

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, April 15, 2025

7:00 PM

Village Hall

Plan Commission

*Nick Parisi, Chairman
Edward Schussler, Vice Chairman
Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zaatar,
Daniel Sanchez and John Nugent*

2025-0018 Village of Orland Park Municipal Basin Phase II Stewardship

The meeting was called to order at 7:02 p.m.

I move to recommend to the Village Board to approve and authorize the execution of a Service Agreement between the Village of Orland Park and Davey Resource Group as the lowest qualified responsive proposal for the Municipal Basin Phase II Stewardship for three (3) years 2025-2027, at a cost of \$236,743.40 in FY 2025, \$237,263.40 in FY 2026, and \$16,400.00 in FY 2027, for a total cost of \$490,406.80, with the option to extend for two (2) additional years (2028-2029) at a cost of \$16,800.00 for FY 2028 and \$17,280.00 for FY 2029, for a total not-to-exceed contract price of \$524,486.80.

[Commissioner Nugent was absent at the time of roll call, he arrived at 7:04 p.m.]

Present: 5 - Member Nugent; Member Paul; Member Schussler; Member Zaatar, Member Zomparelli

Absent: 2 - Chairman Parisi, Member Sanchez

APPROVAL OF MINUTES**2025-0319 Minutes for the April 1, 2025 Plan Commission Meeting**

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

Aye: 5 - Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 2 - Chairman Parisi and Member Sanchez

PUBLIC HEARINGS

**[Vice Chairman Schussler explains how the meeting will be conducted]
[Village Attorney Anne Skrodzki swore in members of the public]**

OPEN PUBLIC HEARING**2024-0892 Public Works Optimization Project - 15655 S. Ravinia Ave.**

A motion was made by Member Paul, seconded by Member Zomparelli, that this matter be CONTINUED to the Plan Commission due back on 6/3/2025. The motion carried by the following vote:

Aye: 5 - Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 2 - Chairman Parisi and Member Sanchez

CLOSE PUBLIC HEARING

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

Aye: 5 - Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 2 - Chairman Parisi and Member Sanchez

OPEN PUBLIC HEARING

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

Aye: 5 - Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 2 - Chairman Parisi and Member Sanchez

2025-0187 Gudauskas Residence - Variances for a Single-Family Residence - 14725 Holly Court

Heather Glockler, attorney on behalf of the petitioners, stated that she has a short presentation, and she thanked the commissioners for their time tonight. Also, here with me are the petitioners and the contractor. Staff did an awesome job on the presentation. Marie and Tony have called 14725 Holly Court "home" for more than 28 years. Their amazing neighbors make this a great area to live and raise a family. Many of Marie and Tony's neighbors sent in letters of support for the two variances and many of them are here tonight. Staff recommends approval of the side yard setback variance, and we would request your approval of the same; however, staff does recommend denial of the brick requirement variance. We're respectfully disagreeing with this recommendation for several reasons. The issue that caused the variance request was not self-created. There would be no negative impact on the neighborhood or home values. It would maintain neighborhood aesthetic. It would also return the home to its original condition and since Orland Park is a home rule municipality, it is not required to follow the hardship requirements of its ordinance. The Village states that finances can't be a hardship; however, this is only the case when a buyer was fully aware of the zoning regulations and purchased the property anyway. In this case, the home had been grandfathered in, and a fire resulted in the need to comply. The financial burden represents a practical difficulty that was not self-created. [Ms. Glockler shows photos of where brick is proposed on the house, the fire, and other houses in the neighborhood] Ms. Glockler continues her presentation with argument in support

of the variances. (refer to audio)

Associate Planner Hailey Gorman respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Ms. Gorman stated the petitioner is seeking approval of two variances from the Land Development Code in order to rebuild a single-family home that was damaged by a fire and subsequently demolished in 2024. The subject property is zoned R-3A Residential and falls within the Orland Grove Planning District with a land designation of single-family residential. The petitioner is seeking approval of two variances. The first variance request is to reduce the maximum required side yard setback from 8 ft. to 6.7 ft., and the second request is to eliminate the requirement to have face brick or stone on not less than 50% of exterior walls and 90% of each first-floor elevation for a residential dwelling unit. The property is surrounded totally by single-family residential uses. The home was originally constructed in 1968. It was a little over a thousand square foot raised ranch-style home and was considered legal non-conforming to the Land Development Code because it did not meet the current code requirements regarding setbacks and design standards. The Development Services Department received a demolition permit application to demolish the house, foundation, and driveway in July of 2024. The permit was issued in August. After the house was demolished, staff was contacted by the contractor stating the property owners desired to keep their existing foundation and driveway instead of demolishing them. The foundation was deemed to be in suitable condition by their engineer. Staff reviewed the plans to keep the existing foundation, and it was determined that the foundation could not be used to construct a new single-family home because it does not meet the current minimum side yard setback requirements for the side yard along the south property line. Although the structure was legal non-conforming, the structure can now only be repaired or restored if it conforms to the standards of the current regulations for the zoning district because the house had already been demolished and damaged more than 50% of its assessed value. I want to mention in the code, the Plan Commission is authorized to grant a variance to permit any setback less than the setback required by the applicable regulations but not by more than 25%. Therefore, the Plan Commission is authorized to grant this variance request outright. If you decide to approve or deny the request tonight, it would not need to advance to the Board of Trustees for final approval. Ms. Gorman explains the second variance in detail with photos to eliminate the requirement to have face brick or stone on not less than 50% of exterior walls and 90% of each first-floor elevation for a residential dwelling unit and stated staff is recommending denial of the second variance request as the reasoning for the variance cannot be due to financial reasons. (refer to audio)

Ms. Gorman stated staff recommends the Plan Commission approve a variance from Section 6-204.E.2 of the Land Development Code to reduce the minimum required sideyard setback from 8' to 6.7' and deny a variance from Section

6-308.F.5 to eliminate the requirement to have face brick or stone on not less than 50% of exterior walls and 90% of each first-floor elevation for a residential dwelling unit.

