

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, May 9, 2023

7:00 PM

SPECIAL MEETING

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

The meeting was called to order at 7:00 p.m.

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

Absent: 1 - Member Sanchez

APPROVAL OF MINUTES

The minutes were approved as corrected.

2023-0326 Minutes for the May 2, 2023 Plan Commission Meeting

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

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

Nay: 0

Absent: 1 - Member Sanchez

PUBLIC HEARINGS**OPEN PUBLIC HEARING**

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

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

Nay: 0

Absent: 1 - Member Sanchez

2023-0083 Joe Rizza Acura - 8760 W 159th Street - New dealership

Plan Commission Meeting

The Commission and staff, including Assistant Development Services Director, Carrie Haberstich, Village Planner, Marcus LeVigne, Village Engineer, Scott Lueken, Village Attorney, Anne Skrodzki, and Executive Assistant, Samantha DeSantis, attended the public hearing in-person. Members of the public were present.

Ms. Skrodzki swore in Dan McMillan, Simon Yu, and Todd Roberts.

Mr. McMillan, Mr. Yu, and Mr. Roberts gave a brief presentation on the project and

requested the following modifications:

1. Increase the maximum number of parking spaces from 185 to 395 parking spaces.
2. Allow lighting foot-candles that exceed the maximum allowable amount of 5.0 foot-candles at the lot lines for non-residential uses adjacent to non-residential uses. Allow lighting foot-candles that exceed the maximum allowable amount of 0 foot-candles at the lot lines for non-residential uses adjacent to residential uses. Allow lighting foot-candles that exceed the maximum allowable amount of 0.5 foot-candles at the lot lines for non-residential uses adjacent public R.O.W.
3. Reduce the number of required landscape parking lot islands.
4. Reduce the required foundation landscape requirements within 25' of the building.
5. Reduce the required amount of landscape bufferyards on the property.

Mr. LeVigne respectfully requested the staff report be accepted into the record as written and as amended during the presentation of this meeting.

Presentation was given by Mr. LeVigne in accordance with the written report and the slide presentation, including a light level of 50.0 foot-candles along the 159th Street property line and 14.0 foot-candles along the East property line.

No members of the public spoke.

Commissioner Zomparelli expressed he's supportive of the project and wished the petitioners luck.

Commissioner Nugent asked about the nearby residents, stormwater detention, and concerns regarding traffic.

Commissioner Zaatar expressed his support for the project; however, he had some concerns regarding stormwater detention. He questioned if the current Acura dealership would be vacant once the new one is complete.

Mr. McMillan commented Alfa Romeo and Maserati will occupy the current Acura dealership once the new one is complete.

Commissioner Paul asked if there would be screening for the nearby condos. It was determined there would be an 8'-high wall.

Vice Chairman Schussler requested clarification on the best management practices (BMPs) regarding lot coverage, as well as the lighting modification and

stormwater/ underground detention. He expressed his concerns regarding the potential light spillage at the North East corner.

Mr. Roberts clarified the lighting would not affect the residents in the North East corner and the lighting levels would measure 0 foot-candles in the residential parking lot before they would reach the residential buildings.

Chairman Parisi had no comments.

Overall, the Plan Commission expressed support for the project.

Regarding Case Number 2022-0083, also known as Joe Rizza Acura, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 4, 2023;

And

Staff recommends that the Plan Commission approve an Amendment to the Special Use Permit for a Planned Development,

And

Staff recommends that the Plan Commission approve a Special Use Permit for motor vehicle sales and rental, subject to the following conditions:

1. The development will be in substantial conformance with the Site Plan for Rizza Acura [insert date], the Landscape Plan for Rizza Acura dated [insert date], and the Building Elevations for Rizza Acura dated [insert date].
2. The Engineering Programs and Services Department must approve final engineering and final landscape plans prior to the commencement of site improvements.
3. Building permits must be obtained from the Building Division prior to the commencement of site improvements.
4. Provide tree mitigation cash-in-lieu that will be determined upon final review, if required.
5. Screen all mechanical equipment either at grade or at rooftop with landscaping, parapets, or metal roof screening respectively.

And

Staff further recommends Modifications from the Land Development Code to:

Modification #1 - Increase the maximum number of parking spaces from 296 parking spaces to 395 or 395 parking spaces

Modification #2 - Allow lighting foot-candles that exceeds the maximum allowable amount of 5.0 foot-candles at the lot lines for non-residential uses adjacent to non-residential uses. Allow lighting foot-candles that exceeds the maximum allowable amount of 0 foot-candles at the lot lines for non-residential uses adjacent to residential uses. Allow lighting foot-candles that exceeds the maximum allowable amount of 0.5 foot-candles at the lot lines for non-residential uses adjacent public R.O.W. Lighting shall not to exceed a maximum of 50 foot-candles at the 159th Street property line

Modification #3 - Request to allow a reduction of Parking Lot Island landscaping requirements.

Modification #4 - Reduce the required foundation landscape requirements within 25' of the building.

Modification #5 - Reduce the required landscape bufferyards requirements.

And

Staff further recommends that the Plan Commission approve a Plat of Subdivision.

Recommended Motion

Regarding Case Number 2022-0083, also known as Joe Rizza Acura I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case [with the following amendments (if necessary)].

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

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

Nay: 0

Absent: 1 - Member Sanchez

CLOSE PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Sanchez

NON-PUBLIC HEARINGS

OTHER BUSINESS

2023-0328 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting adjourned at 7:36 p.m.

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

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

Nay: 0

Absent: 1 - Member Sanchez

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

Respectfully submitted,

Samantha DeSantis