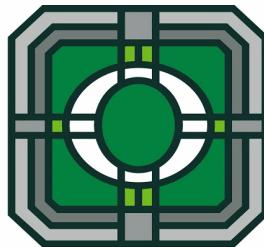


VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, November 18, 2025

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

*Commissioners: John J. Paul, Yousef Zaatar,
Daniel Sanchez, Kathy Fenton and Dave Shalabi*

CALLED TO ORDER/ROLL CALL

The meeting was called to order at 7:01 p.m.

Present: 6 - Chairman Parisi; Member Sanchez; Member Paul; Member Schussler; Member Fenton, Member Shalabi

Absent: 1 - Member Zaatar

APPROVAL OF MINUTES**2025-0935 Minutes for the November 4, 2025 Plan Commission Meeting**

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

Aye: 6 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Fenton and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar

PUBLIC HEARINGS**OPEN PUBLIC HEARING**

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

Aye: 6 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Fenton and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar

2025-0882 Orland Park Place Lot 1 Resubdivision

Village Attorney Anne Skrodzki swore in Petitioner Jason Reibert with PMAT Orland, LLC, owners of the Orland Park Place Shopping Center.

Mr. Reibert stated they would like to subdivide Lot 1 into two new lots as this would allow them to better access the real estate taxes for each of the two buildings on the property. Lot 1-A will be the Fidelity building and some associated parking. Lot 1-B, which is a little under 1 acre, is the current retail building where Dave's Hot Chicken is now. This is something that should have been done as part of the original subdivision. (refer to audio)

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

Mr. LeVigne stated the petitioner is seeking approval to resubdivide Lot 1 at Orland Park Place. It currently contains two outlot buildings that were built at separate times. One was called the Orland Retail Center 1, which is the Vitamin Shoppe and Dave's Hot Chicken building. The additional outlot building to the north is the Fidelity Insurance building built in 2009. The goal is to no longer have the two buildings on the same lot. The Casa Margarita building in the northeast corner is not part of this petition. (refer to audio)

Mr. LeVigne stated staff recommends the Plan Commission approve a plat of subdivision, subject to the condition that the final copy of the plat is printed on mylar and submitted to the Village with all non-Village-related signatures ready for recording at the Cook County Recorder of Deeds office.

[Commissioners]

Commissioner Shalabi stated the plans are straightforward and in line with the comprehensive plan of the Village, I don't have much to add at all there. Thank you.

Commissioner Fenton stated no comments.

Commissioner Schussler asked what part of Orland Park Place does PMAT own?

Mr. Reibert responded the majority of it. A few of the outlots were sold off prior to our purchase about two years ago.

Commissioner Schussler asked like Olive Garden? Would that be one of them?

Mr. Reibert replied correct. The Mexican restaurant, we do not own that. One of the other outlots in front, I think the jewelry store is not under our ownership as well.

Commissioner Schussler asked the furniture store?

Mr. Reibert responded we do own the furniture store, correct.

Commissioner Schussler added when you think about Orland Park Place, you think about all the outlots, but as you indicated they're not all owned by you.

Mr. Reibert stated that is correct. I would say of the entire original subdivision, probably about 75 to 80%.

Commissioner Schussler replied OK, thank you.

Commissioner Paul stated I have no comment. This is an easy one.

Chairman Parisi added yes, it is.

Commissioner Sanchez stated I agree, no questions.

Chairman Parisi stated nor do I. In which case, I will entertain a motion.

Regarding Case Number 2025-0882, also known as Orland Park Place Lot 1 Resubdivision, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated November 12, 2025;

And

Staff recommends that the Plan Commission approve a Plat of Subdivision for Orland Park Place Lot 1, subject to the condition that the final copy of the plat is printed on mylar and submitted to the Village with all non-Village related signatures ready for recording at the Cook County Recorder of Deeds office.

