

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, December 7, 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: 1:47)

- Present:** 6 - Chairman Parisi; Vice Chairman Schussler; Member Paul; Member Zomparelli; Member Sanchez, Member Nugent
- Absent:** 1 - Member Zaatar

APPROVAL OF MINUTES

2021-0849 Minutes of October 19, 2021 Plan Commission Meeting

A motion was made by Member John J. Paul, seconded by Member Daniel Sanchez, that this matter be APPROVED. The motion carried by the following vote:

- Aye:** 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Sanchez and Member Nugent
- Nay:** 0
- Absent:** 1 - Member Zaatar

PUBLIC HEARINGS

OPEN PUBLIC HEARING (AUDIO: 3:43)

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

- Aye:** 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Sanchez and Member Nugent
- Nay:** 0
- Absent:** 1 - Member Zaatar

2021-0425 ALDI Orland Park - Development Petition for Zoning Map Amendment, Special Use Permit for Disturbing a Wetland, Site Plan, Landscape Plan, Building Elevations, and Variances

Presentation was given by Valerie Berstene in accordance with the written report dated December 7, 2021.

Ms. Berstene noted that all the public notification requirements had been met.

The Commission, staff including Steve Marciani, Valerie Berstene, and Sean Marquez, members of the public, and the Petitioners attended the public hearing in person.

Chairman Parisi swore in Kevin Drozin, civil engineer with ms consultants, Paul Cornejo, Director of Real Estate for Aldi Foods; Anna DeYoung, and Sharon Paladino, members of the public.

Mr. Drozin and Mr. Cornejo thanked Valerie for a thorough presentation and indicated they are excited to work with the Village on this project and are happy to answer any questions.

Ms. DeYoung indicated she lives in the subdivision adjacent the proposed project and stated her dismay regarding the disruption of the wetland area. She further inquired what the process would be to petition against this project and asked how many signatures would be required.

Mr. Marciani explained everyone within 300 feet of this proposed project had been notified and have had an opportunity to provide verbal feedback or come in to the office and review the plans. He asked Ms. Berstene if there had been any objections.

Ms. Berstene responded that she heard from approximately three members of the public, mostly inquiring about light trespass, landscape buffering, and what was being proposed for the site. Ms. Berstene gave them an overview of the project, and she indicated they all expressed either indifference or support of the project. She further indicated Ms. DeYoung was taking the correct steps by attending the Plan Commission meeting and could otherwise reach out to the elected official with any further concerns.

Chairman Parisi clarified the wetland area is a drainage swale and steps had been taken to mitigate the loss.

Ms. Berstene affirmed the statement.

Ms. DeYoung asked if there were other sites considered for the development.

Mr. Cornejo responded that there are no other locations being considered; it is a tight market and this would be the second location in Orland Park. He indicated this is on the other edge of town.

Ms. DeYoung queried about the electric lines being a health hazard.

Mr. Marciani stated there were no conclusive studies they pose a health hazard and further indicated power lines are everywhere.

Chairman Parisi explained the Plan Commission makes a recommendation for the project, but then it is sent to the Board of Trustees and that doesn't preclude anyone from appealing to the Board of Trustees.

Ms. Paladino indicated she is also a nearby resident and wished to know where the back of the store was located.

Vice Chairman Schussler pointed out the back of the store faces west.

Ms. Paladino asked what about garbage in the summer and indicated when the Jewel was built, it caused a change in water levels of the subdivision's pond.

Chairman Parisi explained the proposed project is well under the maximum 75% ground coverage allowed by the Code.

Mr. Marquez explained storm water detention is designed to hold water and time release it to make the condition the same or better as existing storm water flows.

Chairman Parisi asked Mr. Marquez if adequate drainage is one of the factors of approval of the petition.

Mr. Marquez confirmed it is reviewed preliminarily.

Vice Chairman Schussler requested clarification on what Mr. Marquez said about the water being discharged at a slower rate and asked for more information on how that happens.

Mr. Marquez clarified the water will discharge at the same or slower rate. He further explained there is a restrictor in the last manhole that ties into the existing infrastructure and the restrictor is sized accordingly to not allow water out at a faster rate.

Vice Chairman Schussler explained Ms. Paladino is concerned about water because she lives to the north and west and asked for confirmation that it will be no worse or better than the situation they have with water going to the north and west now.

Mr. Marquez confirmed Vice Chairman Schussler is correct.

Chairman Parisi asked Ms. Paladino if she was having issue currently with water.

Ms. Paladino responded they had to fix one of the retention ponds and it had to be dug deeper. She then asked about the traffic increase with the proposed project.

Ms. Berstene answered, the trash concern would be covered by the Village Code and Ordinance that already requires that trash be in a dumpster and the dumpster has to be enclosed and if it creates a problem, Code Enforcement would help to rectify the problem.

Vice Chairman Schussler pointed out there are a number of grocery stores in the Village of Orland Park, and all of them have dumpsters. He continued the Village enforces the Code with regard to existing grocery stores and this store is subject to the same Code. Vice Chairman Schussler further explained if there are

problems, they will get a citation.