Vice Chairman Schussler stated we received eight letters and two of the people who wrote letters are here tonight. Would both Lori and Craig Mandenberg wish to address the Board?

The Mandenbergs responded no.

Vice Chairman Schussler continued Roy Crews also wrote a letter. Come on up.

Mr. Crews stated he had nothing to say.

Vice Chairman Schussler stated the eight letters have been made part of the Board record and asked if anyone else like to address the Board with regard to this matter.

No one responded.

[Commissioners]

Commissioner Zomparelli stated I hope everyone got out of the house and everybody is safe, I hope. Holly Court is a beautiful street. I had a few homes on Holly Court. For the variance, it's kind of a no-brainer for me. On the first one, the lot size, most of those lots are very narrow. I own 14700 right on the end, great street. The brick, I'm reminded of a fire in 1996 in Fairway. A house burned to the ground and the code back then was the same. This was in Fairway and the whole first floor had to be brick. It looks great and that's the rule. I can't disagree with the staff's recommendation on it, sorry. I definitely agree with using what you have, the foundation there, and working with what you have letting that 1.3 variance go. That's all I have to say. Thank you.

Commissioner Nugent stated I'd like to see the Gudauskas' get their house back up right away. We probably should do more protection. We did make zoning changes here and south of here at Orland Hills of Orland Park about 10 years ago so that we would not have the teardown effect that similar post 50's/60's neighborhoods and communities like Oak Lawn experienced. The Village had the foresight to protect it and the opposite end of the spectrum in Old Orland, trying to protect the old area, we now allow almost every house to get torn down and none of them get brick because we gave them special zoning. We need to recognize that six of our first seven neighborhoods were built with almost no brick and that's Fairway, Fernway, Villa D'Este, both El Cameno's, Orland Hills of Orland Park, and the downtown Village. The house would 100% comply. When I first saw it, I figured you were going to try and overimprove which you're not. I'm totally in favor of protecting the idea that it matches every house on the block. The thing we really

have to worry about is setting a precedent. We're not setting a precedent. It's going to be repeated anywhere in the Village. I'm in support of both variances with no issues.

Vice Chairman Schussler added the staff passed out, before the meeting if you haven't found it yet, there's a little sheet that says motion options. Option number one would be what Commissioner Zomparelli recommended, which would be the staff proposal to give them a variance on the setback but to deny the variance for the brick requirement. There are two other options. One would be to deny everything which nobody's mentioned so far.

Commissioner Zaatar stated I'm blown away by your response Commissioner Zomparelli. I didn't see that coming. I thought this was a no-brainer and I'm disappointed the resident had to go through this trauma and then get a lawyer. I'm kind of on the side of the eight people who wrote letters. I think I know what they wrote. I didn't read them. Just one clarification question from the staff or the lawyer or friend. The old design did not have brick all around, is that right, the new design is exactly as the old design?

Ms. Glockner responded that is correct. The old design just had the front facing brick and not wrapped all the way around.

Commissioner Zaatar replied and the neighbors' houses don't have brick all around at the bottom floor?

Ms. Glockler responded that is correct.

Commissioner Zaatar stated, to me, this is a no-brainer. I don't understand why we're recommending a denial and causing this resident to get a lawyer which they probably now had to incur expense. I think our team here, that I've been on the Board with now for almost eight years, has been very fair and talking about things openly and makes a decision fairly. It seems like we caused an unprecedented group to join our meeting today. We usually have one or two guests for a topic that seems kind of common sense to me. I'm in favor of approving everything they ask for. I think we have to sometimes consider what's out on the street and not always be so focused on the rulebook. That's all I have.

Vice Chairman Schussler added in defense of the staff, let me say that they were kind of caught between a rock and a hard place. The ordinance is what the ordinance says, and they felt that they had to follow the ordinance. This Board has the authority to grant such a variance. That's only their recommendation as it always is and as you all know sometimes, we accept the recommendations and sometimes we don't. It's only a recommendation of the staff on a technical basis because of the way the ordinance was worded, and they really didn't have anything to hang their hat on to say grant the variance.

Commissioner Paul stated yes, there is a rule, but the fact that we're here talking about it means there's some wiggle room. If you wanted to build a six-story building on that spot, you'd have been shot down day one. We wouldn't be having this conversation. The fact that we're here means that we've got some flexibility. It's a rule but we can work around that rule if we need to. My first question is why do we have that rule?

Ms. Gorman responded it's in a non-conforming code section. When legal non-conforming structures are damaged or demolished beyond a certain point, the intent of the code is when they're reconstructed for them to meet our current code requirements.