STAFF RECOMMENDED MOTION

Regarding Case Number 2025-0882, also known as Orland Park Place Lot 1 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 Schussler, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Fenton and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar

CLOSE PUBLIC HEARING

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

Aye: 6 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Fenton and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar

OPEN PUBLIC HEARING

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

Aye: 6 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Fenton and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar

2025-0321 Valvoline Instant Oil Change - 179th & Wolf Road - Development Petition for New Build-out

Assistant Development Services Director Carrie Haberstich stated I just wanted to point out that we do have a revised staff report, site plan, and landscape plan. As we were wrapping up the reports on Friday, we found some things that needed to be adjusted. The petitioner worked the weekend and provided that information to us. We're looking to present the revisions that are in your packets tonight. Thank you.

Ms. Skrodzki swore in petitioners Dan Elliott from Integrus Development and Jim Olguin of Olguin Law, LLC.

Mr. Olguin stated this is a vacant area adjacent to the Aldi on 179th Street. We're looking at putting a Valvoline facility just in front of the detention facility that's currently there. We're looking at doing a three-bay Valvoline. Our request is twofold. One, a special use for the actual use of the Valvoline, and the second is a variance request. (refer to audio)

Associate Planner Robert Fischer respectfully requested his staff report be entered into the record as written and as presented during this meeting. (refer to staff report)

Mr. Fischer stated the petitioners are requesting a special use permit for motor vehicle services and a variance request to allow the omission of the maintenance access path for the site detention basin, per Land Development Code Section 6-305.D.8.b.4. Mr. Fischer continues presentation discussing the site plan, landscape plan, and building elevations. (refer to audio)

Mr. Fischer stated staff recommends the Plan Commission approves a special use permit for motor vehicle services, a variance to allow the omission of the maintenance access path for the site detention basin, the site plan, landscape plan, and building elevations subject to conditions.

[Commissioners]

Commissioner Schussler stated you mentioned there were three things that had to be changed. What's the third one?

Mr. Fischer responded it was the garbage dumpster enclosure. Per our Land

Development Code, the material that's used for the building has to match the material for the garbage enclosure. (refer to audio)

Commissioner Schussler stated the staff report indicates there was a concern with the parking lot and the way the building is faced. It's the section that's labeled site plan. To accommodate traffic flow and concealed parking spaces from the front of the property.

Mr. Fischer replied right, that was not necessarily a concern. It was a site designed to accommodate for a better flow in and out of the property onto the access path between Aldi and the Valvoline proposed facility.

Commissioner Schussler stated OK, because the Aldi parking lot obviously is very visible from 179th Street. There are two things that are being shared between Aldi and the developer. The detention area and the access into the site. The only way you can get into this site is to use that access road that goes around the back of Aldi. Is there an agreement between the developer and Aldi with regard to how the detention area will be maintained, the sharing of the cost, and the agreement with regard to this development being allowed to use the driveway to get access to the site, and is there a sharing of the maintenance expense for that?

Mr. Olguin responded yes, there is an agreement between Aldi and the developer both in terms of the access and the maintenance of the detention facility. Aldi is going to be primarily responsible for maintaining the detention facility and we are contributing an annual payment towards that work that they're going to take care of. Similarly, we're getting access rights through that. It's going to be a recorded declaration amendment that's going to apply to the properties.

Commissioner Schussler replied OK, thank you. I think it's a good use of this parcel. I'm glad to see that your operation can fit on that site. I have no further questions. (refer to audio)

Commissioner Fenton stated I think it looks very nice. I think it will go well over there as long as everything stays. You're going to have normal business hours, correct?

Mr. Olguin and Mr. Elliott shake their heads yes.

Commissioner Fenton continued and you have all your EPA, as far as regulations where you're dumping your oil and all that, too, is all in place?

Mr. Olguin and Mr. Elliott shake their heads yes.

Commissioner Fenton stated the building looks nice and the landscaping looks great. Welcome to the neighborhood.

