

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, February 4, 2025

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 7:01 p.m.

Present: 6 - Chairman Parisi; Member Nugent; Member Paul; Member Schussler; Member Zaatar, Member Zomparelli

Absent: 1 - Member Sanchez

APPROVAL OF MINUTES**2025-0119 Minutes for the January 21, 2025 Plan Commission Meeting**

A motion was made by Member Schussler, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote: (Commissioner Zaatar and Commissioner Zomparelli were absent when motion was made)

Aye: 4 - Chairman Parisi, Member Nugent, Member Paul and Member Schussler

Nay: 0

Absent: 3 - Member Sanchez, Member Zaatar and Member Zomparelli

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 Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

2024-0892 Public Works Optimization Project - 15655 S. Ravinia Ave.

Village Attorney Anne Skrodzki clarified case 2024-0892 will be moved to the April 15, 2025, Plan Commission meeting at 7:00 p.m.

A motion was made by Chairman Parisi, seconded by Member Zomparelli, that this matter be CONTINUED to the Plan Commission due back on 4/15/2025. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

PUBLIC HEARINGS**2025-0012 Olive Bakery - 15828 Wolf Road - Special Use Permit - Development Petition**

Ms. Skrodzki swore in Petitioners for Olive Bakery Manal Naser and Asaad Zeidan.

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

Mr. Gardiner stated the petitioner is seeking approval of a Special Use Permit for a restaurant within 300 ft. of a residential parcel in the BIZ District in the County West Plaza on the northwest corner of Wolf Road and 159th Street. The petitioner seeks to expand their existing carry-out bakery into the adjacent tenant space, the former Jalapenos restaurant, to provide seating for their patrons. Improvements to the space will include installing an ADA compliant restroom, upgrading the lighting, adding staff, and maintenance to improve the facility. For the record, Mr. Gardiner stated the Land Development Code defines a Special Use as an operational, physical, or other characteristic different from those of the predominant permitted uses in a zoning district but is a use that complements or is otherwise compatible with the intended overall development provided these specified standards are met. As for the garbage enclosure, the petitioner as well as the property owner will work collaboratively with the Village to bring it up to code compliance. (refer to audio)

Mr. Gardiner stated staff recommends that the Plan Commission approve a Special Use Permit for Olive Bakery to operate a restaurant within 300 ft. of a residential parcel at 15828-15832 Wolf Road, subject to conditions.

Chairman Parisi asked the petitioners if they understood the requirements for the trash enclosure based on the recommendation for approval and if they had any comments or questions.

The petitioners responded that they did not have any comments or questions. We respect everybody here.

Chairman Parisi responded thank you. We are in receipt of a letter from the owner of the business that's next door. That is Al Jazeera Food Market. Sir, please step up to the mic.

Ms. Skrodzki swore in Osama Ishwait, Business Owner for Al Jazeera Food Market. The address is 15840 and 15836. I have two doors, and we have food and catering.

Chairman Parisi stated I'm in receipt of your detailed letter. Thank you for giving it

to us. Looking at it there's just two things that come to mind to me immediately. You mentioned in your letter that the proposed business of Olive Bakery catering would hurt your business because you both cater. I have two points I want to make. One is while you were approved for a food mart, it's been some time now, were you approved for catering food. We need to find that out. That's an issue whether you were approved for catering. The other issue is that you said that there's a breach of the contract with the landlord.

Mr. Ishwait responded, yes.

Chairman Parisi continued, by selling grocery items at Olive Bakery, the only way I can address that is to tell you that is not a Planning Commission issue. If we approve it and a unit is being properly used for the zoning that it's been approved for then... What you're talking about, a breach of agreement with the landlord, that's a civil issue. You can take it up civilly with the landlord but that's not for us to decide.

Mr. Ishwait responded I know. I just want to tell you what's going on. I've been here four years and I'm losing money every day.

Chairman Parisi replied believe me, I regret to see anybody suffering in any way; however, the issue you bring up, if you feel it is an improper use of the property according to the lease that's a civil issue. That needs to be taken up with an attorney and not with this group.

Mr. Ishwait commented, he's a baker and he's selling groceries and food, and I have a food restaurant the Village of Orland Park gave to me four years ago.

Chairman Parisi responded I understand your concern. It seems to me you have issues that concern you and you want us to deny their petition which at this point we can't. They're not violating any zoning rules, but if there is in fact some other violation of an agreement or lease with the landlord, that's a legal agreement, it's a legally binding agreement, that's something you have to take up with an attorney not with the Village. Thank you for coming. I wish you the best.

