

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, November 5, 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 Sanchez; Member Nugent; Member Paul; Member Schussler, Member Zomparelli

Absent: 2 - Chairman Parisi, Member Zaatar

APPROVAL OF MINUTES**2024-0844 Minutes for the October 15, 2024 Plan Commission Meeting**

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

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

Nay: 0

Absent: 2 - Chairman Parisi and Member Zaatar

NON-PUBLIC HEARINGS**OPEN NON-PUBLIC HEARING**

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

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

Nay: 0

Absent: 2 - Chairman Parisi and Member Zaatar

2024-0664 Orland Park Place Resubdivision

Village Attorney Anne Skrodzki swore in Petitioner Jason Reibert.

Mr. Reibert stated he is here tonight on behalf of PMAT Orland, owners of the Orland Park Place Shopping Center. PMAT purchased the property back in March 2024. Steinhafels is well underway with construction and scheduled to open the end of November. The matter at hand is the resubdivision which is going to create two new outlots along 94th Avenue and address previous nonconformities. (refer to audio)

Associate Planner Marcus LeVigne respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Mr. LeVigne added the purpose of this project is to resubdivide the shopping center to add additional outlots and clean up some of the older boundary lines, and to note, there are no physical changes occurring at this site as this time with this case. (refer to audio)

Mr. LeVigne stated the staff recommends the Plan Commission approve a Plat of Subdivision.

[Commissioners]

Commissioner Zomparelli added that he loved that they're refurbishing the old mall and asked if the drive will be reconfigured for Lots 6 and 7.

Mr. Reibert responded, correct. That was incorporated as part of some of the preliminary site plans that we're already provided as basis to the resubdivision.

Commissioner Zomparelli replied that's reason enough for me to support it because I'd like to see that parking lot get cleaned up. It's goofy right now.

Mr. Reibert agreed it's a large parking lot and honestly a lot of PMAT's properties across the country, including the Chicago market, we've been very fortunate to be able to recapture these large parking lots that don't serve a whole lot of purpose. (refer to audio)

Commissioner Zomparelli asked who owns the TGI Friday's building. That's separate?

Mr. Reibert responded, correct. We don't own that.

Commissioner Zomparelli asked if they owned Binny's.

Mr. Reibert responded that's within this development, but it is currently vacant. We are working with a couple of national users through some letters of intent. Hopefully, those will materialize.

Commissioner Zomparelli added which is great. I like the windows at Steinhafels.

Mr. Reibert stated it's beautiful. I don't know if you all had a chance to tour it during construction but it's going to be a first-class store. It's going to be a great addition.

Commissioner Zomparelli responded I haven't seen it yet but I'm looking forward to it. I'm very excited and happy you guys picked up a new mall. Good luck.

Commissioner Nugent stated there's a lot of parking lot, so if they want to spin off another parcel they have to come again, correct?

Mr. LeVigne responded, correct.

Commissioner Nugent continued, like 94th between the three restaurants they could squeeze in one more, right?

Mr. Reibert replied, we could. We've actually looked at that and at this time we just really want to focus on the two parcels. (refer to audio)

Commissioner Nugent asked but nothing today prohibits that?

Mr. Reibert responded, correct.

Commissioner Sanchez stated I have no questions.

Commissioner Paul stated I think it's good to see a retail shopping mall doing well.

Mr. Reibert agreed in this day in age it's a very good sign.

Commissioner Paul added we're trying to accommodate more people wanting to come in there which is even better. The only concern I had was about parking, but nobody uses those spots. I drive by there all the time, and I never see anybody back there. I don't see that being an issue, so you have my support on this.

Mr. Reibert responded I appreciate it.

Vice Chairman Schussler stated this shopping center, as you probably know, has had a very interesting history.

Mr. Reibert replied, yes.

Vice Chairman Schussler continued, it started out going to be a sister to Orland Square Mall and that didn't pan out. It was redeveloped as part of a TIF District. It always had some parking issues on the front end along LaGrange Road and an overabundance on 94th Avenue. The parking lot on 94th Avenue has a very strange configuration. Have you looked at laying that out a little differently and getting some additional outlots over there? (refer to audio)

Mr. Reibert responded it is something we will consider in the future. The task at

hand was to create the two initially and see how that goes. If history is any indication, we feel they're going to do very well based off the interest we've had so far. (refer to audio)

Vice Chairman Schussler added in addition to having too much asphalt, it's just laid out strangely. It has some weird angles, bends, and turns.

Mr. Reibert responded a lot of that is associated with how the building is oriented to the property in relation to the property lines. It is a very odd transition from both sides, the school side and the Kohl's side. (refer to audio)

Vice Chairman Schussler stated you've heard all the Commissioners, you heard all the objections from the audience, so it's time to get down to business.

Regarding Case Number 2024-0064, also known as Orland Park Place Resubdivision, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

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

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

Nay: 0

Absent: 2 - Chairman Parisi and Member Zaatar

CLOSE NON-PUBLIC HEARING

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

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

Nay: 0

Absent: 2 - Chairman Parisi and Member Zaatar

OTHER BUSINESS

2024-0840 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 7:17 p.m.

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

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

Nay: 0

Absent: 2 - Chairman Parisi and Member Zaatar