

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Wednesday, September 2, 2020

6:00 PM

Special Meeting

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

*Commissioners: John J. Paul, Laura Murphy, Patrick Zomparelli, Yousef Zaatar
and Daniel Sanchez*

CALLED TO ORDER/ROLL CALL (Audio: 1:57)

Present: 7 - Chairman Parisi; Vice Chairman Schussler; Member Paul; Member Murphy; Member Zomparelli; Member Zaatar, Member Sanchez

APPROVAL OF MINUTES**2020-0593 Minutes of August 18, 2020 Plan Commission Meeting**

Commissioner Zaatar was not present for the approval of the August 18, 2020 Minutes. He arrived at 6:04 p.m.

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

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

Nay: 0

Abstain: 1 - Member Murphy

Absent: 1 - Member Zaatar

PUBLIC HEARINGS**OPEN PUBLIC HEARING**

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

Aye: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

2020-0216 Orland Fire Protection District Training Facility - Development Petition for Site Plan, Elevations, Landscape Plan, Special Use Permit Amendment with Modifications

Staff presentation was given by Bethany Salmon in accordance with the written report dated September 2, 2020. Ed Lelo and Sean Marquez were also present.

The Commission, the petitioner, and staff attended the public hearing.

Chairman Parisi swore in Members of the Orland Fire Protection District which included Chief Michael Schofield, Operations Chief David Piper, Deputy Chief Nick Cinquepalmi and Lieutenant Mike Siefert. Lauren Kucinski of Knight Engineering was also present.

Chairman Parisi questioned staff if the Responses to Special Use Standards had

been reviewed. Bethany Salmon indicated that they had indeed been reviewed and were acceptable.

Chief Schofield indicated that he has been with the Orland Fire Protection District since 1977 and introduced Operations Chief Dave Piper. Chief Piper provided an overview of the different operations on site and how training props are used to provide training accreditation for emergency responders. He explained the classes provided on site typically include 15 to 36 students. The proposed driving training pad and strip mall prop will provide Orland Fire Protection District staff as well as other local emergency responders in the region with better access to training. The largest training facility site is located in Champaign, Illinois, which requires staff to travel down state to obtain certificate credits. The proposed improvements are being funded through both state and federal grants.

Operations Chief Dave Piper explained that the proposed metal shipping containers are a safe, cost-effective solution and can be easily switched out and moved on site to provide realistic training to ensure preparedness when responding to emergencies in town.

Commissioner Sanchez asked if the metal shipping containers last as long and if there are any safety concerns. Operations Chief David Piper explained that there are no safety concerns due to the fact that they are replaceable once they start to degrade. Furthermore, the ones that are on the current site have been there for over ten years.

Commissioner Zomparelli asked how many participants show up for training. Operations Chief David Piper explained that the training is secured by grant funding and that typically the class size is between 15 and 36 students and a handful of instructors depending on the class size. He also explained that the training facility provides all the necessary equipment on site for the training exercises and thus, allowing all active equipment to remain in service on the street.

Commissioner Paul asked if there were fires in the building. Operations Chief David Piper clarified that there are fires in the shipping containers. He further explained that it isn't a large volume of fire but the heat volume and the smoke production is important for training emergency responders.

Commissioner Murphy indicated that the modifications seemed sensible and that it makes sense, as our community grows, to have these facilities available for training. She indicated that it will benefit our community.

Commissioner Zaatar asked how the existing vehicle maintenance building located in the center of the Training Facility site will be used after the new Maintenance Building is constructed at 10704 W. 163rd Place. The existing vehicle maintenance building was constructed in the 1980s, is outdated, and is not

equipped to adequately maintain their vehicle fleet. Operations Chief Dave Piper explained that the old vehicle maintenance building will be repurposed for storage.

Commissioner Schussler noted that there has been overflow parking on the existing grass area in the past and asked if the proposed 46 parking spaces will be enough to accommodate the Training Facility. Operations Chief Dave Piper noted that there will be additional room on site once equipment and vehicles are relocated inside the new Maintenance Building at 10704 W. 163rd Place. The old vehicle maintenance building will also be used for additional storage.

Several Commissioners asked about flooding issues in the area and if there are any concerns related to the proposed setbacks and design of the detention pond. Village staff explained that the proposed design will provide the required stormwater volume per Village requirements, which exceeds MWRD requirements, and will include additional volume compared to what it currently holds.

In the future, the Orland Fire Protection District intends to convert the existing dry pond into a wet pond and use it for water rescue and diver training, but they do not have funding available at this time. There was also a discussion on if unauthorized people can access the pond. The Orland Fire Protection District has not experienced issues with unauthorized people accessing the pond in the past and there is video surveillance on site.