Mr. Ishwait replied thank you.

[Commissioners]

Commissioner Zaatar stated I'm confused why this is even coming to us because Jalapenos has got tables and it's the same use. I'm feeling like this is a little bit of a waste of time. I'm happy to see the bakery is succeeding. They're going to take the unit next door. I have full support. I don't have a copy of this letter you're referring to.

Chairman Parisi responded I just got it before the meeting.

Commissioner Zaatar replied, OK. I agree with the Chairman that you need to get an attorney. Anyone else who has a complaint about another business, that's not really our jurisdiction. If five bakers or five grocers wanted to come in and rent units in the plaza we would give them approvals equally. We don't pick and choose who wins. If you have an agreement with the landlord, you probably need to go to the Cook County Court. Good luck with that and sorry about your business. I'm a customer of that bakery and it's really good. I'm excited to see them expanding.

Mr. Gardiner responded to Commissioner Zaatar. We did investigate the Special Use Permit for Jalapenos, and it was tethered to the tenant and not the space. Once they vacated the space, it went back to a general use.

Commissioner Zaatar replied, I see, OK. The other thing I wanted to note for the record is... I forgot the name of the plaza where the Mexican restaurant is next to Nissan.

Planner Marcus LeVigne responded Seville Plaza.

Commissioner Zaatar continued, we had a similar issue with staff and that petition around the garbage enclosure. This is a tenant. They're not responsible for building a garbage enclosure. They're probably not allowed to build something on the property so that beef is kind of with the landlord. Hopefully, they have some leverage they're going to sign another lease, and they can convince the landlord to build the garbage enclosure. Honestly, I don't think that our approval should be a condition of the landlord doing something they have no control over getting that done. They're not allowed legally to modify the outside of the building unless the landlord consents because the landlord owns the building. They're just tenants. As far as I'm concerned, I would be motioning to approve this without that being a condition. Hopefully, we can get the landlord to comply but it's not their fault.

Chairman Parisi added we do have the authority to recommend that they work with the landlord. We do have the authority to not give a blank approval to something that may have what we might consider to be an unsafe or unhealthy environment.

Commissioner Zaatar responded I get it. Then we can create an environment where the landlord doesn't get a tenant and doesn't care.

Chairman Parisi replied I think the landlord would rather build a wall than lose a tenant.

Commissioner Zaatar responded I hope so. We're putting someone in the middle. That's just how I feel.

Chairman Parisi responded and it's your right. Thank you.

Commissioner Zaatar replied thank you.

Commissioner Paul stated I agree that if it's required to have the garbage area a certain way then it has to be that way. By making that part of this it does put some pressure on the landlord. If the landlord decides we're just not going to do it now, you can't expand your business. He's got a vacant business next door and any other business that comes in there, it's going to be the same thing. Somebody's going to move in there and when they do, they've got to fix the garbage enclosure. I'm fine leaving it in. As far as competition, you guys fight it out. Like Commissioner Zaatar said, we're not here to pick winners and losers. I think it's a great idea. Essentially, we're trading off a restaurant that has seats in it for a restaurant that has seats in it. We didn't have a problem with the other one, I don't see why we'd have a problem with this one. That's all I have Mr. Chairman.

Commissioner Zomparelli I think it's great. Business is doing well and they have to expand in Orland Park so congratulations. I'll have to go there sometime. I think it's a no-brainer; however, I have to say on the dumpster, if we took that out, landlords never have to comply. They're not going to get rent until this is fixed. They're already running, they're already occupants, when will this dumpster issue be rectified?

Mr. Gardiner responded I don't think we've established a firm deadline. We do ask that they work collaboratively with us, and we'll try to establish a process going forward with that. We do view it in line with the special use standards that it's a reasonable ask from our perspective.

Commissioner Zomparelli replied I think it is too. I don't want to slow them down, but I think the landlord has to move on it or maybe not get rent. As for you sir, I have to say I sell real estate, and I think it should have been something in your lease when you drew up your lease to say I don't want anybody making food in this strip mall. Hopefully you've got something like that, if not, the strong survive. Good luck to you.

Commissioner Nugent asked staff if the corner tenant, maybe Indra's Thai, are they compliant because they don't back up to a house? It's only because they're on this side of the mall that this is an issue.

Mr. Gardiner responded I would have to investigate Indra's on the other end.