Mr. Marciani pointed out, starting January 1, 2022, Code Enforcement will be moving to the Police Department for enforcing any code violations.

Mr. Drozin indicated the dumpster area for all of the Aldi stores is located in the recessed truck dock area and will have a fence enclosure and be below the finished grade of the store.

Chairman Parisi reiterated the code requires an enclosure around the dumpster.

Ms. Paladino asked if the property to the west was part of the current proposed project.

Chairman Parisi indicated that is not part of this project.

Mr. Marciani explained, none of the building will be south of the townhome buildings. He further clarified the detention area is going to be south of the townhomes and that the building will be east of the townhome development.

Commissioner Nugent asked if the two members of the public were present on behalf of an association or private homeowners.

Ms. Paladino responded they were present as representatives of an association.

Ms. DeYoung asked why a retention pond is necessary since currently there is not one on the site and who would be responsible for the maintenance.

Mr. Marquez responded with development, they take the vegetative surface such as grass and change it to a hard surface so inherently the water will run off faster. He explained that the basin is needed to offset the new development and control the flow of storm water from the site. Mr. Marquez explained Aldi, and any subsequent property owner, is responsible for the maintenance.

Commissioner Nugent asked for clarification with regards to the wrap around driveway and lighting.

Ms. Berstene indicated, there is a bufferyard requirement of fifteen feet of vegetation to block headlights or any light trespass. She continued in this case, they have gone with a ten-foot buffer with a required diversity of vegetation and a fence. She further explained the fence will be a privacy fence to help stop any lights from cars driving through there. Ms. Berstene further explained the other aspect of the code which requires a non-residential property adjacent to a residential one meet zero foot candles at the lot lines, which means no light coming from the store or the parking lot that will cross over the property line and infiltrate into the adjacent property.

Commissioner Nugent asked if the anticipated level of traffic would require a stop light in the future.

Mr. Marquez responded 179th Street is under Cook County's jurisdiction, and it will be their determination. However, with the proximity to the main intersection, they do not like to have another signal so close.

Commissioner Nugent asked about interconnectivity with the parcel to the north of Aldi along Wolf Road, if that lot were to redevelop. Staff responded that interconnectivity would be evaluated at the time of that petition, but affirmed that the Village likes to see secondary connectivity to facilitate movements off the main roads between adjacent commercial developments.

Commissioner Zomparelli asked if there are any turning lanes.

Mr. Drozin answered there is a center turn lane to go left.

Commissioner Zomparelli commented that could potentially cause a backup on 179th Street.

Mr. Drozin clarified it is a dedicated center turn lane, there would still be through traffic on the right.

Commissioner Zomparelli asked if there is a turn lane to enter the development when heading south on Wolf Road.

Mr. Drozin said there is no deceleration lane. Mr. Marciani added that northbound traffic on Wolf would have to turn left on 179th Street and then enter the center from the south.

Commissioner Zomparelli compared the conditions by 143rd and LaGrange Road heading northbound, where right hand turns slow the travel lane and indicated his concern for the same thing happening around this site.

Mr. Marquez explained, deceleration lanes are all based on traffic counts and further indicated the state will review that based on the submitted permit applications.

Ms. Berstene also indicated a traffic study was completed. On other projects that may also be state or county controlled roads, if the traffic study deems it warranted, we take an active role in pushing the petitioner and encouraging them to provide deceleration lanes when deemed necessary by the data in the traffic study.

Commissioner Zomparelli referenced LaGrange Road and 143rd and the entry

into the Jewel Retail Center just to the south of the subject property on Wolf Road as examples of right turn deceleration lanes (or lack thereof).

Ms. Berstene responded that the daily volume of traffic at 179th and Wolf is pretty different from LaGrange Road. She continued that long term future plans to widen Wolf Road may reflect the change in needs at that future point in time.

Commissioner Zomparelli indicated, he loved the project, and indicated it was a good fit for the area but was concerned about a slowdown in traffic. He acknowledged that the wetland looks larger than it is delineated, which might be giving the neighbors concern, but that cleaning up the site will be a nice fit.

Vice Chairman Schussler asked what was on the utility plan on the driveway at the back of building.

Ms. Berstene indicated it was for underground detention for volume control for storm water management.

Vice Chairman Schussler asked if his understanding was correct that there is space for left turn lane to go in, if you are coming from west to east to turn into full access road.

Mr. Marquez said there is a striped median.

Ms. Berstene said it is really hard to tell from the aerial photo but it could be reviewed more closely with final engineering and can look at adding in any necessary striping to make that as safe as possible.

Vice Chairman Schussler asked Mr. Drozin if Aldi was prepared to restripe the center area to make a dedicated left turning lane.

Mr. Drozin indicated that was part of the Cook County's preliminary comments. He continued striping would be extended and the intersection area with the Jewel-Osco and the Aldi granting full access.