Commissioner Paul replied OK, because I'm looking at it saying of the purpose of that is aesthetics, most of those houses don't have brick on the side so this isn't something that's going to stand out and people are going to drive by thinking, "where's the brick, everybody else has it". In fact, most of them don't. If it's a structural reason or a safety reason, that's different. You're going to rebuild this house but you're not going to rebuild it with 1960's electrical code. This is all going to be new, whatever that cost you're going to have to pay but it's all going to be new. Ms. Glockler, you pointed out a case, I'm not a lawyer, so when you point out a case study, I'm looking at this saying, "if you say so". We have a lawyer here, what is it?

Ms. Glockler responded I do have the case law in case Ms. Skrodzki would like to read it. You were referring to the Goslin v. Zoning Bd. Of Appeals & Asbach v. Zoning Bd. Of Appeals. The way the codes are written state that financial hardships can't be the only hardship; however, per those cases this only applies when a buyer purchases a house knowing what those zoning ordinances are and this isn't the case here, they lived there for 28-plus years. For Dunlap, since Orland Park is a home rule municipality, they are not required to follow the hardship requirements. That's the short of it.

Commissioner Paul asked Ms. Skrodzki, does that sound right to you?

Ms. Skrodzki responded I agree with the general proposition that Orland is a home rule community and can derogate from its code. The Board has the legislative power to derogate from its code if it wants to. You could recommend the granting of this variance, and the Board could grant this variance. I'm in agreement that there's nothing that's completely a hard and fast rule that says this variance should not be considered or could not be granted. I think the financial hardship question is a little bit different. I don't think the case is straight on the case that she's referring is not necessarily a design standard case and the design variance is not of a typical kind. When you see a zoning variance, what you normally see is conditions on a lot that would require the variance because the variance runs with the land, runs with the lot. I don't disagree with the way this attorney has presented the existence of the case law and the applicable case law.

I don't necessarily think it completely favors one side or the other. I do think it allows you to have the discretion to make the decision.

Ms. Glockler replied thank you counsel.

Commissioner Paul asked, is the primary reason for this the \$35,000, give or take, that it would cost to do it according to the current code?

Ms. Glockler responded my clients are up against a real time constraint at this point, so the quicker that we can get building done, the quicker they can reoccupy the property. The time constraint is a huge issue right now. (refer to audio)

Commissioner Paul replied the first part about the foot and half, I agree with. That's kind of a no-brainer. I appreciate your comments and hearing the different sides to this. I'm inclined to go with Commissioner Zaatar and Commissioner Nugent in approving both. The other thing is the letters we got from the neighbors. You don't always consider that but it's their neighborhood. If they're cool with it. (refer to audio)

Ms. Glockler added it won't alter the aesthetics of the neighborhood. We showed nine different pictures of the houses.

Commissioner Paul stated that's all I have Mr. Chairman.

Commissioner Nugent added, I went through the experience of subdividing my old farmhouse which had structural brick issues, and the Village denied me. I had to research and something I know and can share today. (refer to audio)

Vice Chairman Schussler stated I like face brick; however, I think we have an obligation to be reasonable and all they're asking is to rebuild the house after a total destruction to something that matches the rest of the neighborhood. I think that's very reasonable, and I think we need to be reasonable. For every rule there's always an exception. This is a case where the exception would apply. It sounds like the consensus of the Commission is to go with option number two [approving both variance requests] of our recommended motions. If that's the case, then I would entertain a motion.

Commissioner Zomparelli asked do you need a unanimous vote for them to move forward?

Vice Chairman Schussler responded no.

Ms. Gorman added tonight you are able to have final approval of the first variance request, the setback variance; the second request about the design standards, the brick, that you'll be recommending approval or denial and that will go to the Board of Trustees. For the second one, if there is not a unanimous vote, it's my

understanding it would go to the Committee of the Whole before proceeding to the Board.

Ms. Skrodzki added it will be the same night.

Commissioner Zomparelli stated if it seems like it's moving forward, and I'd hate to throw a wrench in it. Go ahead, move forward.

A motion was made by Member Paul, seconded by Member Zaatar, that this matter [Option Number Two] be APPROVED. The motion carried by the following vote:

Aye: 5 - Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 2 - Chairman Parisi and Member Sanchez

CLOSE PUBLIC HEARING

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

Aye: 5 - Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 2 - Chairman Parisi and Member Sanchez

OPEN PUBLIC HEARING

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

Aye: 5 - Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 2 - Chairman Parisi and Member Sanchez

2025-0011 Doogan Park Redevelopment Special Use - 14700-14760 Park Lane

Director of Recreation and Parks Ray Piattoni stated he'd like to thank the Board for the opportunity to present this project. With me tonight are two members of Christopher Burke Engineering, Daniel Dem, Civil Engineer, and Doug Gotham, Landscape Architect. Mr. Piattoni discussed the existing conditions, site plan, potential changes to site plan, layout of pickleball, tennis courts, restrooms, shelters, and athletic fields, parking lots, playground pavilion, playground, basketball court, the lighting plan, and tree inventory and removal/landscape plan. (refer to audio)

Ms. Gorman respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Ms. Gorman stated Mr. Piattoni did a great job of summarizing what this project entails. I'll get into the details of the zoning entitlements that are required for a project like this. This project includes a rezoning, a special use permit for recreational facility lighting with a modification from the Land Development Code, a variance, a site plan, and a landscape plan approval. The subject property is located at 14700 and 14760 Park Lane. It's located within both the R-3 Residential District and the OS Open Space District. Under the comprehensive plan, the location falls under the Orland Grove Planning District with a land use designation of Open Space Parks and Recreation and Community and Institutional. (refer to audio)

Ms. Gorman stated staff recommends the Plan Commission approve a rezoning of four of the seven parcels from R-3 Residential to OS Open Space, a Special Use Permit for Recreational Facility Lighting with a Modification from the Land Development Code, a Variance from Section 6-406.A.2 of the Land Development Code to eliminate the requirement to install a public sidewalk along a local street with a quarter-mile radius of a park, and a site plan and landscape plan prepared by Christopher B. Burke Engineering.

