

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Tuesday, May 8, 2018

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**

The meeting was called to order at 7:00pm by Chairman Parisi.

**Present:** 6 - Chairman Parisi; Member Aubin; Member Murphy; Member Shalabi;  
Member Schussler, Member Zomparelli

**Absent:** 1 - Member Paul

**APPROVAL OF MINUTES****2018-0324 Minutes of the 04-24-18 Plan Commission Meeting**

A motion was made by Commissioner Dave Shalabi, seconded by Commissioner Edward Schussler, that this matter be APPROVED.  
APPROVED

**Aye:** 6 - Chairman Parisi, Member Aubin, Member Murphy, Member Shalabi,  
Member Schussler and Member Zomparelli

**Nay:** 0

**Absent:** 1 - Member Paul

**PUBLIC HEARINGS****2018-0084 2018 Land Development Code Amendments I**

(refer to audio 7:16 - 8:03)

A motion was made by Commissioner Laura Murphy, seconded by Commissioner Dave Shalabi, that this matter be CONTINUED to the Plan Commission.

I move to continue the 2018 Land Development Code Amendments I, case number 2018-0084, to the May 22, 2018 Plan Commission meeting.

CONTINUED

**Aye:** 6 - Chairman Parisi, Member Aubin, Member Murphy, Member Shalabi,  
Member Schussler and Member Zomparelli

**Nay:** 0

**Absent:** 1 - Member Paul

**2017-0836 ALDI Expansion**

KING: Staff presentation made in accordance with written staff report dated May 4, 2018. (refer to audio 8:04 - 21:02)

Aubin swore in Casey Meszaros of Manhard Consulting, who explains the Aldi expansion is a nationwide directive for Aldi to have more produce space.

King makes mention that there is also a condition to add a bike rack which none of the other developments in that corner have.

Aubin swore in Bob Griffin of Orland Park who asks whether the expansion is going into the vacant Lot 5. Parisi, Schussler, King and Griffin discuss Lot 5 and that it must remain as the last vacant lot and that Aldi owns its own site.

All of the Commissioners concur they are in favor of the expansion.

A motion was made by Commissioner Paul Aubin, seconded by Commissioner Laura Murphy, that this matter be APPROVED.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated May 8, 2018;

And

I move to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Site Dimensional and Paving Plan", Sheet 4, prepared by Manhard Construction, dated May 8, 2018, subject to the following conditions:

1. Provide a bike rack at the entrance to the ALDI building; and
2. Meet all final engineering and building code requirements; and
3. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;

And

I move to recommend to the Village Board of Trustees to approve the elevation drawings titled "Exterior Elevations", Sheet A.201, prepared by Manhard Construction, last revised April 19, 2018, subject to the following conditions:

1. Submit a sign permit for all proposed signage; and
2. Meet all final engineering and building code requirements; and
3. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;

And

I move to recommend to the Village Board of Trustees to approve the preliminary landscape plan titled "Landscape Plan", Sheet 9 and 10, prepared by Jon Bradley Dethloff and submitted by Manhard Construction, dated May 8, 2018, subject to the following condition:

1. Submit a final landscape plan and all required supporting documentation in coordination with final engineering submittal; and
2. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;

And

I move to recommend to the Village Board of Trustees to approve a Special Use Amendment for Southmoor, subject to the same conditions as outlined in the preliminary site plan motion.

APPROVED

**Aye:** 6 - Chairman Parisi, Member Aubin, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

**Absent:** 1 - Member Paul

**2018-0021 The Villas of Tallgrass - Rezoning, Site Plan, Subdivision, Elevations, Landscape Plan, Special Use Permit with modifications**

TURLEY: Staff presentation made in accordance with written staff report dated May 4, 2018. (refer to audio 30:31 - 50:09)

Aubin swore in Matthew Klein, attorney for Marth, who explains that Marth has already built quite a few successful subdivisions in Orland Park.

Aubin swore in Carol Christie of Orland Park who talks about her concern for the speed limit on 167th, and the new traffic that will occur on this 2 lane road with no middle lane. It was noted that 167th is a Cook County Road. Commissioner Schussler requests that a condition be added for staff to look into reducing the speed limit.