Commissioner Nugent replied I just meant it's this end of the mall that's the issue.

Mr. Gardiner responded I would do a circle around the property at 300 ft. and if they're within 300 ft. then I would ask that they get a special use permit to be in line with the code.

Commissioner Nugent stated even though it's unincorporated we respect the fact that that's somebody's home behind it, right?

Mr. Gardiner responded, correct.

Commissioner Nugent asked, it's been a succession of restaurants? We've given this variance [sic] four times. Is this somewhere where we need to update code or it's better to do a special use every time?

Mr. Gardiner replied we could explore that option going forward but as for right now, yes, there has been a series of restaurants in there for many decades.

Commissioner Nugent stated and out of respect to the fellow businessmen, we have no limit like Commissioner Zatar said if there's five restaurants there and all five want to be restaurants then we don't have any limit on that. It's only if the landlord has a lease arrangement, right? Our code doesn't state that's too many restaurants for a space.

Mr. Gardiner responded, correct.

Commissioner Schussler stated the other Commissioners have answered most of my questions. I like eating at locally owned restaurants that aren't chains or franchises so I'm looking forward to trying out your restaurant once you get up and going. What's your approximate timeline? When do you think you'll be able to open?

Mr. Zeidan responded I hope after we get the agreement from the gentlemen over there, we start working. I hope a month or two months.

Commissioner Schussler replied a month or two.

Mr. Zeidan nodded yes.

Commissioner Schussler responded I'm looking forward to trying your restaurant.

Mr. Zeidan responded I appreciate it.

Commissioner Schussler added it was a restaurant before, you're going to have a restaurant there now. I don't see that it's a big problem.

Mr. Zeidan responded it's a small restaurant, not big.

Chairman Parisi stated I have nothing to add. Everything's been covered.

Regarding Case Number 2025-0012, also known as 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 Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

CLOSE PUBLIC HEARING

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

Aye: 6 - Chairman Parisi, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

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 Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

2024-0884 GW Properties - 7520 159th Street - Harbor Freight Subdivision

Ms. Skrodzki swore in Petitioner Mitch Goltz from GW Properties.

Mr. Goltz stated we own the Harbor Freight property. We've owned it for about two years. It is not a direct part of project immediately to the east, but as some of you know, we're trying to revitalize that property. We are creating an outlot in front of Harbor Freight which we recently worked out with Harbor Freight. Here before you is more of a procedural ask to create a lot to allow for a separate user, hopefully a food user, down the road to create a separate legal lot. We're not making any changes to the property at this point. We're not asking for any variances or special asks but for creation of the subdivision that will all meet code. This will allow us more of a template to bring in a future user to lease or purchase that lot. I'm happy to answer any questions. There's no user in mind. This is just to allow the plat work to take place. IDOT's already conceptually signed off on this. This is relatively a

straightforward ask.

Chairman Parisi added pretty straightforward, thank you.

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 stated the petitioner is seeking approval of a subdivision to create two parcels at 7520 W. 159th Street in the 159th and Harlem Planning District. There are residences located to the northwest of the site, a bank directly to the west, a future daycare to the east, along with Avis Car Rental, and Heartis Senior Living to the northeast. To the south is multi-family residential located within Tinley Park. The comprehensive plan designates this land use as Community Commercial. The property is zoned General Business and would remain the same with the proposed subdivision. When development plans come in for future review, we will request appropriate cross-access easements where they're not shown on the current plat. (refer to audio)

Mr. LeVigne stated staff recommends that the Plan Commission approve a Plat of Subdivision for Harbor Freight.

Chairman Parisi stated it looks pretty straightforward.

[Commissioners]

Commissioner Zaatar asked if in the future the Harbor Freight lot will have cross-access easements to the new lot as well as the daycare? I remember the daycare petition vividly and one of the commitments was the daycare parking lot overflow will get access into this lot and now this lot is going to be two lots, so now you're going to have three properties that can share?

Mr. Goltz responded let me clarify. The access easements already exist. You can see it on the eastern edge of the property, that dash line. We're not changing any of the access. The access currently flows through between the properties from 159th Street. You can traverse over, so nothing is going to change from an operational standpoint. (refer to audio)

Commissioner Zaatar stated my question is specific. I'm not talking about access I'm talking about shared parking. Can Harbor Freight's customers park in Lot 2?

Mr. Goltz replied yes, because there's still cross-access and it's all under common ownership. It will be maintained that way.

