

# **VILLAGE OF ORLAND PARK**

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



## **Meeting Minutes**

**Tuesday, July 16, 2019**

**7:00 PM**

**Village Hall**

## **Plan Commission**

*Nick Parisi, Chairman*

*Edward Shussler, Vice Chairman*

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

**CALLED TO ORDER/ROLL CALL (Audio 00:05:20)**

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

**APPROVAL OF MINUTES****2019-0427 Minutes of the April 16, 2019 Plan Commission Meeting**

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

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

**Nay:** 0

**Abstain:** 2 - Member Zaatar and Member Sanchez

**2019-0537 Minutes of June 4, 2019 Plan Commission Meeting**

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

**Aye:** 4 - Chairman Parisi, Vice Chairman Schussler, Member Zomparelli and Member Sanchez

**Nay:** 0

**Abstain:** 3 - Member Paul, Member Murphy and Member Zaatar

**PUBLIC HEARINGS****OPEN PUBLIC HEARING (Audio 00:08:08)**

**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

**2019-0385 Bluff Pointe Subdivision REVISED**

Staff presentation given by Turley in accordance with written report dated 07/16/19. (Audio 00:08:39-00:30:28)

Chairman Parisi swears in Petitioner John Barry and engineer Scott Schreiner. The following residents were sworn in by Chairman Parisi and voiced their

concerns: Donald Martin, Carol Dimer, Telly Nakos, Ken O'Keefe, MaryAnn Kamodeca, Tim Murphy, Paul Hodul, and Harry Schultz.

Topics of discussions between the residents, staff, Petitioner, engineer and the Commissioners included: the flooding of Wolf Road, a state owned road; detention and retention ponds located in Bluff Pointe and in Brook Hills with standing water and weeds causing unsightly views; the ponds now required by MWRD to be a new BMP (best management practice) style and may not look as manicured in the first several years of inception; property values due to Bluff Pointe switching from detached single family homes to attached townhomes and price-point going from \$600,000+ down to \$400,000+; pond slope going from 4:1 to 3:1, which was agreed upon in 2017; the developer not putting enough money or time into selling current lots; and an increase in density causing more traffic.

Chairman Parisi polls the Commissioners (Audio 01:32:50). Additional discussions continued between the Commissioners, staff, Petitioner and the engineer regarding: the potential impact of building attached single family instead of detached single family; area flooding; detention and retention design; pond slope; parking; and elevations.

A motion was made by Vice Chairman Schussler, seconded by Member Paul, that this matter be APPROVED.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated July 16, 2019.

I move to recommend to the Village Board of Trustees approval of the preliminary site plan titled 'Preliminary Site Plan for Townhome Alternative at Bluff Pointe" by Designtek Engineering, page 1 of 1, dated 06.26.19, subject to the following conditions.( All changes must be made and conditions met where possible prior to the Board meeting)

- 1) Dedicate additional Wolf Road right of way totaling 60' from centerline.
- 2) Complete Wolf Road improvements as required per IDOT Wolf Road permit and per Village requirements.
- 3) Continue to utilize the Wolf Road access point for all construction traffic access.
- 4) Any changes to the offsite grading north of the site may necessitate an updated notarized letter of permission from the property owner to the north, allowing off site grading on their property.
- 5) Developer must provide BMPS (best management practices) per Code requirements, to qualify for lot coverages between 455 and 50%.
- 6)Developer must pay for signage to be placed on stubbed streets that limits parking to one side of the street, subject to Public Works and Traffic Advisory Board approvals.
- 7) The petitioner must dedicate the Open Lands zoned property in the southwest

corner of the property to the Village along with the rest of the detention pond facilities.

8) Site Plan building envelopes, setbacks, and easements are subject to final engineering and building approvals.

9) Retaining walls are not to exceed 3' in height unless they are designed and tiered per Code requirements.

10) Meet all final engineering and Building Division requirements.

And

I move to recommend to the Village Board of Trustees approval of residential subdivision that includes 31 single family lots plus 38 unit town homes on 9 lots, plus two detention pond/floodplain out lots and public street dedication, as shown on the preliminary plat titled 'Preliminary Plat for Townhome Alternative at Bluff Pointe" by Designtek Engineering, dated 06.26.19, subject to the same conditions as the Site Plan.

And

I move to recommend to the Village Board of Trustees approval and authorization to execute the Final Plat of Subdivision for Bluff Pointe Subdivision subject to the following conditions:

1. Submit a Record Plat of Subdivision to the Village for review, approval, and recording.

And

I move to recommend to the Village Board of Trustees approval of the preliminary landscape plan titled 'Landscape Plan for Bluff Pointe" by Metz and Company Landscape Architecture/Site Planning, pages L-1, L-2, L-3, and L-4, updated 07.03.19, subject to the following conditions.

1) Obtain preliminary Landscape Plan approval from Village Landscape Consultant and resolve remaining items listed in their comment letters prior to the Board meeting.

2) Submit a revised final Landscape Plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval.

3) The planting of the 15' landscape buffer on the rear of lots 37-49, is to be installed by the home builder and protected by a landscape easement as shown on the Final Plat. Plant material must be carefully coordinated with any rear lot drainage swales and other grading.

And

I move to recommend to the Village Board of Trustees approval of the front, rear and left and right side town home elevations, applicable to all town home elevations, including front and rear elevations titled "Bluff Pointe Orland Park Lot A

Units 1-4", page 1 of 8, dated 06.24.19; and the side elevations Plan A, B, C, and D, titled "Bluff Pointe Orland Park Lot A Units 1-4", sheets 2 of 8, dated 06.28.19, all by Fergon Architects LLC for McNaughton Development; and per color elevation renderings of the town home front, rear, and left and right sides; and per "Material Legend", all received 07.02.19, subject to requirements and final approval of the Development Services Building Division.

And

I move to recommend to the Village Board approval of an amended Special Use Permit for a Large Scale Planned Residential Development that includes 31 single family units and 38 town home units in 9 buildings; and a special use permit for a wetland modification and a special use permit for a waterbody (floodplain) modifications subject to the same conditions as outlined in the preliminary site plan motion. Modifications to the Special Use permits include:

- 1) A building side setback of at least 15' but less than 15% of the lot width.
- 2) Covered porches that encroach 5 feet into the required side setback.
- 3) Reduction of existing 50' wetland setback.
- 4) Reduction of existing 50' floodplain setback.
- 5) Reduction of the 15' wide detention pond access buffer.
- 6) Increase in pond side slopes from 4:1 slope to 3:1 slope.

**The motion carried by the following vote:**

**Aye:** 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zaatar and Member Sanchez

**Nay:** 1 - Member Zomparelli

## **CLOSE PUBLIC HEARING (Audio 02:16)**

**A motion was made by Chairman Parisi, seconded by Member Paul, 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**

**2019-0538 Memo: New Petitions**

## **NON-SCHEDULED CITIZENS & VISITORS**

## **ADJOURNMENT**

Meeting adjourned at 9:15pm.

**A motion was made by Vice Chairman Edward Schussler, seconded by Chairman Nick Parisi, 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,  
Janice Bodinet  
Recording Secretary