

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Tuesday, September 25, 2018

7:00 PM

Village Hall

## Plan Commission

*Nick Parisi, Chairman*  
*Commissioners: Paul Aubin, John J. Paul,*  
*Laura Murphy, Dave Shalabi*  
*Edward Schussler and Patrick Zomparelli*

**CALLED TO ORDER/ROLL CALL**

**Present:** 6 - Chairman Parisi; Member Aubin; Member Paul; Member Shalabi; Member Schussler, Member Zomparelli

**Absent:** 1 - Member Murphy

**APPROVAL OF MINUTES**

**2018-0086 Minutes of the September 11, 2018 Plan Commission Meeting**

A motion was made by Commissioner Shussler, seconded by Commissioner Paul, that this matter be approved.

APPROVED

**Aye:** 6 - Chairman Parisi, Member Aubin, Member Paul, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

**Absent:** 1 - Member Murphy

**PUBLIC HEARINGS**

**OPEN PUBLIC HEARING**

A motion was made by Chairman Parisi, seconded by Commissioner Aubin, to open Public Hearing 2018-0330.

**2018-0330 Waterfall Plaza Subdivision**

A motion was made by Chairman Parisi, seconded by Commissioner Shalabi, to continue Public Hearing 2018-0330.

I move to continue file number 2018-0330, Waterfall Plaza Subdivision, to the October 23, 2018 Plan Commission meeting.

CONTINUED

**Aye:** 6 - Chairman Parisi, Member Aubin, Member Paul, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

**Absent:** 1 - Member Murphy

**CLOSE PUBLIC HEARING**

A motion was made by Commissioner Schussler, seconded by Commissioner Shalabi, to close Public Hearing 2018-0330.

**OPEN PUBLIC HEARING**

A motion was made by Chairman Parisi, seconded by Commissioner Aubin, to open Public Hearing 2018-0543.

**2018-0543 Workout Anytime - Special Use Permit**

Chairman Parisi swore in everyone who wished to speak on this matter.

Malmborg confirms Public Hearing Notices were property published and the findings of fact were satisfactory.

Presentation by Malmborg (refer to audio 05:22 – 12:10)

Commissioners, staff and petitioner discussed its location; its current success in other nearby locations; its parking that is not expected to be an issue; and its security system whereas none of the other locations have had any security issues.

A motion was made by Commissioner Schussler, seconded by Commissioner Paul, to approve Public Hearing 2018-0543

“Regarding Case Number 2018-0543, also known as Workout Anytime - Special Use Permit, I move to accept and make Findings of Fact for a Special Use as discussed at this Plan Commission meeting and within the Staff Report dated September 21, 2018.”

And

“I move to recommend to the Village Board approval of a Special Use Permit for Workout Anytime to operate a 5,948 square foot health club/fitness center at 9234-9240 159th Street in the Park Hill Plaza commercial center within the BIZ Zoning District. The Plan Commission finds that this proposed Special Use meets the eight (8) standards set forth in Section 5-105.E. of the Land Development Code.”

**APPROVED**

**Aye:** 6 - Chairman Parisi, Member Aubin, Member Paul, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

**Absent:** 1 - Member Murphy

**CLOSE PUBLIC HEARING**

A motion was made by Chairman Parisi, seconded by Commissioner Paul, to close Public Hearing 2018-0543.

**OPEN PUBLIC HEARING**

A motion was made by Chairman Parisi, seconded by Commissioner Paul, to open Public Hearing 2018-0582.

**2018-0582 CTF Illinois - Special Use Permit**

Malmberg confirms Public Hearing Notices were properly published and the findings of fact were satisfactory.

Presentation by Malmberg (refer to audio 21:55 – 30:00)

Commissioners, staff, petitioner and employee of CTF discussed the campus location, the success of CTFs other schools, and the goals and intent of CTF Illinois for this location. Neighboring land owner Patrick O' Malley of Palos Park spoke about the original intent of the land use as a higher education. As the largest land owner in the area, he would have liked to have been involved in the process early on and requested that he be invited into the process of any future changes in use. He wanted it on the record that there is a common easement for the driveway off Orland Parkway that runs East/West that brings access to the Campus. Petitioner Mary Pat Ambrosino stated that there is a caveat in the title about the road and she did personally meet with Mr. Stump, the father-in-law of Patrick O'Malley, early on in the process.

A motion was made by Commissioner Aubin, seconded by Commissioner Zomparelli, to approve Public Hearing 2018-0582.

“Regarding Case Number 2018-0582, also known as CTF Illinois - Special Use Permit, I move to accept and make Findings of Fact for a Special Use as discussed at this Plan Commission meeting and within the Staff Report dated September 21, 2018.”

And

“I move to recommend to the Village Board approval of a Special Use Permit for CTF Illinois to operate a 32,074 square foot vocational school at 18230 Orland Parkway within the Regional Mixed-Use Campus (RMC) Zoning District. The Plan Commission finds that this proposed Special Use meets the eight (8) standards set forth in Section 5-105.E. of the Land Development Code.”

#### APPROVED

**Aye:** 6 - Chairman Parisi, Member Aubin, Member Paul, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

**Absent:** 1 - Member Murphy

#### CLOSE PUBLIC HEARING

A motion was made by Commissioner Aubin, seconded by Commissioner Paul, to close Public Hearing 2018-0582.

#### NON-PUBLIC HEARINGS

#### OTHER BUSINESS

No comment

**2018-0010 Memo: New Petitions & Appearance Review**

**NON-SCHEDULED CITIZENS & VISITORS**

**ADJOURNMENT**

A motion was made by Chairman Parisi, seconded by Commissioner Schussler, to adjourn the meeting at 8:10pm.

ADJOURNED

**Aye:** 6 - Chairman Parisi, Member Aubin, Member Paul, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

**Absent:** 1 - Member Murphy

Respectfully Submitted,

Jennifer Sexton  
Recording Secretary