Aubin swore in Aurebind Balagani of Orland Park who is representing the majority of the residents of Fawn Ridge and Sterling Ridge. He has brought with a petition to cease rezoning and construction of Villas of Tallgrass. He speaks about his concerns which include: traffic congestion; safety issues with this amount of units being built causing the dead-end street to now go through; aesthetics of the tree lined street changing; wetlands and wildlife being affected; water mitigation; circumventing some of Orland Park's own zoning and code requirements in order to make this project happen; property values negatively affected. The petition was given to staff. Klein explains: the zoning proposed could have been a more dense development; traffic flow; playground possible addition; trees remaining and being removed; extensive policies and approvals needed for wetland removal; and the new detention pond with high standards.

Aubin swore in Manolin Santos of Orland Park who voices concerns about traffic

and child safety with cars now being able to cut through Sheridan's Trail to get from 108th to 167th. He and Commissioner Parisi discuss aesthetics of the area and how development is inevitable in Orland Park

Aubin swore in Steven Bjornstad of Orland Park who is upset that he made a large investment in his home on Sheridan's Trail and feels this new development will bring his property value down and that the zoning was changed to fit the wants of a developer. Commissioner Parisi reminds that this is not a cookie cutter development and a lot of conditions must be met by the developer.

Aubin swore in Bob Richardson of Orland Park who shows pictures to staff and the petitioner of where rain water pools right now. Klein, staff and the Commissioners discuss how preliminary engineering has been performed by the Village's reputable engineering company, Christopher C. Burke; drainage has been planned for and will accommodate the new development as well as deal with the current issue of water pooling in the now corn field; and the Village's Comp Plan from 2013 and prior shows developing this property into an R4 residential area. They agree to share the engineering report with Richardson.

Aubin swore in Sean Dudak of Mokena who also refers to pictures and discussion continues about the water in the now corn field and how that will be rectified with the new development coming in.

Aubin swore in Nimesh Patel of Orland Park who feels the issue of children's safety has not been adequately addressed. Commissioner Parisi states that the approval process contains many conditions and if any safety or traffic flow issues were found, then they would be addressed in those conditions.

Commissioner Aubin and Turley adds that this annexation requires preliminary engineering and Army Corp of Engineers is involved and that there are 21 conditions that must be met, and that this plan meets the Village Codes and the Villages Comp Plan.

Commissioners are polled and concur it is a positive addition to the Village. They sympathize and can relate to the nearby residents who are losing their current aesthetic views but add it is unreasonable to believe those views would remain that way forever in a town that is still growing.

Commissioner Schussler wants a condition added about staff looking into the possibility of adding a left turning lane on 167th when coming Westbound. Turley asks that it read to "consider" and not "require", especially since it's a County Road. Discussion about how a traffic study will be done as to whether or not it's needed but to not necessarily rely on the County decision if staff feels it's needed and the county doesn't come to the same conclusion.

A motion was made by Commissioner Paul Aubin, seconded by Commissioner

Laura Murphy, that this matter be APPROVED.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated May 8, 2018.

And

I move to recommend to the Village Board approval (upon annexation) of the rezoning of the property from E-1 Estate Residential to R-4 Residential District.

And

I move to recommend to the Village Board approval (upon annexation) of the preliminary site plan titled "Site Plan, The Villas of Tallgrass", by Designtek Engineering, project 17-0053, dated 12/8/17 and revised 3/5/18, and as shown on the plan titled "Preliminary Engineering, The Villas of Tallgrass", by Designtek Engineering, project 17-0053, dated 12/8/17 and revised 3/5/18; and as shown on "Site Design proposal for Villas of Tallgrass" by NuToys Leisure products as petitioned and as revised 4.19.18, subject to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) The Developer shall construct a multi-purpose 8' wide asphalt trail per Village standards along the 167th Street right of way to the park sidewalk entrance, and pay cash in lieu for the remaining trail portion that extends on to the Metra Railroad property line.
- 2) Dedicate 167th Street right of way as needed to meet engineering requirements and match up with abutting right of way to east.
- 3) Developer will donate park land and develop park on as shown on plans, and as finalized at the time of Annexation Agreement and Final Landscape Plan.
- 3A) Petitioner work with staff to possibly enhance the park to be more children friendly with their equipment.
- 4) Provide a conceptual subdivision sign elevation.
- 5) Secure sign permits for all signage.
- 6) Any retaining walls on the site cannot exceed 3' in height unless they are designed and tiered per Code requirements.
- 7) Site Plan elements including lot dimensions, building envelopes and locations, setbacks, lot coverage, etc. are conceptual only and must meet all Land Development Code, Engineering, and Building Department/Code requirements at the time of permits.