[Members of the Public]

Orland Park resident Tom Hallett at 1450 Westwood Drive stated for the record I am a pickleball player and very much a proponent of pickleball. That being said, some of my comments might seem a bit negative to the pickleball side. What's going to happen is if any of you are familiar with Hecht Park in Mokena, they have six or seven courts and every morning, you'll get 50/60 people there every day of the week during the summer. It's great, it's wonderful, now we're going to have 10 courts. We're going to have people coming from all over and you're going to need every one of those parking spaces. My guess is, just from talking to people at the park, the neighbors on the east side of the park are oblivious to what's going on. They shouldn't be, they should be here, they should have been at other meetings, and they weren't. You're going to get pushback because of the number of people who come but especially at night with lights. I would put a 9:00 deadline on it every night and not go any further. We need to keep it quiet after a certain period or you're going to have all sorts of complaints. I have a couple of questions about the flooding. You mentioned the northwest side, but you didn't say how it was going to be dealt with. The flooding there is terrible and the middle of the soccer field. Make sure there is an asphalt pathway at the entrance of the pickleball courts. (refer to audio)

Orland Park resident Penny Niedoborski at 14822 West Avenue stated living on West Avenue right now, I have nine ball fields across the street from me. That's 18

teams that come in every hour, Friday evening, Saturday and Sunday from now until October. You're telling me you're going to add 10 courts in the back of my neighborhood which is going to be even more cars coming in. There's nobody guiding these people. They drive around, U-turns, this and that. It's horrible in the morning I hear the aluminum bats starting at a quarter to seven in the morning. You're going to hear pickleball balls being hit all day long. Why do you have to have the courts at night? Maybe stop it when it's dark, have some quiet time for us in the neighborhood. We have none. It's crazy. I don't know what else I can add to it...fewer courts, make it for the neighborhood instead of trying to draw outside people in because that's what 10 courts will do.

Ms. Skrodzki swore in Orland Park resident David Mandenberg at 10055 Holly Court. This is our neighborhood park. We've been in our home for 25 years and we love it here. We use it every day, all the time. We've seen the park go through a lot of transitions with the library and then the library is gone. Then we had the recreational building and there's been transitions with traffic and different things. Sometimes there's more traffic, sometimes less. Has there been a traffic study done? Do we know looking at this how much traffic we're going to get, that's additional to what we have now and what impact that's going to be? What are the hours of the pickleball courts? We're talking about going into the evening. Is it going to go 10/11:00 at night? The lighting part of it is another issue. You have to have the security lighting to make sure the park is secure. We're there at night and in the mornings. We see coyotes running through there all the time. I want to keep the frisbee golf. It's the lower section of that plan that doesn't address that hill where the settling pond was. Those are the questions I have. I'm for the development of the park. (refer to audio)

Vice Chairman Schussler asked Mr. Piattoni to answer the two questions regarding whether there will be enough parking with the 10 pickleball courts and the hours of pickleball and the lights.

Mr. Piattoni responded we think there's enough parking. The play for 10 courts would potentially be 40 people at a time with another 40 waiting to play, that would be 80 total people, 80 total cars. We meet that requirement. The use of the lights at night, we've thought about the same thing. We haven't gotten far enough to engage our Recreation Advisory Board. We do recognize that we do need to set hours for the park, both opening hours and closing hours. We don't want to be bad neighbors in the neighborhood. We want to use the park responsibly and be a good neighbor, we just haven't got that far because we're trying to get the project approved. Once we get it approved, we'll start talking about how the park will be used and programmed.

Vice Chairman Schussler asked Mr. Piattoni what do you anticipate would be the latest hour you might have before it closes?

Mr. Piattoni responded technically by code, the ordinance states that parks with

lights could operate until 10:30 and must be extinguished by 10:45. In our informal conversations, we don't think that's reasonable, and we were thinking more around 9:00, potentially open at 8:00 and running until 9:00. One of the things we did at Schussler Park, that we recently opened, that field is open all day but we set hours and gained approval with the Board. That park opens at 7:00 a.m. and closes at sunset year-round, unless it's scheduled for play and then the lights are on. This is a little bit different. If we were to have a tournament it might run a bit later, but I don't anticipate tournaments running at night. We would take it to the Recreation Advisory Board, get their approval and then take it to the Board for formal approval. (refer to audio)

Vice Chairman Schussler repeated you said it would open at 9 in the morning until what time?

Mr. Piattoni replied I think it would probably be 8:00.

Vice Chairman Schussler responded 9:00 to 8:00.

Mr. Piattoni responded yes, when you think about the summer it starts to heat up pretty fast. I think that 8:00 timeslot would be a valuable timeslot where it hasn't quite gotten hot.

Commissioner Zomparelli stated I've seen people there earlier.

Mr. Piattoni added they would be in there early if you let them.

Commissioner Zomparelli stated they get there early, I mean, 7:30 works. There's only one pickleball court and then two tennis courts but there's a big group there every Saturday.

Mr. Piattoni added if you open at 6, they'll be people there at 6.

