

# **VILLAGE OF ORLAND PARK**

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



## **Meeting Minutes**

**Tuesday, April 16, 2019**

**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 (Audio 04:00)**

**Present:** 7 - Chairman Parisi; Member Aubin; Member Paul; Member Shalabi; Member Murphy; Vice Chairman Schussler, Member Zomparelli

**APPROVAL OF MINUTES (Audio 04:09)****2019-0032 Minutes of the April 2, 2019 Plan Commission Meeting**

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

**Aye:** 7 - Chairman Parisi, Member Aubin, Member Paul, Member Shalabi, Member Murphy, Vice Chairman Schussler and Member Zomparelli

**Nay:** 0

**PUBLIC HEARINGS****OPEN PUBLIC HEARING (Audio 04:36)**

Chairman Parisi motioned to open Public Hearing 2018-0619, seconded by Commissioner Aubin.

**A motion was made by Chairman Parisi, seconded by Member Aubin, that this matter be APPROVED**

**Aye:** 7 - Chairman Parisi, Member Aubin, Member Paul, Member Shalabi, Member Murphy, Vice Chairman Schussler and Member Zomparelli

**Nay:** 0

**2018-0619 Tommy's Car Wash - Development Petition for Site Plan, Landscape Plan, Elevations, Special Use Permit Amendment with Modifications**

Staff presented the project in accordance with written staff report dated April 16, 2019.

Chairman Parisi swore in attorney David Sosin, car wash consultant Zac Hamilton representing Tommy's Car Wash, and Andrew Uttan representing V3, who provided an overall of the proposed project, car wash operations, and samples of building materials.

Chairman Parisi swore in resident Carl Tallon, who lives in the subdivision to the north of Wolf Point Plaza. Mr. Tallon asked several questions about the proposed development and stated his concern about possible noise generated by the car wash. The Commissioners, staff, and representatives for the petitioner addressed Mr. Tallon's concerns and answered his specific questions. The property is not adjacent to residential properties and the car wash will be required to meet all Noise Control Regulations stated in the Village Code. The proposed hours of operation for the car wash will be 7am to 7pm. It was noted that the proposed car wash should generate less traffic and deliveries than for the CVS pharmacy

previously approved at the site.

Chairman Parisi polled the Commissioners for additional comments.

Regarding Case Number 2018-0619, also known as Tommy's Car Wash, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the staff report dated April 16, 2019.

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Preliminary Site Plan", prepared by V3 Companies, Sheet C1.0, dated August 31, 2018 and last revised April 1, 2019, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively.
3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Provide a cross access easement from Ziegler Drive to the cross access drives on the east property line.
5. The photometric plan shall comply with all lighting requirements per Section 6-315.

And

I move to recommend to the Village Board approval of the Elevations titled "Exterior Elevations", Sheet A201, dated July 27, 2018, and "Building and Wall Sections", Sheet A305, dated September 20, 2018, prepared by Progressive Architecture Engineering, PC, subject to the following conditions:

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Meet all final engineering and building code requirements.

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan, titled "Landscape Plan", Sheet L.1-0, L-2.0, L-3.0, dated February 12, 2019, and "Wall Elevation", Sheet LSK-1, dated February 8, 2019, prepared by Daniel Weinbach & Partners, Ltd., with the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.

And

I move to recommend to the Village Board approval of a Special Use Permit Amendment for Wolf Point Plaza Planned Development to allow for the construction and operation of Tommy's Car Wash, a car wash in the BIZ General Business District, subject to the same conditions as outlined in the Preliminary Site Plan motion and the following conditions:

1. Meet all Noise Control Regulations set forth in the Title 6, Chapter 4 of the Village Code.

Modifications to the Special Use Permit include:

1. A modification to locate drive-through lanes in the setback areas between the building façade and the street (Section 6-207.F.4)
2. A modification to increase the number of drive-through lanes between the building façade and the street from one (1) lane with a maximum width of fourteen (14) feet to three (3) lanes with a combined width of thirty-six and one-half (36.5) feet (Section 6-207.F.4)
3. A modification to Section 6-306.B to increase the number of parking spaces from two (2) spaces to twenty-two (22) spaces (Section 6-306.B)

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

**Aye:** 7 - Chairman Parisi, Member Aubin, Member Paul, Member Shalabi, Member Murphy, Vice Chairman Schussler and Member Zomparelli

**Nay:** 0

## **CLOSE PUBLIC HEARING (Audio 58:55)**

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

**Aye:** 7 - Chairman Parisi, Member Aubin, Member Paul, Member Shalabi, Member Murphy, Vice Chairman Schussler and Member Zomparelli

**Nay:** 0

## **NON-PUBLIC HEARINGS**

## **OTHER BUSINESS**

**2019-0003    Solar Panel Installation - 88 Silo Ridge Road West**

This item is withdrawn and no motion is required.

**2019-0142    Memo: New Petitions & Appearance Review**

**NON-SCHEDULED CITIZENS & VISITORS**

**ADJOURNMENT (Audio 59:21)**

Chairman Parisi motions and Commissioner Schussler seconds to adjourn the meeting at 7:56pm.

**ADJOURNED**

Respectfully submitted,  
Janice Bodinet  
Recording Secretary