

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, May 4, 2021

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 (AUDIO: 1:30)

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

Absent: 1 - Member Sanchez

APPROVAL OF MINUTES (AUDIO: 2:39)**2021-0341 Minutes of April 20, 2021 Plan Commission Meeting**

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

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

Nay: 0

Absent: 1 - Member Sanchez

PUBLIC HEARINGS**OPEN PUBLIC HEARING (AUDIO: 3:06)**

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: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Zaatar and Member Nugent

Nay: 0

Absent: 1 - Member Sanchez

2020-0393 Mini Academy II - Development Petition for Subdivision, Map Amendment, Site Plan, Elevations, and Landscape Plan

Staff presentation was given by Kyle Quinn in accordance with the written report dated May 4, 2021.

Kyle Quinn noted that all the public notification requirements had been met as well as all necessary responses to the standards were received.

The Commission, staff, members of the public and the Petitioners attended the public hearing in person.

Chairman Parisi swore in Patrick Clancy, Attorney for Petitioner, Bozena Buniowska, Property Owner; Christine Tesmond, Diane Brockman, Jim Payson, Edgar and Olga Calderon, and Nora Alonso, members of the public.

Patrick Clancy indicated he appreciated working with the Village although it was a little bit longer process but he is happy to answer any questions. He continued they look forward to having a good business and daycare for the community.

Christine Tesmond stated her biggest concern was flooding and further explained every time it rains her house floods as well as the subdivision becomes a big fish pond. Ms. Tesmond expressed additional concern for when 6,000 square feet of landscaping and parking lot is added to the site where the water will flow when it rains. She added the traffic on 151st Street, although they are widening the street and putting in a roundabout, is atrocious. Ms. Tesmond continued with the amount of schools in the area and traffic on 151st Street, it is very difficult for the residents to exit the subdivision.

Chairman Parisi clarified Ms. Tesmond's house is to the North of the subject property.

Ms. Tesmond explained that currently the Village has a building called the Veterans Center, that does not have any gutters on the asphalt which in turn is causing the water to enter the subdivision adjacent causing flooding. Diane Brockman explained she lives on the border of the property and is directly behind where the playground was once located. She continued her property is five feet lower than 151st Street causing flooding issues on her property. Ms. Brockman continued when there was construction happening on the previous Sandbox property, the flooding on her property only got worse. She asked for clarification as to where the proposed playground will be placed in relation to her house.

Kyle Quinn explained the playground will be directly adjacent to the building and added it will be shifted approximately 50 feet to the South.

Ms. Brockman stated that moving the playground 50 feet to the South will be a good thing as she had issues in the past with the children throwing items in her pool from the previous playground location.

Chairman Parisi requested clarification on whether there will be a 6 foot berm between the subject property and Ms. Brockman's property.

Scott Lueken, Senior Village Engineer confirmed there will be a berm as well as a 6 foot fence between the property and Ms. Brockman's property.

Ms. Brockman asked what type of fence was being proposed and the ownership and responsibility for that fence. She explained she currently has a stockade fence.

Mr. Quinn explained the proposed fence would also be a wooden one and would be owned by the Petitioner of the project.

Jim Payson explained he lives directly to the East and he expressed he has no problem with the proposed project, however is concerned about flooding. He further explained when there is even a small amount of rain, his garage floods. Mr. Payson continued when Sandbox was a gravel driveway, the flooding was not too bad. However, when the driveway was blacktopped, the water comes through the fence like a waterfall. Mr. Payson explained approximately 15 to 20 years ago (about 2004), the Village indicated they would put a sewer between his property and the subject property to alleviate the situation. He continued by saying the sewer was never installed in 2004, however this year when 151st Street was being worked on, the Village indicated they would leave a tap for the ability for him to tap into the recently installed sewers. Mr. Payson said his property is 250 feet long and it would be very costly to hire someone to come and put a drain in back of his property to bring it to the front to drain into the sewer. He continued currently he has three sump pumps in his back yard and garage as well as four inch PVC pipe that runs to 151st Street just to keep the garage from being under water.

Chairman Parisi asked staff to speak to the main issue which is the water and flooding with a side issue of traffic concerns and if the improvements being made on 151st Street will better the situation. He continued by asking if the drainage was better before when the driveway was gravel and not asphalt and what can be done about the problem.

