

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, March 19, 2024

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

The meeting was called to order at 7:00 p.m.

Present: 5 - Member Parisi; Member Schussler; Member Paul; Member Zomparelli, Member Sanchez

Absent: 2 - Member Zaatar, Member Nugent

APPROVAL OF MINUTES**2024-0220 Minutes for the March 5, 2024 Plan Commission Meeting**

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

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

Nay: 0

Absent: 2 - Member Zaatar and Member Nugent

NON-PUBLIC HEARINGS**OPEN NON-PUBLIC HEARING****2024-0195 Plan Commission Bylaws**

Carrie Haberstich respectfully requested the staff report be accepted into the record as amended and presented during the meeting. (refer to staff report)

Ms. Haberstich stated this is part one of several parts that we will be incorporating as Plan Commission Bylaws in the coming weeks and months. We want to focus in on electronic participation for tonight's portion. The Plan Commission does not have an existing policy regarding electronic participation and this case provides recommendations and conditions in which to allow Plan Commissioners to participate in meetings electronically. (refer to audio)

Ms. Haberstich stated the staff recommends that the Plan Commission adopt Plan Commission Bylaws, electronic participation, as discussed at this meeting and within the staff report dated March 15, 2024, subject to the following conditions.

Ms. Haberstich details all conditions. (refer to audio)

[Commissioners]

Commissioner Sanchez had no questions or comments and stated it's a good

idea.

Commissioner Paul asked by means will the meetings be conducted. Zoom, audio/visual, how is this going to happen?

Ms. Haberstich replied there are several options. We have the ability to call, the meetings are broadcast via YouTube so they can watch, or we can make prior arrangements for Zoom or Teams participation.

Commissioner Paul asked if they can watch the video as it's taking place on YouTube.

Ms. Haberstich responded there's usually a little bit of a delay, but they could watch it live.

Chairman Parisi stated somebody calling in wouldn't be on a picture, on a Zoom. Currently, our trustees have electronic meetings and it's strictly by phone.

Ms. Haberstich replied correct. They're currently by phone.

Chairman Parisi responded they're not on a Zoom meeting.

Commissioner Paul asked if it would be strictly audio.

Ms. Haberstich stated it could be strictly audio or if we want a Zoom or Teams option, we would work with Communications on whatever details need to be worked out.

Commission Paul replied I think it's a good idea and I've had it happen a couple times when I had to travel and I wasn't able to participate. I was just curious as to how this was going to happen. That's all I have.

Commissioner Zomparelli stated I have no questions but I have a comment regarding the last Board meeting. One of the trustees called in and it worked fine. We always have someone out of town. I think it's a good idea, about time.

Commissioner Schussler stated I think it's a terrific idea and asked whom the request is made to within the 24 hours or prior to if not attending.

Ms. Haberstich responded the recording secretary. If you can send it to Tiffany and myself and we'll make the arrangements.

Commissioner Schussler stated that's my only question, thank you.

Chairman Parisi added he thinks it's a good idea as well and he trusts that his fellow Commissioners will carefully read the conditions under which they can be

requested and the procedures for doing so and we won't have any problems.

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

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

Nay: 0

Absent: 2 - Member Zaatar and Member Nugent

CLOSE NON-PUBLIC HEARING

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

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

Nay: 0

Absent: 2 - Member Zaatar and Member Nugent

[A short recess was taken to call Commissioner Zaatar]

OPEN PUBLIC HEARINGS

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

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

Nay: 0

Absent: 2 - Member Zaatar and Member Nugent

2023-0916 Premier Funeral Service - 11275 143rd Street - Special Use for Funeral Parlor

Wisdom Henry respectfully requested the staff report be accepted into the record as presented and amended during the meeting. (refer to staff report)

Ms. Henry stated the petitioner seeks approval of a special use permit for a funeral parlor of an existing 4,154 square-foot building located at 11275 143rd Street. The subject site has a gross area of 1.25 acres. The petitioner intends to add a 3,305 square-foot addition to accommodate funeral parlor operations. (refer to audio)

Ms. Henry stated staff recommends that the Plan Commission approve a site plan

and building elevations subject to the conditions as presented.

The Petitioner, Ronald Pasco, was sworn in by Ms. Skrodzki. Mr. Pasco stated he's been a licensed funeral director for about 40 years and has worked in both family-owned and corporately-owned funeral business. He added that he's seen this piece of property for about 20 years and has always dreamed of having his own facility and that the building looks like a funeral home. Mr. Pasco introduced his development team. (refer to audio)

Chairman Parisi asked if Mr. Pasco had any problems with meeting the conditions.

Mr. Pasco asked, with the landscaping?

Chairman Parisi responded yes.

Mr. Pasco stated whatever the Village wants and needs, that's what we're willing to put into the facility.

Chairman Parisi replied it has to do with landscaping, final engineering and mechanical equipment has to be hidden. He asked if the garages are where the existing drive-up lanes are currently located.

Mr. Pasco responded yes.

Chairman Parisi asked if the chapel is going to be where the ATM is located.

Mr. Pasco replied yes, it's the three drive-thru lanes, the chapel is the front half of the building and then the back half would be the garages.

Chairman Parisi stated good, I will go to my Commissioners.

Commissioner Zomparelli agreed that he drives by the location, even when it was bank, and thought that would make a nice funeral home. Maybe it's the cupola on top. He asked what the average guest attendance is for a funeral.