Commissioner Zaatar responded that was it, thank you.

Commissioner Zomparelli stated it's pretty cut and dry. I'm surprised it sat empty for so long. I do remember that meeting and we were sharing if there's enough parking. I know we don't have an idea of what's going here, but we were taking some overflow from the daycare into these lots, were we not?

Mr. LeVigne responded I believe that was mentioned for the Avis one.

Mr. Goltz added to be clear, there's a separate property, separate parcel from all that stuff we had discussed. Harbor Freight has twice as much parking they need on what's considered here as Lot 1. This parking is never used except for people that are maybe fly dumping or waiting for something. For this parcel, we just need to subdivide it so that when we have a user there's a predefined lot as to what they can work within. (refer to audio)

Commissioner Zomparelli stated I'm at Harbor Freight, so I see the parking lot and it's never used. There's plenty of parking.

Mr. Goltz added I think it used to be a Frank's Nursery.

Commissioner Zomparelli responded it was a Frank's.

Mr. Goltz continued that green space in front of the building is being used for detention. I think that's where they have their outdoor sales.

Commissioner Zomparelli stated their Christmas trees.

Mr. Goltz added it's a little irregular. You wouldn't be building something like that now but at this point we're just looking to get the plat lines established and we'll come before you with the user and proposed plans.

Commissioner Zomparelli responded it's pretty cut and dry. Thank you.

Commissioner Nugent asked staff if the easement by Goodwill guarantees that the back property is not landlocked.

Mr. LeVigne responded that is the intent, yes.

Commissioner Nugent stated we always have to plan for it not being. Now this will be separate, they're shared owners and they're going to be land tenants, but if we make them separate they can sell it off, right?

Mr. LeVigne replied correct, they could.

Commissioner Nugent continued, if someone comes in who says we're going to offer you a gazillion dollars and they want to sell it they can sell it. What protections do we have if the ownership separated?

Mr. LeVigne responded they could sell Lot 2; however, nothing could be developed on that lot without coming back to this commission for approvals. It would come in as a planned development.

Commissioner Nugent stated they're going to want to give the grants they need so that's our protection that protects the daycare for the future.

Mr. Goltz replied I also want to point out that a lot of what we're doing or what will be allowed or not allowed, there are still a lot of restrictions within the Harbor Freight lot. We have to maintain the access to parking, cross-access, their trucks, this is part of the reason it took a long time. It took a long time to get to a point where they agreed to those conditions. (refer to audio)

Commissioner Nugent responded the bias of giving Harbor Freight the large lot and all the parking even though they don't need it is just for their future too, right?

Mr. Goltz responded if you go to the aerial, that line is pretty much where the green space ends. It's not so arbitrary but we said let's just get rid of the parking in front. They're not using any of that space and that area is a perfect example. There's more parking on that site than Harbor Freight could ever have. (refer to audio)

Commissioner Nugent stated not to come at you but if a Goodwill user was to use it later there's times Goodwill overflows their parking lot, like on a Saturday.

Mr. Goltz replied I would never build the building the way that this sits. Their entrance is on the side, it's an irregular shape. If this was a vacant piece of land it'd be reconfigured in variety of ways.

Commissioner Nugent responded we don't want to create a property that becomes a white elephant 20 years from now. OK, I'm good.

Commissioner Schussler asked it is possible to get from the daycare parking area if that overflows into the Harbor Freight?

Mr. Goltz responded yes, it's right on the site. I pulled through there right before this meeting. You can go all the way through into the bank too and go all the way out to the street.

Commissioner Nugent added like in front of the Goodwill.

Mr. Goltz continued this access goes all the way to Harlem. You could take it all the way to Harlem and go all the way up to 156th.

Commissioner Schussler added go past Goodwill and then past Home Depot.

Mr. Goltz stated not recommending it, but it is faster. You avoid about nine stoplights.

Commissioner Schussler responded that was really the only question I had, so in the future you may or may not do something with regard to Lot 1? It may or may not integrate with what you have on the east?

Mr. Goltz replied it will integrate. Harbor Freight has 12 years remaining on their lease. I don't have any expectations it's going to take 12 years to find some plan for the front, but the future building would be on the southwest end of the property. That access all remains the same and nothing's going to be changed.

Commissioner Schussler stated I have no further questions.

Chairman Parisi stated I have no further questions.

Commissioner Paul stated my questions were mostly concerned about parking and those questions have been answered.