Scott Lueken explained one of the biggest deficiencies on the existing site, is that there are no curbs. He explained what he believes to be happening can be referred to as sheet drainage and water is just flowing straight off of the parking lot. He continued the improvements to the site will include curbs and gutters all the way around to keep the water contained. Mr. Lueken further explained on the East side there will be a two foot swail within the bufferyard. He said around the Daycare Facility would be a proposed storm sewer as well as drains to contain the drainage. Mr. Lueken expressed where the existing playground area is located there is volume control facility as a condition of MWRD approval. He continued that it basically is a glorified rain garden about two feet deep with the berm on the North side as an extra layer of water separation. The outlet to the pond would be the existing storm sewer to the West. Mr. Lueken explained if the water were to overtop that, existing contours show that the water would flow to the West as opposed to the North.

Kyle Quinn explained under the existing topography of the site, the site grades downward due to the adjustment of the grade and everything will slope from the rear of the property down to 151st Street. He continued that all of the stormwater will be contained onsite and move properly offsite. Mr. Quinn explained that he cannot guarantee this will mitigate all of the current issues as this is probably not the sole reason for the current issues and the proposed project will not exacerbate the current situation and hopefully reduce the impact.

Chairman Parisi reiterated there will be curbs, gutters, a swail on the Eastern side, additional drainage installed on site in addition to changing the topography of the property to tilt it toward the West.

Mr. Quinn clarified the property is currently tilted to the North and with the proposed changes it will be tilted to the South.

Chairman Parisi stated the water will be diverted there and there is quite a bit being done to the site.

Edgar Calderon explained he resides North of the subject property. He confirmed the water was going to drain to 151st Street, but asked if elevation on the plan that is labeled "office" to the proposed site's parking lot will be lower or higher and how high is that elevation. He continued that whole parking lot is sloped downward.

Mr. Quinn explained the "office" property is not part of the Development Petition that is being discussed in front of the Plan Commission and therefore he cannot attest to what the grade is on that property.

Mr. Calderon asked if the Daycare will have a lower elevation.

Mr. Quinn clarified along the North side there will be an increase in elevation and everything will be pushed to the South on 151st Street.

Nora Alonso explained that she lives adjacent to the proposed Daycare on the right. She expressed her concern is the swail that will be located near her property and what role or impact the swail will play in where the water will go if it overflows and what type of work will need to take place next to her lot.

Mr. Lueken explained the overtopping of the swail should not be flowing to the North especially with the proposed grading. He continued the overtopping would be to the West outside of the pond. Mr. Lueken further explained anything that is gathered in the swail would go to the pond on the Northwest and then from there it goes into the storm sewer whereas before all of the water was draining into the properties nearby and not getting into the storm sewer.

Ms. Alonso asked where the retention wall was being installed.

Mr. Quinn explained the retaining wall is away from Ms. Alonso's property line.

Ms. Alonso asked the location of the fence.

Mr. Quinn explained the fence will be on the property line with a landscape bufferyard which includes trees, shrubs, perennials and the hope is that it mitigates the visibility of the property as well as act as a buffer for sound.

Ms. Tesmond expressed further concern if there is concrete there and water that would be on the concrete if it would flood the nearby homes. She continued back in 2004 when they flooded, it looked like a lake and the Village reviewed the survey and determined the subdivision had undersized sewers and there should be four more storm sewers. Ms. Tesmond continued there was one placed behind her garage and one behind the Village building and that storm sewer drains into the storm sewer which was placed in her yard. She further explained the water doesn't run uphill and it sits in the storm sewer, overflows out of the storm sewer and floods her inground pool and house. Ms. Tesmond indicated she has four sump pumps handling the water currently on her property.

Chairman Parisi asked if there are additional storm sewers being added and if they are diverting the water to the storm sewers.

Mr. Quinn confirmed the water will be contained onsite and moved to the correct systems. He further explained the current system allows the water to flow freely between the properties and as part of this proposed plan the water would be contained so as to not exacerbate those issues.

Chairman Parisi asked if it was safe to say the water would be diverted to the West and indicated that was the hope as there are some serious problems.

Mr. Lueken confirmed that was the case.

Olga Calderon expressed concern for the safety of the children. She also asked the age range and the hours of the facility and the location of the entrance and exit. Ms. Calderon indicated currently her children go to Highpoint School and due to the overflow of students during drop off, there is always a backup on West Avenue.

Chairman Parisi asked the owner to address these concerns.

Mr. Quinn explained the drop off doors will be located along the East side of the building. He continued the front entrance is adjacent to 151st Street on the South elevation.

Ms. Calderon asked if the dropoff area would be similar to a "U" shape.

Mr. Quinn confirmed traffic will enter from 151st Street and circumnavigate the site and then enter the loading bay and it is designed to hold all of the vehicular traffic that is dropping the children off and should not overflow onto 151st Street.