Several Commissioners asked questions about the existing and proposed fencing on site. Fencing is not currently provided around the entire property. Commissioner Zaatar recommended that fencing be installed around the detention pond to ensure safety. There was also a discussion on Parcel 2, the strip of land adjacent to the railroad that is owned by Calvary Church. The Orland Fire Protection District has previously attempted to purchase the property, but the church did not want to sell it to them. It currently leases a portion of Parcel 2 from Calvary Church. Commissioner Schussler noted that a portion of the Training Facility site is visible from 108th Avenue and extra screening on Parcel 2 would benefit the development. Commissioner Schussler recommended that the Orland Fire Protection District work with Calvary Church to install extra landscaping or fencing on Parcel 2 to screen the site from 108th Avenue. Commissioner Schussler also recommended that the petitioner use the composite Trex fencing instead of the wood fencing for reducing maintenance costs over time and for long term durability. Operations Chief Dave Piper stated that the grant funding and project budget will determine which type of fence they will end up installing on site.

Chairman Parisi indicated that his questions had previously been answered and expressed his support.

Overall, the Plan Commission expressed support of the project and noted that the proposed improvements will benefit the community and surrounding area by

providing additional training options for emergency responders.

Regarding Case Number 2020-0216, also known as Orland Fire Protection District Training Facility, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated September 2, 2020.

And

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Preliminary Site Plan" (Sheet C-1.0), prepared by Knight E/A, Inc., dated and last revised August 18, 2020, and the "Preliminary Engineering Plan" (Sheet C-2.0), the "Preliminary Engineering Detention Basin" (Sheet C-2.1), and the "Landscape - Gate Details" (Sheet LP-3.0), all prepared by Knight E/A, Inc., and all dated and last revised August 27, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the code requirements listed in Section 3-608.J.
3. Submit fence specifications to the Development Services Department for final approval prior to the issuance of a building permit. The proposed opaque, privacy fencing and gate shall have a height of eight (8) feet and shall meet all code requirements listed in Section 6-310. The gate must match the fence in terms of style, design, material, color and height.
4. All vehicles, equipment, training props, and outdoor storage must be maintained in an orderly fashion at all times, must remain within limits of the Training Facility site, and shall not be located within the limits of the pond property.
5. The petitioner may be required to obtain variances to the Building Code, if necessary, prior to the issuance of a building permit and to the construction of the three-story tall strip mall training prop.

And

I move to recommend to the Village Board approval of the Elevations titled "Elevations", Sheet A-3.0, prepared by Knight E/A, Inc., dated and last revised August 27, 2020, and the colored renderings dated February 24, 2020, subject to the following conditions:

1. Meet all final engineering and building code requirements.
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the code requirements listed in Section 3-608.J.
3. The petitioner may be required to obtain variances to the Building Code, if necessary, prior to the issuance of a building permit and to the construction of the

three-story tall strip mall training prop.

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan, titled "Landscape Plan Building" (Sheet LP-2.0), "Landscape Plan Pond" (Sheet LP-2.1), "Landscape Details and Notes" (Sheet LP-2.2), and "Tree Survey" (Sheets LP-1.0 and LP-1.1), prepared by Knight E/A, Inc., dated and last revised August 27, 2020, subject to 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.
2. Meet all tree mitigation and tree preservation requirements per Section 6-305.F. The petitioner shall be required to pay cash in lieu of tree mitigation, as determined during the final landscape plan review process.

And

I move to recommend to the Village Board approval of an Amendment to the Special Use Permit for a Planned Development (Ordinance No. 1544 and Ordinance No. 4461) for the Orland Fire Protection District to allow for multiple buildings on a single lot and for a Special Use Permit to allow for Outdoor Storage not meeting the requirements of Section 6-208.B, subject to the same conditions outlined in the motions for the Preliminary Site Plan, Elevations, and Preliminary Landscape Plan. Modifications to the Special Use Permit include:

1. Increase the number of parking spaces from thirty-seven (37) to forty-six (46) spaces (Section 6-306.B)
2. Allow for a parking lot and driving training pad to be located between the building façades and the street (Section 6-208.F.4)
3. Allow for outdoor storage to be partially screened from view, to exceed the height of the screening, and be located to the sides and rear of the principal buildings (Section 6-302.I; Section 6-208.H; Section 6-308.J)
4. Allow for a three-story training prop to be constructed of metal shipping containers instead of the required anchored brick, stone or similar masonry materials extending from the adjacent grade to the top of each story with minor accents allowed in place of masonry subject to meeting Building Codes (Section 6-308.F)
5. Reduce the required detention pond setback and landscape area from twenty-five (25) feet to as little as zero (0) feet (Section 6-409.E.18.d; Section 6-412.D.1; Section 6-305.D.8)
6. Reduce the required detention pond vehicle maintenance area from eight (8) feet to as little as zero (0) feet (Section 6-409.E.18.o; Section 6-305.D.8)
7. Increase the maximum pond slope from 4:1 to 3:1 (Section 6-409.E.18.d)

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

Aye: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

CLOSE PUBLIC HEARING (Audio: 1:25)

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

Aye: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

NON-PUBLIC HEARINGS

OTHER BUSINESS

2020-0594 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT (Audio: 1:37)

Meeting adjourned at 7:37 p.m.

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

Aye: 7 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

Respectfully submitted,

Gerianne Flannery
Recording Secretary