[Members of the Public]

Ms. Skrodzki swore in James and June Biederman at 7525 Tiffany Drive.

Ms. Biederman stated our building is just to left (pointing to the map).

Mr. Biederman stated we were just wondering about that space, that green space, who owns that?

Mr. Goltz responded Heartis Senior Living.

Ms. Biederman replied, OK. We were curious. It was nice because we've lived here going on 45 years and it used to be all forest preserves back there. We loved it. We were glad when Heartis came in and we didn't get a fast-food place. We've been really lucky. The green space is nice because we were able to walk around it. That was our biggest thing to see if Harbor Freight owned it. Regarding the section you're going to subdivide or sell off, which would be on the south side of Harbor Freight towards the west, do you have a zone to it for who can come in there once it's sold?

Chairman Parisi added it's not sold.

Ms. Biederman continued could a fast-food go there, like another Freddy's type? I'm just curious.

Chairman Parisi responded he just wants to optimize that property by subdividing

it.

Mr. LeVigne added it's in our General Business District which is most of our retail. Any of the uses along 159th Street in Orland Park. It's general retail, commercial office, restaurant.

Ms. Biederman asked, it could be a strip mall, it could be another fast-food restaurant?

Mr. LeVigne responded, correct.

Ms. Biederman continued, but we're talking about the south side of the Harbor Freight structure?

Mr. LeVigne and Chairman Parisi responded yes.

Chairman Parisi added anybody who wanted to do something again would have to go through Development Services and would have to come before this Commission again.

Ms. Biederman stated we're just curious. We've been so lucky not to have a fast-food go in.

Chairman Parisi responded you're curious and you came out and I respect that. When and if it occurs, there will be meetings again and we hope we would see you again.

Ms. Biederman replied we just wanted to come for the experience.

Chairman Parisi responded thank you so much for coming.

Commissioner Nugent added you're asking about that, but you realize the other one's going to be a daycare, right?

Ms. Biederman responded we didn't know about it. We just found out about it today but it's between Avis and their parking lot.

Commissioner Nugent stated Freddy's can be all the same stuff too.

Ms. Biederman responded I know there's little sections of undeveloped land in that area.

A commissioner added 77th Avenue.

Ms. Biederman replied thank you.

Regarding Case Number 2025-0884, also known as GW Properties Harbor Freight Subdivision, I move to approve the Staff Recommended Action 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 Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

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 Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

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 Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

2024-0959 Special Use Permit for a Fitness Center - Planet Fitness

Ms. Skrodzki swore in Petitioner Thomas Laskaris, on behalf of Planet Fitness.

Chairman Parisi stated you're aware of any requirements. Do you have any questions?

Mr. Laskaris responded, no sir.

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 stated the petitioner is seeking approval of a Special Use Permit for a health club or fitness center land use at 103A Orland Park Place. The site is

located in the Regional Core Planning District and is designated as Regional Mixed Use. The site is located on the east side of Orland Park Place in the former Binny's tenant space. Staff asked the petitioner to apply for an Appearance Review to address some of the non-conformities in front of the site including adding a landscape island and improving the ADA parking in front. Mr. LeVigne further discusses parking requirements and proposed building elevation changes. (refer to audio)

Mr. LeVigne stated staff recommends the Plan Commission approve a Special Use Permit for Planet Fitness at 103A Orland Park Place subject to conditions.

Chairman Parisi asked if the petitioners are aware of their requirement to add the parking islands? You concur with that?

Mr. Laskaris responded yes.

Chairman Parisi asked if there were any members of the public who wanted to speak.

[Commissioners]

Commissioner Schussler stated frequently we get requests, and we have to look very carefully at parking. Definitely not a parking problem here for this site. I'm glad to see that the Binny's space is finally being rented again. I have no questions.

Commissioner Zomparelli stated I love to see it. It's a perfect fit over there. I hated that space between the parking lot to the door. It seems like it was so much roadway there and the lighting wasn't good. Is there any thought of changing any lighting or upping the lighting?

Mr. Laskaris responded I think we're adding some exterior lighting.

Commissioner Zomparelli replied just on the building itself.

Mr. Laskaris responded yes.

Commissioner Zomparelli continued I imagine that's adequate. I don't think anybody got run over but I remember it being very awkward getting into the building. The fact that you're putting more windows will probably brighten it up a little bit as well. As far as the parking, we're not moving anything, it's just adding the handicap parking spaces and making them bigger?