Vice Chairman Schussler asked is there going to be any effect on the south end of the park, specifically where frisbee golf is? I think you said no.

Mr. Piattoni responded no, there's no impact to the trees or frisbee golf.

Vice Chairman Schussler stated flooding was a big question. You specifically mentioned the northwest corner, but somebody mentioned the soccer field. I've had occasions to be in that park many times over the last 40 years and when it rains pretty good that park is usually unusable for a couple of days, and if it rains really hard it can be a week. It's not just the northwest corner, it's the whole north end from that path that comes up from the pedestrian underpass to the parking lot that runs from east to west. Anything north of there is soggy after it rains. What's being done to address that issue?

Daniel Dem from Christopher Burke Engineering responded the current site layout has drainage that goes under and out west to the detention pond that's across the tracks. That sewer is currently inundated with sediment so there's blockage there. Part of the flooding may be due to that. We are proposing a detention pond that could handle it. At the southwest corner there's a detention pond. We have graded the whole site so that everything kind of flows down towards that pond. There's an inlet to that pond or an outlet depending on how you're looking at it that eventually flows through a pipe and out to the detention pond that's on the other side of the tracks. The whole site is supposed to drain out through there.

Vice Chairman Schussler asked is that new detention pond going to be north of the existing pedestrian path?

Mr. Dem responded the detention pond is just southwest of the soccer field and west of the baseball field. It'll be north of the path that kind of swings around. Just to the right of that pedestrian underpass.

Vice Chairman Schussler replied so you're not really proposing any development south of that pedestrian path?

Mr. Dem responded correct, nothing.

Vice Chairman Schussler stated and that's where the old sanitary district settling pond is to the south of that path.

Mr. Dem replied no, it's to the north of it. It is where the detention pond is proposed and a little bit of the soccer field. [Pointing to the screen.] It's under where the green line is, offscreen where the frisbee golf is and the hill. We'd be north of that.

Vice Chairman Schussler added I think the old settling pond is under that hill you were talking about being the sledding hill.

Mr. Dem responded, it's both. The aerial images and the information that we were able to get say that it was mostly on the southwest corner of the site. It's hard to figure out where it was.

Vice Chairman Schussler stated I gave Mr. Piattoni the name of the Village engineer who retired about 15 years ago.

Mr. Dem added if he was here in the 70's that would be a good resource.

Vice Chairman Schussler responded yes, he was here in the 70's and his name is Andy Bosma. You might want to contact him. He still lives in town, and he can probably give you a lot of information about when that facility was decommissioned, what was done to decommission it, and what's underneath the

ground.

Mr. Dem replied we've done geotechnical investigations mostly for pollutants. That site's pretty clean. We don't have any information that indicates anything is still buried under there. We've reached out to MWRD (Metropolitan Water Reclamation District) who owned the facility, they don't have any information on that says one way or another, so we are going to assume that everything is clear on site and if not, we have to deal with it.

Mr. Piattoni added I can see on a Google Earth image, Chairman Schussler you mentioned there was a circle from the old site. I can see that on the image, and it is south of that sidewalk so that means it'll be south of that detention pond.

Vice Chairman Schussler responded I think that circle is the old settling pond where they allowed the sewage to settle. You're going to have to do some research and otherwise you may discover some things you're not aware of when you start digging.

Mr. Dem replied we're looking everywhere we can.

Vice Chairman Schussler stated you think with the changes you're making with regard to the drainage will solve the existing problems.

Mr. Dem responded the whole site is being regraded and should be addressed, yes.

[Commissioners]

Commissioner Zaatar stated I think you should take the last comment a little more seriously and not just wait until construction time. If we can call one more phone number to get some information, why not, right? One engineer to another. I have a few questions. Sometimes these meetings make me antsy to say the least because I read what we're approving and what ends up being talked about is a whole different subject in a different forum. We're approving changing the zoning from R-1 [sic], which is owned by the Village, to Open Space which is what we want our parks to be zoned at. We want to do a special use permit for lighting. We know that all these larger parks lately we've been doing some sort of theme or special activity. We did the soccer field, we're doing this one. We're going to get some lights. I think the operational questions are valid. I think we need to set rules but we're probably going to allow lights. We're being asked to approve a variance for elimination of a requirement on a sidewalk. I'm sure the designers know what they're doing there. The last one is a big one, do we accept the plans. This isn't really the parks commission. Usually when you design a park and we're in the business of public service, you have a parks commission. Did everyone get notices to go to the meeting to provide their input? (refer to audio)

Mr. Piattoni responded yes, we did. We had public engagement meetings at the Cultural Center. We notified all the residents that live, I don't remember the number of feet, from the park. Many of the gentlemen were here in attendance. We had probably 40 people in attendance. We presented the concept and the concept that they saw is really not any different than what we're presenting today. It looks a little different because CBBEL put their rendering into it. The overall plan with the pickleball courts and the sledding hill is all the same. They helped us apply for the OSLAD grant. What you see today is what was presented to the state to receive that OSLAD grant and that's why we would have to go to them for permission to remove two elements.

