

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Wednesday, September 4, 2024

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*

CALLED TO ORDER/ROLL CALL

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

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

Absent: 1 - Member Zaatar

APPROVAL OF MINUTES**2024-0688 Minutes for the August 20, 2024 Plan Commission Meeting**

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

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

Nay: 0

Absent: 1 - Member Zaatar

PUBLIC HEARINGS**NON-PUBLIC HEARINGS****OPEN NON-PUBLIC HEARING**

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

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

Nay: 0

Absent: 1 - Member Zaatar

2024-0613 Joseph Kobel - 9917-9915 143rd Street - Certificate of Appropriateness

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

Ms. Izguerra stated Petitioner Joseph Kobel is seeking approval of a Certificate of Appropriateness for minor work on a Landmark and Contributing Structure for his building which under the current zoning is Old Orland Historic District and served as Orland Park's first library. (refer to audio)

Ms. Izguerra stated the staff recommends the Plan Commission approve a

Certificate of Appropriateness for minor work on a Landmark and Contributing Structure.

[Petitioner]

Village Attorney Anne Skrodzki swore in Petitioner William Wolf.

Chairman Parisi asked Mr. Wolf what his relation was to the Petitioner.

Mr. Wolf stated he is the general on the job and will be supervising the job.

Chairman Parisi asked Mr. Wolf if he had any issues or questions with the staff's recommendation.

Mr. Wolf replied the roof has to be replaced anyway, it's old. We just want to change the roof to an off-black color that will match one of the colors in the building's brick. (refer to audio)

Chairman Parisi added we may ask you to come back up if any of the commissioners have any questions.

Mr. Wolf stated we're going to put a better roof that is 160 MPH wind-rated. (refer to audio)

[Members of the Public]

Chairman Parisi asked Ameen Alatabbe if he'd like to speak.

Mr. Alatabbe responded no.

[Commissioners]

Commissioner Sanchez asked if they'll be using one or both roof colors. (refer to audio)

Ms. Izguerra responded the existing swatch shown on the right and it's changing to the dual black swatch shown on the left.

Commissioner Sanchez replied that's what I thought you said, black. I have no other questions.

Commissioner Paul stated it looks fine and the roof's got to be replaced, so I don't have any problem with that.

Commissioner Zomparelli asked why black?

Mr. Wolf responded we wanted to go with a color that would be picked up on the brick color. There's black in the brick and it accents nicely.

Commissioner Zomparelli responded I was just curious. Good luck.

Mr. Wolf replied thank you.

Commissioner Schussler asked if Joseph Kobel was the owner.

Mr. Wolf responded one of the owners.

Commissioner Schussler asked if the roof suffered hail damage.

Mr. Wolf responded yes.

Commissioner Schussler stated that's all I have.

Commissioner Schussler added when he moved to town his son loved going to the building because it was the library.

Chairman Parisi stated I have no issues.

Regarding Case Number 2024-0613, also known as Joseph Kobel Tear off and Reroof, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated August 30, 2024;
And
Staff recommends that the Plan Commission approve a Certificate of Appropriateness.

PLAN COMMISSON RECOMMENDED ACTION/MOTION

Regarding Case Number 2024-0613, also known as Joseph Kobel Tear off and Re-roof, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

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

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

Nay: 0

Absent: 1 - Member Zaatar

CLOSE NON-PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Zaatar

OPEN NON-PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Zaatar

2024-0612 Village of Orland Park Village Hall Generator Fence - 14700 Ravinia Avenue - Certificate of Appropriateness

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

Ms. Izguerra stated the Village of Orland Park is seeking approval of a Certificate of Appropriateness for minor work on a landmark building. The Village installed a natural gas standby generator in the rear of the campus and screening is required and is being proposed through this petition per Section 6-209.G.1. (refer to audio)

Ms. Izguerra stated the staff recommends the Plan Commission approve a Certificate of Appropriateness for minor work on a Landmark.

Chairman Parisi stated while our approval is being sought, the project is up and completed already.

[Commissioners]

Chairman Parisi added it's a great fence, and we're putting the cart before the horse, but I have no comments.

Commissioner Schussler I'm the one that asked you to look.

Chairman Parisi replied I know you are, and I appreciate that very much.

Commissioner Schussler asked why an 8' fence? I seem to recollect there's an ordinance that limits the height to 6'.

Ms. Izguerra responded I believe the generator is taller, so in order to screen it, it had to be slightly larger.

Commissioner Schussler asked why are we getting this now since the fence was installed several weeks ago?

Why weren't we asked before the fence went up to approve it?

Assistant Development Services Director Carrie Haberstich responded, I believe they applied before it was installed, but it's since been installed.