Mr. Pasco replied it depends. COVID changed the funeral industry quite a bit. Families are having smaller gatherings and using the facility in the morning and then going directly to church and then the burial. The hours for visitation are 4 to 5 hours. But I would say 50 to 75 people.

Commissioner Zomparelli stated that's not many but when I saw the parking lot, the Code said you needed 38 but you've exceeded that. It doesn't seem like a lot to me but I guess it's because funerals are downsizing correct?

Mr. Pasco replied yes.

Commission Zomparelli responded I think it's a pretty good fit there and you'll do well. Welcome aboard.

Commissioner Schussler asked if it was going to be a family-owned business.

Mr. Pasco replied it is family-owned, correct.

Commission Schussler stated that's a real plus and I agree with Commissioner Zomparelli it's a very good use of the abandoned building. He asked the Staff, if the current code requires 55% to be open space and 45% building, has the Code changed or how did this get approved for 75% and he's not making changes.

Ms. Henry replied that she checked into that and found no record in our archive. I'm not sure.

Commissioner Schussler stated I was on the Board that probably approved it and I don't know either.

Ms. Henry responded if it makes any difference, when you look at the site, even an aerial view or just driving by, it's pretty green even though the numbers reflect otherwise.

Commissioner Schussler replied I don't have a problem with it. It fits in with the shopping center to the east and a restaurant to the west.

Commissioner Sanchez added I think it fits in well that corner there. I don't have any issues or questions. Thank you.

Commissioner Paul stated it's a good use for that building. The building will be bigger and you're adding parking spots but the lot coverage goes down from 75% to 73%. How did that happen?

Dave TeBreak was sworn in by Ms. Skrodzki. Mr. TeBreak replied the reason it does, you see the red circle, that is our addition to the project which is basically over the drive. So we're not adding any impervious surface and we're adding some landscape along the side of the building. Everything is now over the pavement that was already there. (refer to audio)

Commissioner Paul replied that answers my question. Thank you.

Chairman Parisi stated he didn't have any additional questions. He added he had a concern when people are leaving and they want to exit on to 143rd, which is pretty busy, is that not the best place to take a left turn and go west on 143rd. I don't think there are any existing restrictions?

Ms. Henry responded not to my knowledge.

Chairman Parisi replied you know what I'm talking about, as in leaving and going west? If you're exiting from the property and you're taking the 143rd Street exit, no problem taking a right. If you want to take a left you have traffic going in both directions.

Commissioner Paul added by Sheehy's on 151st, I've seen the police block off traffic for left turns. I don't know if that's something they always do but I've seen that more than once.

Mr. Pasco asked for funerals or just for people?

Chairman Parisi stated just people visiting for instance. I'm sure if you had the funeral procession, but I'm just talking about people going in and out. (refer to audio)

Mr. Pasco replied you do have Dunkin Donuts right next to the building that has a left turn and there's a right turn to go on to 143rd.

Chairman Parisi asked the Dunkin Donuts across the street?

Mr. Pasco responded correct. Dunkin Donuts is the immediate building to the west of where I'm proposing.

Chairman Parisi stated I'm sorry, I got it.

Mr. Pasco replied Dunkin Donuts has a lot of traffic.

Chairman Parisi stated I should know, I worked at that bank.

Commissioner Schussler added there are cross-easements all the way across and on either side there are right-in/right-outs. The only place you can make a left out is in front of the funeral home. I think the problem will be resolved when 143rd Street gets widened. (refer to audio)

I move to approve the Plan Commission recommended action regarding Case Number 2023-0916, also known as Premier Funeral Services at 11275 143rd Street - Special Use Permit for a Funeral Parlor;

AND

I move to adopt and Ordinance entitled: ORDINANCE GRANTING A SPECIAL USE FOR A FUNERAL PARLOR (PREMIER FUNERAL SERVICE - 11275 143RD STREET).

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

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

Nay: 0

Absent: 2 - Member Zaatar and Member Nugent

CLOSE PUBLIC HEARING

OTHER BUSINESS

2024-0219 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

Leslie Hendler was sworn in by Ms. Skrodzki. Ms. Hendler stated her home is directly across the street from the bank, soon to be funeral home, and has no objections to the business but she leaves her house it is already difficult making a left turn. Ms. Hendler stated she's concerned with the extra amount of traffic there's going to be and the people making a left into Dunkin Donuts will cause a back-up when people come out of the funeral home. (refer to audio)

Mr. Pasco stated on the back portion of the property there's a thorough way that you can go onto Wolf Road. That's an option we can always use that way to alleviate any traffic on 143rd Street. There's only going to be one wake going on at a time. (refer to audio)

Chairman Parisi added I would think Dunkin Donuts' peak drive-up hours are generally in the early morning.

Mr. Pasco replies yes, early morning.

Commissioner Schussler stated perhaps the Staff Engineer can comment on whether there's going to be a left turn lane off 143rd Street in front of the funeral home. I think Phase 2 has been completed but does it have a left-turn lane into the funeral home and also into the townhouses on the north side?

Peter Puljic responded I haven't had a chance to confirm that left-turn lane on 143rd Street but we'll take a look at it.

Commissioner Schussler stated there should be some input from the Village that there will be a need for a left-turn lane. (refer to audio)

Ms. Hendler stated thank you, that is all I have to say.

ADJOURNMENT

The meeting was adjourned at 7:43 p.m.

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

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

Nay: 0

Absent: 2 - Member Zaatar and Member Nugent