Commissioner Zaatar replied that's my main question. That helps me a lot because we've seen people come in and complain about the little picnic coverings at the park when they got notified at their houses and we're like it's just a little picnic covering. We saw people complain about the football field turf, the sledding hill and the parking and I always think in the back of my head, are we doing enough to notify people during the time period when it really matters to give your input before we pay a really well-known expensive engineering company to full-blown give us the drawings on everything we already asked for. I just want to make sure we're doing everything we can to get people involved. Thank you guys for your efforts. I appreciate the presentation. (refer to audio)

Commissioner Paul stated most of the questions I had were answered. I was concerned about the length of time that the lights would be on. It sounds like you've answered that. I imagine that before this gets a final vote by the Board, those questions will be answered for sure.

Mr. Piattoni responded this is going to the Board Monday the 24th [sic].

Commissioner Paul continued at some point we have to outline somewhere we don't want to say 9:00 and then when the park opens, we're going to keep it open until 11 or 12. Whatever we agreed to by the time it gets to the full Board that's what it should be. It sounds like residents were at least given the opportunity to participate. I don't know who did, I'm not on the parks commission but it sounds like we had some input. If you buy a house across from a park, one of two things it's going to be a park that may change from time to time or it's going to be a subdivision. I think most people that buy a house near a park would prefer to see a park stay there and that's what they're doing. I'm good with what we've talked about here and I have no problem with it.

Commissioner Nugent stated you talked about some of the things that I had but I felt like you raised more questions than I answered. One good comparison which came up a little bit today, we didn't say the name, but we're following the design pattern of Schussler Park. Fairway is a fairly large neighborhood, they picked the lowest spot where it was naturally draining, which is Schussler Park. Back then, I think we didn't start until 1978, parks were detention, retention, and water. I don't

know that I fully understand the MWRD impact of what was down in there, but my kids are 23 and 25 and between their sports and the old library, I know that this holds water. At Schussler we have state-of-the-art engineering with underground water storage, and we all know why this park is where it is. I don't think I got sold on the idea that the new detention pond is handling all the water. It's obviously detention or it's retention because it's connecting to the other side by Brown Park, right? Have we understood the capacity of we're going to correct what was done in 1969, collect the water properly, not have anything flood. There's no reason for the soccer or baseball field to ever be flooded anymore because we're not doing that standard. Are we collecting the water to 2025 standards and slowly emitting it to the other side, on the west side by Brown Park?

Mr. Piattoni responded, I will turn to CBBEL for part of it, but I'll do a quick introduction, so why we are doing a level of storm water mitigation, there is only so much we can do financially. Schussler Park has storm traps. It was very costly. The goal of this park is to improve the park, but the primary element is the pickleball courts and Orland Park has one dedicated pickleball court. The impetus of this park that drives it is the pickleball courts. The soccer field is not a great soccer field, so it gives us the opportunity to improve it. We know all our grass turfs suffer in the rain. (refer to audio)

Commissioner Nugent replied we don't currently technically have a true detention or retention, so this actually is an improvement, correct?

Mr. Piattoni responded correct.

Commissioner Nugent asked and it's all going to release to the west? We're going to collect and then release to the west, right?

Mr. Dem replied right, correct. We have about two and a half acre feet, something like 4,000 cubic yards of detention in that pond. This is the current standard for MWRD which is who we are going to be permitted through. Through the watershed management ordinance this is the new standard. This is currently up to date which I would say is stricter than neighboring areas. This is new detention that's kind of attached to old detention and we are attenuating that flow with this dry flow pond.

Commissioner Nugent asked the west side can handle the additional capacity of a more efficient flow?

Mr. Dem responded yes. It's been sized in our storm water report which we've submitted to MWRD for permit.

Commissioner Nugent replied the connection to Brown Park, nothing's changing there? We're going to have a path...I can live by his house on Westwood and still to a walk and circulate, right?

Mr. Piattoni responded right, we don't change any of the pathways between this park and Brown Park.

Commissioner Nugent asked but we have a circular path of some sort?

Mr. Piattoni replied if you go to the conceptual image, it should show there, so you can see the pathways there.

Commissioner Nugent asked in front of the railroad tracks is a path?

Mr. Piattoni responded correct.

Commissioner Nugent continued that was one of my questions on the lighting. If he can see the lights on Westwood Drive to the north and west, is it going to affect the commuter trains having this new intense lighting at the train level?

Mr. Piattoni replied I don't think so. I think at least the illumination plans that I saw put the court lighting right on the court, so I don't think it'll bleed that far to the south. I don't know if Dan or Doug has a different opinion.

Commissioner Nugent stated a reason why the pickleball site was chosen here, at one point there was a library and there was a rec center, so it already had intense traffic, nothing against you this came up at Schussler, but it already was meant to be a capacity center?

Mr. Piattoni responded correct.

Commissioner Nugent continued so the fact that it's had a tone down because the buildings are gone, it's going back to its maximum traffic but that doesn't mean that the baseball and football people that are across West should be causing traffic into the neighborhood. That's it, I'm good.

Commissioner Zomparelli stated you guys pretty much covered everything I wanted to ask. I guess at one point the library was there, so yes, there was a lot of traffic. It hasn't been used for a while. I think this is great. I love it. I think this park is way overdue for some improvements. They were digging a big hole right alongside that basketball court last summer. Did they finish that up?

Mr. Piattoni responded I think that was part of the sewer plan there.

Commissioner Zomparelli added that was a deep hole.

Mr. Dem replied that was a sewer improvement that I had not personally worked on but that is part of the adjacent park north of the tennis court.

Commissioner Zomparelli asked that's stormwater?

Mr. Dem responded stormwater only, yes, correct.

Commissioner Zomparelli stated that should have made a pretty big improvement, right?