Commissioner Sanchez asked are there any concerns that there's only the one in and out area? I know traffic's designed to go north of the building, come around, but what if there's a drive-through? (refer to audio)

Mr. Fischer responded during the development process, one of the things we do is reach out to fire and safety to see if they have any concerns and they stated they did not have any concerns about the site. There are 11 parking spaces there, but there is a small portion of pavement towards the end of those 11 spaces which is designed for a backabout turnabout.

Commissioner Sanchez replied OK, thank you. Besides that, I have no questions.

Commissioner Paul stated you answered my question about the lot coverage going from 80 to 62. The main thing that we're looking at as far as the variance is access to the pond, right?

Mr. Fischer responded right.

Commissioner Paul continued it seems like from that driveway there's plenty of access to the pond. I don't see a reason to have another access, is there?

Mr. Fischer replied no. In conversations with the petitioner, they're assured us that there is ample area within the site to handle the landscaping duties.

Commissioner Paul stated it's a pretty wide driveway if you have to get trucks in there. I think it's a good addition. You always need one of those oil change places. That's all I have. Thank you.

Commissioner Shalabi stated a lot my questions have been asked and I appreciate that. Thank you for the presentation. It was very thorough. I did have some questions about the flow that have been answered. Are there two residential properties within 300' of this?

Mr. Fischer stated the petitioner is required to mail notices to all of the residences within 300'. I don't recall how many notices were sent out. (refer to audio)

Commissioner Shalabi replied mechanically, I presume it's all done interior so it wouldn't disrupt any of their quality of life, correct? Is that fair to assume?

Mr. Olguin responded that is correct. If you look at the aerial, the particular lot that we're developing, we still have a pretty significant buffer both on the detention facility to the north, but also to the residential to the west. (refer to audio)

Commissioner Shalabi replied thank you. Nothing further Mr. Chairman.

Chairman Parisi stated I have nothing to add. Good questions asked here and

looks like a good use of the property.

Commissioner Schussler stated I think the property to the west is residential, but it's got a for sale sign on it, and I think the sign indicates it's zoned for business, so it may not be a residence for too long. Commissioner Schussler then talks about the alignment of the driveways for Aldi and Jewel. There are no arrows to go across 179th to get to either business on both sides and it needs to be addressed. (refer to audio)

Chairman Parisi added thank you for drawing their attention to that detail.

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

Aye: 6 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Fenton and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar

CLOSE PUBLIC HEARING

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

Aye: 6 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Fenton and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar

NON-PUBLIC HEARINGS

OPEN NON-PUBLIC HEARING

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

Aye: 6 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Fenton and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar

2025-0708 9917 W. 143rd Street - Old Orland/Old Library - Exterior Work (Siding, Soffit, Fascia, Gutters) - Certificate of Appropriateness

Mr. Fischer stated we are requesting, on behalf of the petitioner, that this case be continued to the January 6, 2026, Plan Commission meeting. Late last week, the

petitioner provided some changes to building that they had not run by us at that point. We want to make sure they are compliant with the Land Development Code. (refer to audio)

Ms. Skrodzki stated for the record because the continuance has to be to date and time certain that it'll be to the January 6, Plan Commission meeting that will be at 7:00 p.m.

The Certificate of Appropriateness for exterior work at 9917 W. 143rd Street, as depicted in the petitioner's scope and specification sheets submitted by the petitioner, case number 2025-0708, is subject to the following conditions:

- 1) Meet all Building and Land Development Code requirements.
- 2) Obtain a building permit prior to construction.
- 3) Approval by the Planning Commission on November 18, 2025, and subsequently the Village Board of Trustees. Per Section 6-209.G.1, the review and approval process for contributing structures and landmarks requires that the project be presented to the Planning Commission for recommendation to the Village Board for their approval.

A motion was made by Chairman Parisi, seconded by Member Paul, that this matter be CONTINUED to the Plan Commission due back on 1/6/2026. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Fenton and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar

OTHER BUSINESS

2025-0934 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 7:37 p.m.

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

Aye: 6 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Fenton and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar