design, dated August 11, 2021, and “6-Unit Building Mix Preliminary Character Elevations”, prepared by BSB Design, dated August 11, 2021, and “Exterior Material Exhibit: Collections 1-4” subject to the following conditions:

1. Meet all building code requirements and final engineering requirements.
2. Coordinate the proposed elevations with the building footprints on the site plan.
3. Provide alternate building end elevations to ensure that windows are not aligned across from each other and to provide visual interest at the end of blocks.

And

I move to recommend to the Village Board approval of the Plat of Subdivision titled “Preliminary Plat of Subdivision for Metro East”, prepared by CEMCON, Ltd., dated September 17, 2020 and last revised August 5, 2021, subject to the following conditions:

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

**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:** 4 - Chairman Parisi, Vice Chairman Schussler, Member Sanchez and Member Nugent

**Nay:** 1 - Member Zomparelli

**Absent:** 2 - Member Paul and Member Zaatar

### **CLOSE PUBLIC HEARING (AUDIO: 2:38:04)**

**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:** 5 - Chairman Parisi, Vice Chairman Schussler, Member Zomparelli, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 2 - Member Paul and Member Zaatar

### **NON-PUBLIC HEARINGS**

### **OTHER BUSINESS**

**2021-0601 Memo: New Petitions**

**NON-SCHEDULED CITIZENS & VISITORS**

**ADJOURNMENT (AUDIO: 2:38:11)**

Meeting adjourned at 9:42 p.m.

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

**Aye:** 5 - Chairman Parisi, Vice Chairman Schussler, Member Zomparelli, Member Sanchez and Member Nugent

**Nay:** 0

**Absent:** 2 - Member Paul and Member Zaatar

These minutes are not a verbatim record of the meeting but a summary of the proceedings.

Respectfully submitted,

Gerianne Flannery  
Recording Secretary