Chairman Parisi asked about the drop off and designated pick up areas and how the children are controlled from wandering on to 151st Street.

Mr. Clancy explained that his client has multiple locations and the pickup and drop off area is important at all of the locations. He explained a daycare is a little bit

different as opposed to a school with respect to pick up and drop off times are a longer duration which assists with controlling the traffic in addition to the pickup process goes quickly. Mr. Clancy said due to the size of the daycare, they do not anticipate there being any stand still traffic jams.

Chairman Parisi asked what are the opening and closing hours.

Mr. Clancy responded from 6:30 a.m. to 6:30 p.m. He indicated typically parents drop their children off between the hours of 6:30 a.m. and 9:30 a.m. and pick up again between the hours of 3:30 p.m. and 6:30 p.m.

Commissioner Zomparelli indicated that he is aware of the flooding and it has been a problem for quite some time. He asked about the far North East corner how deep is the sewer going to be.

Mr. Quinn responded approximately a foot deep.

Commissioner Zomparelli continued that this neighborhood has had a problem for a long time and is hoping something can be done to help them out. He said this is a great project with a definite improvement but wants to address something for the neighbors nearby. He also asked regarding the fences and the distance between each fence and who is responsible for maintaining the area in between.

Mr. Quinn indicated that there is a larger discussion that can be had beyond this project. He explained the fences would be approximately two feet apart.

Chairman Parisi explained the request can be made to look at solving the flooding issue, however it is not going to have an impact on the approval of this Petition.

Ed Lelo explained the intent of the fence and the bufferyard is to act as a screen between a commercial and residential development. He continued if the installation of a fence is causing a bigger issue to the adjacent residents present at the hearing, there could be a modification and if they prefer there to be no fence, then there could just be the landscape bufferyard instead.

There was a brief discussion between staff, the Plan Commission and the residents present as to their preference on the fence. Staff will work with the Petitioner to come to a resolution on the fence type, maintenance and location. (AUDIO: 50:35 – 55:55).

Additional discussions ensued between Commissioner Zaatar, the Plan Commission, staff and the Petitioner regarding the pavement designs, drainage, berm, swail, swail grade, depth of detention pond, storm sewers, MWRD quality measure, additional quantity to hold, sewer system, catch basins. (AUDIO: 56:00 – 1:27:00)

Staff will work with the Petitioner as well as the Consultant to confirm the design meets code requirements.

Commissioner Paul expressed concern as well for the flow of where the water will go from the proposed site. He also noted a safety concern for the children around the pond. Commissioner Paul asked how many children will be onsite and wanted to confirm the parking will be adequate. (AUDIO: 1:05:26)

Staff stated there is a fence surrounding the playground area to contain the children as well as around the pond and it was also mentioned it is a dry bottom pond with native plantings.

The Petitioner indicated the number of children onsite will be approximately 60 – 90 and every classroom will go on the playground at different times to respect the neighbors. She stated that there will only be about 10 – 15 children on the playground at one time and there is a two to three hour drop off window so there should not be any issues with the amount of parking.

Commissioner Nugent commented on the Marquette Bank property and ownership located nearby as well as the capacity of the storm sewer and water flow. (AUDIO: 1:10:23)

Staff explained the ownership and indicated the Marquette Bank property is not subject to the current Petition.

Staff said the existing storm sewer that is being connected to flows to West Avenue and is a 12-inch storm sewer.

Vice Chairman Schussler questioned the reason for the fire engine turnaround revision and indicated a lot of times this requires the applicants to jump through hoops to make the accommodation. He also stated that he would like to visit the topic in the future with the Village Board to recommend eliminating that requirement from the Code. (AUDIO: 1:18:53)

Ed Lelo explained that in this instance they were able to accommodate the revision while meeting the other code requirements for the site itself without significant alteration to the design. Mr. Lelo stated that the Code Requirement for the fire engine turnaround is separate to the current Petition and can be discussed at a later time.

Vice Chairman Schussler asked what the material was on the drawings that made it appear to be a right in right out driveway.

Staff explained it is full access drive once constructed, and on the plans it is shown as a temporary gravel construction entrance.

Vice Chairman Schussler questioned the height of the berm in the back to the North. He also asked how many catch basins are located in the parking lot.

Scott Lueken explained it is approximately half a foot higher than the surrounding edge of the pond. Mr. Lueken noted there are approximately 10 catch basins in the parking lot.

Chairman Parisi indicated he had nothing further to add and that all the necessary items had been covered.