Commissioner Schussler stated when he was an attorney, he had clients that would say they made a mistake in not getting a permit before they did the work. He added, I think it's incumbent upon the Village to follow its own ordinances when they expect the residents to follow the ordinances. (refer to audio)

Commissioner Schussler asked why the generator was put so close to the windows and added if I worked in Finance, I wouldn't be happy looking out the window to an 8'-high fence.

Ms. Izguerra responded I don't know it was determined by Public Works.

Commissioner Schussler stated, I'll yell at Public Works later. Is the fence for appearance to hide the generator, or for security, or both?

Ms. Izguerra replied I suppose both, but we're here for appearance, and the generator has to be screened from view per code.

Commissioner Schussler explained a situation when a disgruntled school employee damaged a generator with a coat hanger and added if the intent is also for security and it looks like there's a lock on it, but the lock could be gotten around by an elementary school kid with a screwdriver. I think they should put a substantial lock on it. I'd hope you pass that along because those generators are expensive, and it'd be good to secure it.

Ms. Izguerra replied I believe it is secured and within your packets we do have a specification sheet for the locks.

Commissioner Schussler responded it's appropriate to screen a generator. I have no problem with that. I understand you want it 8' high, that's good. But I'm going to vote no against it realizing it's going to pass anyway just so it goes to the Committee, and they can see that this was applied for several weeks after the

installation was not just in-progress but finished. It's done, it's there. That's all I have to say.

Ms. Izguerra stated I do want to mention that while the fence is already installed, staff always ensures that whatever projects, even if they are Village projects, we bring them through the entitlements process. We don't let anything slide because it's our project.

Commissioner Schussler added I'm not criticizing you for that, I just think the timing was inappropriate.

Chairman Parisi stated I have no problem with the appropriateness or the appearance.

Regarding Case Number 2024-0612, also known as Village of Orland Park Village Hall Generator Fence, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated August 30, 2024;

And

Staff recommends that the Plan Commission approve a Certificate of Appropriateness.

PLAN COMMISSION RECOMMENDED ACTION/MOTION

Regarding Case Number 2024-0612, also known as Village of Orland Park Village Hall Generator Fence, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

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

Aye: 5 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul and Chairman Zomparelli

Nay: 1 - Member Schussler

Absent: 1 - Member Zaatar

CLOSE NON-PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Zaatar

OTHER BUSINESS

Chairman Parisi asked Mr. Alatabbe if he had anything for this commission.

Mr. Alatabbe responded no.

Chairman Paris replied thank you for attending.

[Commissioners]

Commissioner Nugent commented on Petey's II being sold and talked about the piece next to Costco and asked if 16100 Ravinia is the far northeast corner. (refer to audio)

Ms. Haberstich responded 16100 is the current address of where Ravinia heads south past Costco and starts curving towards the east. It's at the dead-end on the south side.

Commissioner Nugent stated I know you guys are always on the ball but when is the Estate of Ravinia Meadows project coming? They closed on the property this summer.

Ms. Haberstich replied they have submitted a Development Petition so it's now in staff review.

Commissioner Nugent asked if Ravinia is ever going to connect from its original plan? Are we going to have a perception of how the Petey's Bungalow piece and the piece next to it are being developed?

Ms. Haberstich responded there's interest at the Petey's site as well. All of these interested parties are aware of that the comprehensive plan shows Ravinia would continue and connect.

Commissioner Nugent added there was a concern by the residents in the townhomes when the hotel was built, regarding a potential connection. (refer to audio)

Ms. Haberstich stated we've shared the vision that Ravinia would continue and then connect to 161st.

Commissioner Schussler added it's always been the plan for the last 15 to 20 years.

Commissioner Nugent stated but we didn't follow the plan at 142nd and John Humphrey Drive. If we eventually approve something here, this would be one time radius and notice might need to be reviewed more than what we currently allow. (refer to audio)

Ms. Skrodzki added there's no exception from the code requirements. We can always notice more people than is required but there's no special circumstance notice requirement.

Commissioner Nugent responded it's a big deal. (refer to audio)

Ms. Skrodzki replied I think that's what the posting and the publication requirements sort of try to, I mean there are direct mail requirements for a radius but the site is also posted with information of a meeting for at least 15 days as well as publication in the newspaper at least 15 days. They're hoping that along with any neighborhood interest, word of mouth, etc., that's how notice of these kinds of hearings gets out.

Commissioner Nugent stated I don't even know if I understand how all those pieces tie together, but you guys are going to overeducate us to the public. I just wanted to put that on the record. (refer to audio)

Commissioner Schussler asked if 15159 LaGrange Road was a shopping center.

Ms. Haberstich responded yes, where Steinhafels is. The owner is looking to create some outlots. (refer to audio)

Commissioner Schussler replied thank you.

2024-0687 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 7:24 p.m.

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

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

Nay: 0

Absent: 1 - Member Zaatar