Mr. Dem replied yes, but that wasn't directly for the park. That was related to regional stormwater.

Commissioner Zomparelli stated OK, because I knew that was going on. Are we done? Is that finished?

Mr. Piattoni responded it's a Public Works project. I don't know.

Mr. Dem added it's all sealed up. I believe it's wrapping up.

Commissioner Zomparelli stated good, because I was playing pickleball there and noticed some kids throwing their basketballs over that fence and they were going into that hole. I've played pickleball there, probably 8:00 at night in the summer until we had no light. I could see going a little past 9/9:30 but I'd have to say if I lived along Park Avenue there would be an issue. My question is, if you have 40 people playing pickleball, which we're going to have, and 40 people waiting, where are all the cars for soccer or anything else going to park?

Mr. Piattoni responded the south parking lot should absorb some of that.

Commissioner Zomparelli asked we have 137 total, correct?

Mr. Piattoni replied 137 to 42, I think in the south parking lot. It will be tight, we're trying to avoid street parking. The baseball field, we don't anticipate heavy use and the soccer field, St. Mike's will be there for their practices. We will use it for soccer as much as we can.

Commissioner Zomparelli stated I was at that park a lot last summer and I was blown away by the activity. It is just bursting with all different activities, the frisbee golf. It's just a well-used park. How big are these bathrooms?

Mr. Piattoni responded there's two restrooms in the building just to the east of the pickleball courts.

Commissioner Zomparelli asked just two?

Mr. Piattoni replied two permanent.

Commissioner Zomparelli asked how many stalls? Just one stall in each?

Mr. Piattoni responded one stall in each.

Commissioner Zomparelli asked is that enough?

Mr. Piattoni replied it depends who you ask. Yes and no. You have to take your turn. At Schussler we do have restrooms there as well and I think that's a much bigger complex. I think there's five in the men's and five in the women's and one family. These are individual unisex stalls.

Commissioner Zomparelli asked is it a big deal to add a couple more?

Mr. Piattoni responded it's costly. There will be a port-o-pottie on the south side for the soccer and baseball field.

Commissioner Zomparelli added which tends to burn a lot. I've seen that thing burn a few times.

Mr. Piattoni replied it does happen.

Commissioner Zomparelli stated I think we should really consider a couple more stalls in that bathroom. It doesn't make any sense to me. It's going to be an awesome place. It's going to be busy. We don't have anywhere to play pickleball in Orland. About the sidewalk, it runs along Park Avenue and then it stops by where the old Robert Davidson building is, and I understand why you can't because you have turf that goes up. What are we going to do with the people? They're just going to stand there? Do we put an arrow so they know to cross the street? A crosswalk maybe?

Mr. Piattoni responded part of that is to extend that sidewalk, it doesn't go anywhere so I think that's part of why we got rid of that.

Commissioner Zomparelli asked right in front of the Robert Davidson building, right?

Mr. Piattoni replied right. The parking lot feeds right into it.

Commissioner Zomparelli, pointing to a photo asked, what about a crosswalk here?

Mr. Piattoni responded we weren't going to do a crosswalk for a number of different reasons. Doug, do you want to touch base on that one?

Doug Gotham from Christopher Burke Engineering stated the reason is because we'd have to cut into the parkway across the way and make that ADA accessible as well.

Commissioner Zomparelli, pointing to the photo, right here?

Mr. Gotham replied yes, it cascades across. Yes, we can take a crosswalk across, we have to make that ADA and then we have to make the other side ADA as well. All those driveways curve along that area so it's like missing lights, missing driveways, missing signs and still achieving the ADA. It would be better not to touch it.

Commissioner Zomparelli stated I hate hearing that.

Commissioner Nugent added you can take the sidewalk down 147th and it ends at Park.

Mr. Gotham stated you're correct it comes down on the side there.

Commissioner Zomparelli responded we don't have a sidewalk on 147th, either side. It's terrible. Penny knows she lives there. I offered to put a sidewalk on the south side of 147th. (refer to audio)

Mr. Gotham stated that's another reason why we don't want to put it near that curve. It has to go further south.

Mr. Piattoni added we did take a look at that crosswalk, and we found it was a desire to have a crosswalk but the problem was all the driveways and then both sides had that curve and so we don't want to put pedestrians at risk by putting crosswalks on that curve. That's why we decided we would not do one.

Commissioner Zomparelli stated maybe you could closer to where the old library was and get further away from this curve. I think you should consider it. I think it's important. It's important to me. Who controls the lighting? Is it just automotive timers?

Mr. Piattoni responded it would be on timers.

Commissioner Zomparelli asked are we going to do a traffic study?

Ms. Gorman replied it's not required for this project.

Commissioner Zomparelli stated 10 pickleball courts is pretty impressive. I love it. I am concerned with all the people coming in from the other towns. What do we do about that? I don't want people to get on.

Mr. Piattoni responded I don't know if you can. Parks are public parks. I suppose it depends on how the use is and with our Board's guidance and approval would set resident hours and open hours. It would be something we'd have to toss around

and make sure legal reviewed it. In the use of our parks, we can't disclude non-residents. We look at our pool, we have been challenged with non-residents. It would be something we would have to talk about.

Commissioner Zomparelli stated I'm just spit balling here. It's going to get crowded. Couldn't you charge for it? Go online and charge but give residents a better rate like we do at the pool.

Mr. Piattoni replied it would be tough to charge. Nothing is impossible but it would mean we would have to then staff it and monitor it.