Overall, the Plan Commission expressed support of the project but indicated there were improvements needing to be made to the site to help alleviate current concerns.

Regarding Case Number 2020-0393, also known as Mini Academy II Development Petition, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 4, 2021.

And

I move to recommend to the Village Board approval of the Rezoning of parcel number 27-09-402-043-0000 from R-3 Residential District to BIZ General Business District.

And

I move to recommend to the Village Board approval of the Plat of Subdivision titled "Mini Academy Consolidation", prepared by Haeger Engineering, dated November 20, 2020, last revised March 2, 2021.

And

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Preliminary Site Plan", prepared by Ridgeland Associates, Inc., dated April 8, 2021, 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 6-308.J.
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. Work with Village Engineering to revise site pavement elevations and storm sewer drainage system to flow and release towards and to the 151st Street storm

sewer system.

And

I move to recommend to the Village Board approval of the Landscape Plan titled "Final Landscape Plan", Sheet L1.0, prepared by Joe Davito Design Inc., dated May 15, 2020 and revised March 1, 2021, subject to the same conditions as outlined in the Preliminary Site Plan motion and subject to the following condition:

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

And

I move to recommend to the Village Board approval of the Elevations titled "Proposed Elevations", prepared by Ridgeland Associates Inc., dated March 1, 2021, subject to the same conditions as outlined in the Preliminary Site Plan motion and subject to the following conditions:

1. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
2. Meet all building code requirements and final engineering requirements.

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

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

Nay: 0

Absent: 1 - Member Sanchez

CLOSE PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Sanchez

OPEN PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Sanchez

2021-0178 South Point Industrial - Development Petition for Rezoning

Staff presentation was given by Kyle Quinn in accordance with the written report dated May 4, 2021.

Kyle Quinn noted that all the public notification requirements had been met as well as all necessary responses to the standards were received.

The Commission, Petitioners, and staff attended the public hearing in person.

Chairman Parisi swore in Imad Aboukheir, the Petitioner.

Mr. Aboukheir indicated when they purchased the building they thought it was zoned as industrial as it is on an industrial block. He continued they found out they were unable to fill some of the spaces due to zoning. Mr. Aboukheir said they want to simplify things going forward and it would assist in being able to fill some vacant spaces.

Vice Chairman Schussler had no comments. (AUDIO: 1:44:37 – 1:50:00)

Commissioner Paul indicated it was consistent with the surrounding area and expressed his support.

Commissioner Nugent asked the status of the current tenants and the permitted use and expressed concern not to box out retail businesses.

Mr. Quinn responded there is one tenant that would be allowed to continue operating there as a personal service establishment but would not be permitted to relocate within the building and would not be allowed to expand. He continued the interior layout of the building is primarily warehousing and without altering the interior floorplan it is difficult for it to work with our Land Development Code uses.

Mr. Lelo added it is a legal nonconforming status until such time the use is not there.

Commissioner Zomparelli indicated he liked the idea and gave his full support.

Commissioner Zaatar expressed his support for the project.

Chairman Parisi said he had nothing further to add.

Overall, the Plan Commission expressed support of the project.

Regarding Case Number 2021-0178, also known as South Point Industrial, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 4, 2021.

And

I move to recommend to the Village Board of Trustees approval of the Rezoning of the subject property located at 15626 70th Court from BIZ General Business District to MFG Manufacturing District subject to the following conditions:

- 1) The existing wood "monument" sign, located to the south of the building, must be removed.
- 2) All landscape beds must have the existing rock/gravel bases removed and replaced with 3" organic mulch.
- 3) All dead or dying landscape material must be replaced.
- 4) The building's fire alarm and fire sprinkler system must be inspected and tested by the Orland Park Fire Protection District.
- 5) Motor vehicles must be repaired within the building. Under no circumstance should the repair or maintenance of vehicles take place outside of the designated tenant space.
- 6) Vehicles that have been dismantled and are awaiting repairs must be kept within the designated tenant space or to the rear (west) of the building within a designated parking space.
- 7) Install five (5) parkway trees along the east and south landscape parkway areas.

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

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

Nay: 0

Absent: 1 - Member Sanchez

CLOSE PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Sanchez

NON-PUBLIC HEARINGS

OTHER BUSINESS

2021-0342 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

Meeting was adjourned at 8:51 p.m.

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: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Zaatar and Member Nugent

Nay: 0

Absent: 1 - Member Sanchez

These minutes are not a verbatim record of the meeting but a summary of the proceedings.

Respectfully submitted,

Gerianne Flannery
Recording Secretary