Vice Chairman Schussler pointed out a scrivener's error on the ALTA survey that misspells the name of the property owner of Parcel 3. Staff responded that staff will take a close look at the document and have the necessary revisions corrected in Final Engineering.

Vice Chairman Schussler asked for clarification regarding the internal sidewalk network, the full access road and a piece that goes to 179th Street to south of building.

Ms. Berstene indicated that the sidewalks there provide access to the entry of the building as well as the cart corrals.

Vice Chairman Schussler commented that the area is very heavily landscaped and suggested showing the members of the public the landscape plan along the north and the west.

Ms. Berstene agreed and indicated the full drawings are pinned up on the wall on display.

Vice Chairman Schussler commented, this is an extremely difficult site to develop and they have done a good job addressing the many constraints they have with regard to the site, and it will be a nice improvement to that corner.

Commissioner Paul asked for the hours of operation for the store.

Mr. Cornejo indicated Monday through Sunday 9 a.m. to 9 p.m. He further explained they open thirty minutes earlier for seniors on Tuesdays and Thursdays since COVID.

Commissioner Paul questioned the time deliveries typically arrive.

Mr. Cornejo explained they typically receive deliveries once a day, and the times vary.

Commissioner Paul asked what measures were being taken to control the noise of unloading and loading trucks.

Mr. Cornejo responded, the loading dock is recessed, and there is a screen wall to reduce the noise as well as a composite privacy fence and landscaping.

Commissioner Paul said it looked like they have taken steps to be a good neighbor. He continued that he understood where the homeowners were coming from. Commissioner Paul indicated they got used to the vacant space but also did say, at some point, something is going to have to go in that space. He continued, it is a challenging site, this is a good addition and they have made every indication they will be good neighbors.

Commissioner Sanchez indicated Parcel 4 does have tall weeds during the summer and asked if it is Aldi's responsibility to maintain that area as well.

Ms. Berstene indicated indeed it would be Aldi's responsibility and would have to be maintained to the Land Development Code and Village Code Standards with the approved Landscape Plan.

Commissioner Sanchez asked if there were any bicycle parking spots.

Ms. Berstene replied there are ten bicycle parking spaces.

Commissioner Sanchez questioned the lighting in the parking lot, and if it would just be facing down so it would not disturb the neighbors.

Ms. Berstene indicated there are four squares indicating pole lights in the parking lot. She continued the Code has pretty specific cutoff requirements as well as maximum limits for foot candles and lumens.

Chairman Parisi stated all his questions were addressed well, and further continued it is a tough piece of property and the project is well suited for that parcel.

Overall, the Plan Commission expressed support of the project.

Regarding Case Number 2021-0425, also known as ALDI Orland Park, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated December 1, 2021.

And

I move to recommend to the Village Board approval of Rezoning of the subject property located at 11200 W 179th Street, following the annexation of parcels 2 through 4, from E-1 Estate Residential to BIZ General Business.

And

I move to recommend to the Village Board approval of a Special Use Permit for Disturbing a Wetland for 0.16 acres of isolated wetland, mitigated through the purchase of credits at a US Army Corps of Engineers approved wetland bank.

And

I move to recommend to the Village Board approval of the Preliminary Site Plan sheet C-2 titled "Site Plan", prepared by ms consultants, inc, dated May 28, 2021 and last revised November 24, 2021, subject to the following conditions:

1. Meet all building code and final engineering requirements, including required permits from outside agencies.
2. The detention pond and associated stormwater facilities shall be privately owned and maintained by the property owner to the requirements of an approved Maintenance and Monitoring Plan.

And

I move to recommend to the Village Board approval of the Preliminary Landscape Plan sheet C-5 titled "Landscape Plan" and sheet C-6 titled "Landscape Details",

prepared by ms consultants, inc, dated May 28, 2021 and last revised November 24, 2021, subject to the following conditions:

1. Submit a final landscape plan and supporting documentation to meeting all Village Codes requirements in conjunction with final engineering.
2. Meet all tree mitigation and preservation requirements per Section 6-305.F of the Land Development Code, including payment fees for cash-in-lieu as determined by the Final Landscape Plan.

And

I move to recommend to the Village Board approval of the Elevations sheet A-201 "Exterior Elevations" and A-202 "Exterior Elevations" prepared by ms consultants, inc, dated May 28, 2021 and last revised October 15, 2021.

And

I move to recommend to the Village Board approval of the following Variances:

1. Locating parking between the building and the street along Wolf Road, due to the ComEd Tower and easements. (Section 6-207.F.4).
2. Reducing the parking lot area landscaping as impacted by the restrictions of the ComEd Tower and easements. (Section 6-305.D.6).

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

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

Nay: 0

Absent: 1 - Member Zaatar

CLOSE PUBLIC HEARING (AUDIO: 1:05:08)

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 Zomparelli, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zaatar

NON-PUBLIC HEARINGS

OTHER BUSINESS

2021-0867 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT (AUDIO: 1:05:09)

Meeting adjourned at 8:03 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: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zaatar

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

Respectfully submitted,

Gerianne Flannery
Recording Secretary