

# VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)*



## **Meeting Minutes**

**Tuesday, June 28, 2016**

**7:00 PM**

**Village Hall**

## **Plan Commission**

*Louis Stephens, Chairman*

*Commissioners: Judith Jacobs, Paul Aubin, Nick Parisi, John J. Paul,  
Laura Murphy and Dave Shalabi*

**CALLED TO ORDER/ROLL CALL**

The meeting was called to order by the Plan Commission Chairman, Mr. Lou Stephens, at 7:00 p.m.

**Present:** 7 - Chairman Stephens; Member Jacobs; Member Aubin; Member Parisi; Member Paul; Member Murphy, Member Shalabi

**APPROVAL OF MINUTES****2016-0130 Minutes of the May 10, 2016 Plan Commission Meeting**

A motion was made by Commissioner Aubin, seconded by Commissioner Jacobs; to continue the minutes of the May 10, 2016 Plan Commission.

I move to continue the minutes of the May 10, 2016 Plan Commission Meeting to the next regularly scheduled meeting.

CONTINUED

**Aye:** 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi, Member Paul, Member Murphy and Member Shalabi

**Nay:** 0

**2016-0104 Minutes of the June 28, 2016 Plan Commission Meeting**

A motion was made by Commissioner Paul, seconded by Commissioner Parisi; to approve the minutes of the June 14, 2016 Plan Commission.

APPROVED

**Aye:** 5 - Chairman Stephens, Member Jacobs, Member Parisi, Member Paul and Member Shalabi

**Nay:** 0

**Abstain:** 2 - Member Aubin and Member Murphy

**PUBLIC HEARINGS****2016-0383 Vrdolyak Residence Rezoning**

MAZZA: Staff presentation made in accordance with written staff report dated June 28, 2016.

STEPHENS: Is the petitioner present and does he wish to make comments in regards to staff's presentation?

AUBIN: Swore in David Sosin, 9501 144th Place, Orland Park.

SOSIN: Short presentation in concurrence with staff's report.

AUBIN: Swore in William Hickey, 10831 Crystal Ridge Court, Orland Park

HICKEY: My largest problem is with the potential for flooding. I have been talking to Kevin Lehmann in Development Services for the past several years about the flooding issues over there. No matter what kind of swales they put in, there is going to be a lot of runoff water that is going to add to the problem, plus the other two houses that were built there already and another one going up. Someone has to do some engineering here because it is not going to hold all of this runoff water. I've had water in my basement once and I've seen many other times when it has gone across the street. There is a subdivision north of me that has a detention pond that is useless. All of the water comes toward me.

STEPHENS: Mr. Mazza or Mr. Sosin, what is plan as far as runoff on that lot? Is there any swale on the lot you are building on?

SOSIN: You can see from the lines the grade change. Inaudible. There is a swale that runs from 739 all the way down to 730 in that area. It all drops to that central area down there. The house is pretty high off the street. With the pavers, there is this area in front that has the ability to drain to the storm sewer in front of the property. Again, this looks like a swale that runs over here. They made some changes to this and the shelf in front with the final engineering.

STEPHENS: Those permeable pavers, they absorb a great deal of water?

MAZZA: Yes. A higher percentage of the water that falls on these pavers stays there versus flowing along the pavement. Demonstrates drainage pattern.

SOSIN: Yes and 66% is still not paved. We are at 34%.

HICKEY: That is my problem because this is where I am getting flooded. This is like a river. Demonstrates flooding problem. I have some movies. I don't have them with me but I can show you the way it floods.

STEPHENS: Do we need engineering to look at this?

MAZZA: Kevin Lehmann actually gave the preliminary approval of this engineering plan. The original plan called for a much steeper slope on the west side of the property and the engineering division asked them to pull that back and allow for greater expansion of that swale system. It is the Village's engineering department's opinion that it won't contribute to the flooding in the area. I do respect his point of view and I would be happy to have Kevin reach out to him and work something out.

HICKEY: I just want to bring up that there is a storm sewer here that the water just runs into this area. We have a ton of water.

STEPHENS: The suggestion that we have is that you contact Mr. Mazza and he will connect you with the Village engineer to see if anything can be done about

your situation. It sounds like you have an existing situation and this is not going to create more problems for that situation, according to the engineering that the Village engineer approved. I really suggest you contact Mr. Mazza to speak with the Village engineer though.

SOSIN: We would be happy to have our engineer attend that meeting. There might be some other ideas and it would give Mr. Hickey some extra reassurance.

STEPHENS: Between the three of you, you can find out something that will help your situation. Seeing no one else in the audience, we will go to our Commissioners.

PARISI: No comment.

MURPHY: No comment.

AUBIN: No comment.

JACOBS: No comment.

PAUL: No comment.

SHALABI: No comment.

STEPHENS: We will now move forward with a motion.

JACOBS:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated June 28, 2016.

And

I move to recommend to the Village Board of Trustees to approve the rezoning of the parcel addressed 14660 108th Avenue from E-1 Estate Residential District to R-1 Residential District subject to the following condition:

- 1) Submit a revised site and engineering plan to the Building Division for review and approval.
- 2) Meet all building and engineering related items.

MURPHY: Second.

**RECOMMENDED FOR APPROVAL**

**Aye:** 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi, Member Paul, Member Murphy and Member Shalabi

**Nay:** 0

**2016-0310 2016 Land Development Code Amendments I**

MAZZA: Staff presentation made in accordance with written staff report dated June 28, 2016.

STEPHENS: Some questions asked pertaining to certain code sections. Clarified by staff stating that the changes were being made mainly to clean up the context and language of the Land Development Code.

SOSIN: On behalf of the builders, I am their general consul. We usually get this stuff ahead of time. In the past, sometimes their expertise can be very helpful because they actually build the houses and they know. A few years ago, they changed the 3 car garage rule. It turned out to be a very big thing. It was the builders that pointed it out. Since we are continuing this item, I would like a copy to bring to the builders and have them examine it and bring any comments back to the Commission.

STEPHENS: Grants an extension of 30 days minimum for the continuance of the Land Development Code Amendments.

PARISI:

I move to continue the first round of Land Development Code Amendments for 2016 to a Plan Commission meeting date later than 30 days from June 28th, 2016.

JACOBS: Second.  
CONTINUED

**Aye:** 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi, Member Paul, Member Murphy and Member Shalabi

**Nay:** 0

**NON-PUBLIC HEARINGS**

**OTHER BUSINESS**

**2016-0036 Memo: New Petitions & Appearance Review**

**ADJOURNMENT**

There being no further business before the Plan Commission, the Chairman adjourned the meeting.

STEPHENS: This meeting is adjourned at 7:45 pm

Respectfully submitted,

Heather Zorena  
Recording Secretary  
ADJOURNED