

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Tuesday, March 5, 2019

7:00 PM

Village Hall

## Plan Commission

*Nick Parisi, Chairman*  
*Commissioners: Paul Aubin, John J. Paul,*  
*Laura Murphy, Dave Shalabi*  
*Edward Schussler and Patrick Zomparelli*

**CALLED TO ORDER/ROLL CALL**

**Present:** 5 - Chairman Parisi; Member Aubin; Member Paul; Member Shalabi, Member Zomparelli

**Absent:** 2 - Member Murphy, Member Schussler

**APPROVAL OF MINUTES****2019-0032 Minutes of the February 19, 2019 Plan Commission Meeting**

APPROVED

**Aye:** 4 - Chairman Parisi, Member Aubin, Member Paul and Member Shalabi

**Nay:** 0

**Abstain:** 1 - Member Zomparelli

**Absent:** 2 - Member Murphy and Member Schussler

**PUBLIC HEARINGS****2018-0742 Ashburn Baptist - Teen Addition - Development Petition for Rezoning, Site Plan, Elevations, Landscape Plan, Special Use Permit**

Presentation by Turley, made in accordance with written staff report dated March 5, 2019. (refer to audio 06:40-19:01)

Discussion included use of land being consistent with current use, all Commissioners agreed it was a good addition. (20:20-21:24)

A motion was made by Commissioner Aubin, seconded by Chairman Parisi, to approve Public Hearing 2019-0499

“Regarding Case Number 2018-0742 also known as Ashburn Baptist Teen Addition, I move to accept and make Findings of Fact for a Rezoning and Special Use as discussed at this Plan Commission meeting and within this Staff Report dated March 5, 2019.”

And

“I move to recommend to the Village Board of Trustees approval of a Rezoning (Map Amendment) for Ashburn Baptist - Teen Addition for 15401 Wolf Road to be rezoned from the existing RSB Residential Supporting Business District to the E-1 Estate Residential Zoning District.

And

“I move to recommend to the Village Board of Trustees approval to Amend a Special Use Permit for a place of worship to allow construction and operation of a 4,770 square foot teen recreation building addition.

And

“I move to recommend to the Village Board of Trustees approval of the overall Site Plan titled “Preliminary Site Plan”, by Carlson Architecture, project 18007, sheet number SD101, dated 10.19.2018; and on the site plan titled ‘Preliminary Engineering Plan’ by Carlson Architecture, project 18007, sheet number SD101, revised 1.14.19; and ‘Landscape Plan’ by Clarence Davis and Company, project # 19.1296.FV-sb, revised 1.23.19; and as shown on rooftop screening isometric titled “12-0049-4159” by CDI Crystal Distribution, page 1, dated 06.05.2018; and titled “Elevations”, by Carlson Architecture, project 18007, sheet number A201, dated 10.19.2018, updated 01.14.19; and as shown on colored Elevations titled “Ashburn Baptist Church” by Carlson Architecture, dated Oct 19, 2018 with the following conditions:

1. Rooftop screening must match the proposed brick and trim color as closely as possible.
2. A Final Landscape Plan must be submitted for review and approval subject to the following condition:
  - a. Add at least 11 additional shrubs plus perennials along the northwest addition façade in the tiered foundation beds to meet Code.
3. Any new Signage will require separate Sign Permit approvals.
4. No new retaining wall shall exceed 3' in height.
5. Screen all new rooftop mechanicals from view.
6. Meet all final engineering and Building Division requirements.

#### APPROVED

**Aye:** 5 - Chairman Parisi, Member Aubin, Member Paul, Member Shalabi and Member Zomparelli

**Nay:** 0

**Absent:** 2 - Member Murphy and Member Schussler

#### **2018-0644 Voda Car Wash - Development Petition for Site Plan, Elevations, Landscape Plan, Special Use Permit with Modifications**

Presentation by Salmon, made in accordance with written staff report dated March 5, 2019. (refer to audio 26:28-49:01)

Discussion included residents concerns about noise, lighting, traffic and possible affects of property values. The Petitioner addressed the concerns and spoke about their eco-friendly products and belt-driven wash.(refer to audio 49:30-1:40:20)

A motion was made by Commissioner Aubin, seconded by Commissioner Parisi, to approve Public Hearing 2018-0644

Regarding Case Number 2018-0249, also known as Voda Car Wash, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated February 28, 2019.

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Geometric Plan", prepared by Terra Consulting Group, Ltd., Sheet C-3, dated September 11, 2018 and last revised January 19, 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. Provide a cross access easement extending from the cross access drive located on the east property line up to the west property line along 77th Avenue.
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 "New Automated Car Wash Facility - Voda", prepared by Neri Architects, PC, Sheets A-2.1, A-2.3, A-3.1, A-3.2, A-3.3, dated January 18, 2019, subject to the following conditions:

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

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan, titled "New Automated Car Wash Facility - Voda", prepared by Neri Architects, PC, Sheet L.1.1, dated January 18, 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 Voda Car Wash to allow for a car wash (motor vehicle services) in the BIZ General Business District, subject to the same conditions as outlined in the Preliminary Site Plan motion and the following conditions:

1. As a condition of authorizing the proposed Special Use Permit for the Subject Property, the former Special Use Permit ordinances, which apply to the previous site and use, shall be repealed. Ordinance No. 3739 (Ordinance Granting a Special Use Permit for a Planned Development for Every Bloomin' Thing) approved March 24, 2003, and Ordinance No. 4478 (Ordinance Granting an Amendment to the Special Use Permit for a Planned Development for Every Bloomin' Thing) approved April 20, 2009 shall be repealed upon approval of the Special Use Permit for Voda Car Wash.
2. Meet all Noise Control Regulations set forth in the Title 6, Chapter 4 of the Village Code.

Modifications to the Special Use Permit include:

1. Locate a drive-through lane, a parking lot, vacuum station canopies, and a vacuum equipment enclosure in the setback area between the building façade and the street (Section 6-207.F.4; Section 6-306.E)
2. Increase the number of parking spaces from three (3) to thirty-two (32) spaces (Section 6-306.B)
3. Allow for the lot to have driveway access to 159th Street, an arterial street, and no driveway access at this time to 77th Avenue, a local street (Section 6-406.B.10)
4. Remove the requirement for a sidewalk along 77th Avenue (Section 6-406.A.2)

#### APPROVED

**Aye:** 5 - Chairman Parisi, Member Aubin, Member Paul, Member Shalabi and Member Zomparelli

**Nay:** 0

**Absent:** 2 - Member Murphy and Member Schussler

#### NON-PUBLIC HEARINGS

#### OTHER BUSINESS

None.

#### 2019-0142 Memo: New Petitions & Appearance Review

There being no further business before the Plan Commission, Chairman Parisi adjourned the meeting.

**NON-SCHEDULED CITIZENS & VISITORS**

**ADJOURNMENT**

A motion was made by Chairman Parisi, seconded by Commissioner Zomparelli, to adjourn the meeting at 8:43pm

ADJOURNED

**Aye:** 5 - Chairman Parisi, Member Aubin, Member Paul, Member Shalabi and Member Zomparelli

**Nay:** 0

**Absent:** 2 - Member Murphy and Member Schussler

Respectfully Submitted,

Jennifer Sexton  
Recording Secretary