Commissioner Zomparelli stated if you just did it online where you observe the court but that's just something down the road. I have a feeling it's going to get really crowded.

Mr. Piattoni responded it should be popular.

Commissioner Zomparelli replied that's all. Thank you for your time. By the way, when, if all this goes with the Board, will you start?

Mr. Piattoni stated we're hoping to issue bid documents sometime in April and then after we have all the permitting and everything's approved, we hope to break ground this summer. The OSLAD grant requires the project to be done by March 31, because we're starting a little bit late, we may request an extension depending on how the project goes.

Commissioner Zomparelli asked March 31?

Mr. Piattoni replied 2026.

Vice Chairman Schussler I think the two major issues are flooding of the existing park and what's going to be the park hours because of the pickleball, is the baseball field and the soccer field going to be lighted? When I say lighted, I mean lighted to the effect that they can be used after hours.

Mr. Piattoni responded no, the soccer field currently has three lights. Those lights will stay there. St. Mike's uses those lights for football practice.

Vice Chairman Schussler asked those are like security lights?

Mr. Piattoni replied those are field lights. St. Mike's is the only one that uses them. There's sufficient lighting to do regular recreational play for soccer like we do at Centennial Park.

Vice Chairman Schussler stated it's like in between, it's more than security or less than optimal for play.

Mr. Piattoni responded yes.

Vice Chairman Schussler stated with regard to the flooding, I'm a little bit troubled by your answer that we're not doing that much to solve the flooding in the existing park because this is just a project to renovate the north part of it. I think that since you're spending the money to do this, you should solve the flooding problem once and for all. I guess we can rely on MWRD standards to say that if you meet those standards, you will solve the existing flooding problem. Is that a safe assumption?

Mr. Dem replied yes, the current detention is sized per MWRD WMO (Water Management Ordinance).

Vice Chairman Schussler asked will the pipe underneath the tracks be large enough to address the issue in Doogan Park?

Mr. Dem responded there will be some attenuation, that's what the detention pond is for. We're going to hold back some water before we just dump it straight in; otherwise, we just put it straight into the pond west of the track. The pipe is currently sized, and the detention is sized to hold off enough water in a specific storm event to hold it in the detention pond and release it in a slower manner.

Vice Chairman Schussler stated I'm confident this won't cause any flooding on the west side because 20 years ago your company was involved in a major project to eliminate flooding in Brown Park which involved constructing a huge sewer down Westwood Drive and Raney's Lane. The water ends up in the forest reserve north of 143rd Street, correct?

Mr. Dem replied I am not aware of that.

Vice Chairman Schussler responded I was on the Board and your company got a lot of money to do that project. If you can get it into Brown, it's going to eventually end up north of 143rd Street in the forest preserve.

Mr. Dem stated we have outlined it so that we are not negatively impacting the site. It's outlined in the storm water report.

Vice Chairman Schussler replied I think the major issues for the future if we can address it now, we'll solve a problem, is not having things going on too late, mainly pickleball, that will cause the neighborhood consternation. What I'm going to suggest is that we adopt the recommended motion here which would allow the project to move forward without an issue but we have an additional recommendation to the Village Board, strictly recommendation that the hours not extend beyond 8:00 p.m. for pickleball to satisfy the problems that are going to crop up in the neighborhood if they do extend beyond that time.

Commissioner Zomparelli asked can you reconsider 9?

Vice Chairman Schussler asked Mr. Piattoni, you said you're going to open at 9 and close at 8, right?

Mr. Piattoni responded we were thinking 8 [a.m.] to 9 [p.m.], but we do want to bring it in front of our Rec Advisory Board to get their input as well.

Commissioner Zomparelli stated be flexible on 8 or 9.

Vice Chairman Schussler explained I'm going to make the motion. I'm going to word it as a recommendation. The Board will also consider whatever input you get from the Rec Advisory Board, and they'll do what they want to do. I want to get it before them so it's on their mind.

Commissioner Zomparelli asked can you add something to that motion? Maybe reconsider a couple of extra stalls in that bathroom. I think two stalls are silly for 100 people playing pickleball.

Vice Chairman Schussler responded sure, we'll blow Ray's budget up.

Regarding Case Number 2025-0011, also known as Doogan Park Redevelopment Project, I move to approve the Plan Commission Recommended Action for this case;

AND

I move to adopt Ordinance 6003, entitled: ORDINANCE GRANTING A SPECIAL USE FOR RECREATIONAL FACILITY LIGHTING AND A VARIANCE FOR SIDEWALK INSTALLATION (DOOGAN PARK- 14700-14760 PARK LANE).

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

Aye: 5 - Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 2 - Chairman Parisi and Member Sanchez

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SIDEWALK INSTALLATION (DOOGAN PARK- 14700-14760 PARK LANE).

A motion was made by Member Schussler, seconded by Member Zomparelli, that this matter be APPROVED WITH CONSIDERATION OF IMPOSING HOURS OF 8:00 A.M. TO 9:00 P.M AND ADDING ADDITIONAL STALLS TO WASHROOMS. The motion carried by the following vote:

Aye: 5 - Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 2 - Chairman Parisi and Member Sanchez

CLOSE PUBLIC HEARING

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

Aye: 5 - Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 2 - Chairman Parisi and Member Sanchez

OTHER BUSINESS

2025-0317 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 8:55 p.m.

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

Aye: 5 - Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 2 - Chairman Parisi and Member Sanchez