8) Meet all final engineering and building division requirements and approvals.

9) Petitioner work with Cook County for a possible left hand turn off of 167th for unfavorable traffic conditions.

And

I move to recommend to the Village Board of Trustees approval (upon annexation) to authorize the execution of the plat of subdivision as shown on the plan titled "Site Plan, The Villas of Tallgrass", by Designtek Engineering, project 17-0053, dated 12/8/17 and revised 3/5/18 subject to the following condition:

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

And

I move to recommend to the Village Board approval (upon annexation) of the building elevations titled "Typical Elevations Marth Construction, Front, Left, Right, and Rear Elevations" by IJM Architects, job # 2017-295, dated 3.8.18; and titled "Lot 11, 167th Street Face, Marth Construction" dated 3.8.18; and titled "Exterior Colors #1, Exterior Colors #2, Exterior Colors #3, and Rear Elevations"; and titled "Villas of Tallgrass Elevation 1, Elevation 2, Elevation 3, Elevation 4, Elevation 5, and Elevation 6" all submitted 4.25.18; subject to the following conditions:

1) Meet all final engineering and building division requirements.

And

I move to recommend to the Village Board of Trustees approval of the landscape plan titled, "Marth Construction Villas of Tallgrass 167th & Scarlett", prepared by Beary Landscaping, dated 12/17/17, revised 04/18/18, sheets L-1 and L-2, with the following conditions:

1) Final tree mitigation requirements are to be determined at the time of the Development Agreement.

2) Submit a Final Landscape Plan within 60 days of final engineering for review and approval.

And

I move to recommend to the Village Board approval (upon annexation) of a Special Use Permit for a Planned Development for two or more buildings; and for a Special Use Permit to disturb a wetland.

Modifications to the Special Use permit include:

- 1) Reduce the setback of a wetland.
- 2) Reduce the building to building or property line separation from 25' to 20'.
- 3) Increase the block length from 1,000' to 1,200'.
- 4) Reduce the required 25' detention pond setback.
- 5) Increase the 5% maximum slope of the maintenance strip and landscape strip.
- 6) Modify tree mitigation requirements.
- 7) Reduce the street centerline maximum radii.
- 8) Allow cash in lieu for a portion of the multi-purpose path along 167th Street.

All conditions must be met and changes made prior to the Board meeting.

Approval of this application is subject to annexation into the Village of Orland Park.

APPROVED

**Aye:** 6 - Chairman Parisi, Member Aubin, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

**Absent:** 1 - Member Paul

**2018-0229 Land Development Code (LDC) Amendment - Section 6-307: Signs**

MALMBORG: Staff presentation made in accordance with written staff report dated May 4, 2018. (Refer to audio 2:02:55-2:18:04)

Malmborg and Commissioner Schussler discuss current nonconforming signs and that they would only need to conform if changing more than 50% of its value. Schussler states he will be voting against this proposal because he feels it is a mistake to not allow regulated digital signs.

Presentation continues (2:12:10-2:13:48)

Commissioner Shalabi questions businesses who might increase their elevation to obtain more signage and Malmborg answers that abuse is more likely to occur with the current code.

Presentation continues (2:15:27-2:18:04)



No comments from audience.

Commissioners agree a lot of effort was put into this change. Commissioner Zomparelli agrees with Commissioner Schussler that regulated digital signs should be allowed.

A motion was made by Commissioner Paul Aubin, seconded by Commissioner Laura Murphy, that this matter be APPROVED.

I move to recommend that the 2018 Land Development Code Amendment to Section 6-307 (Signs) proceed to the Board of Trustees.

APPROVED

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

**Nay:** 1 - Member Schussler

**Absent:** 1 - Member Paul

## **NON-PUBLIC HEARINGS**

## **OTHER BUSINESS**

**2018-0325 Memo for 05-08-18 Plan Commission Meeting**

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

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

## **ADJOURNMENT**

Commissioner Schussler adjourned the meeting at 9:15pm

Respectfully submitted,

Jennifer Sexton  
Recording Secretary