Mr. LeVigne responded correct. I believe once those outlots start to develop is when we'll see some actual parking lot reconfiguration for Orland Park Place but currently, we're just going up to code compliance right now.

Commissioner Zomparelli replied good, we can do a little work on it. That's it. Good luck to you. I think it's a great fit.

Commissioner Nugent stated when we did the outlots, we did two right, and they're to the north of the former Buca di Beppo, correct?

Mr. LeVigne replied correct.

Commissioner Nugent continued, which kind of puts them smack dab in front of this, right? Will Planet Fitness have other signage at 94th on just on the building?

Mr. LeVigne responded they are welcome to propose a monument sign out front as they are on their own parcel. They do get a sign bonus for being at least 200 ft. away from 94th Avenue.

Commissioner Nugent asked if the two lots develop, their traffic is going to have to utilize the exit in front of the closed Buca di Beppo, right?

Mr. LeVigne replied correct.

Commissioner Nugent stated as we redivide the parking lot, it's going to swing some of Planet Fitness's parking to the southwest, right?

Mr. LeVigne responded correct.

Commissioner Nugent stated there is plenty of parking in that direction as well so people will realize they need to go more southwest where right now if they are successful, their parking could bring people all the way to 94th Avenue, right?

Mr. LeVigne replied yes.

Commissioner Nugent stated collectively there's so much parking to start with that there'll be a parking redesign if the proposals happen. The design seemed like we ignored the outlots but that's okay for today, right, because we did create the outlots?

Mr. LeVigne responded we did create the outlots, but this use wouldn't have any effect on the outlots. One is kind of in the upper level close to the Steinhaffels door and the other one is just across the north driveway of the Buca di Beppo. They're kind of centered in between the two.

Commissioner Nugent replied okay, I'm good.

Chairman Parisi stated Commissioner Nugent you said the outlot east of Buca di Beppo, did you mean north?

Commissioner Nugent responded north.

Commissioner Zaatar stated I wish you the best of luck. I can only imagine the investment. It looks like a good idea so congrats.

Commissioner Paul stated this is a good idea. What else are you going to put in there. We're talked about this before. Malls can't be a collection of stores anymore. I've seen these Planet Fitness's all around the Midwest. Most of them are in strip malls. I've never seen 17 employees in any of them so I'm not sure where that number came from, but you can have 20 or 30 of them and there's still going to be plenty of parking. I've got no problem with this. Thank you.

Chairman Parisi added I'm glad to see the space being utilized and I'm glad to see that the parking situation there, which was really difficult to figure out where you park your car, is going to be cleaned up a bit. That I'm happy about and I wish you a lot of luck.

Mr. Laskaris responded thank you.

[A brief break was taken]

Regarding Case Number 2024-0959, also known as Special Use Permit for a Fitness Center - Planet Fitness, staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated January 21, 2025.

And

Staff recommends the Plan Commission approve a Special Use Permit for a Fitness Center at 103A Orland Park Place, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. In cooperation with property ownership, provide and maintain a new parking lot landscape island in the drive aisle north of the main entryway.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2024-0959, also known as Special Use Permit for a Fitness Center for Planet Fitness, 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 Paul, seconded by Member Schussler, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

CLOSE PUBLIC HEARING

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

Aye: 6 - Chairman Parisi, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

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 Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

2025-0032 Humphrey Drive Wetlands Zoning Map Amendment - 9301 143rd Street

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 stated this parcel is located at 9301 143rd Street and is an open lands site owned by the Village. The Village is seeking approval to rezone the property from E-1 Estate Residential to OS Open Space Zoning District. For surrounding context, this property is right at 143rd and John Humphrey Drive just near the new Metro East development. The area to the east and south is currently unincorporated. The site is just under seven acres in size and is mostly trees and wetlands. (refer to audio)

Mr. LeVigne stated staff recommends the Plan Commission approve a zoning map amendment for 9301 143rd Street from E-1 Estate Residential to OS Open Space.

Chairman Parisi stated we're basically correcting a past error.

Mr. LeVigne responded correct.

[Commissioners]

Commissioner Zomparelli stated the sign there is open lands. We bought this piece of property, correct?

Mr. LeVigne responded I believe it was purchased, correct.

Commissioner Zomparelli responded yes, the sign says wetland on John Humphrey.

Mr. LeVigne replied it says John Humphrey Wetlands that's the name of the site. I'm not sure what the FEMA map shows.

Commissioner Zomparelli stated it's confusing because I happen to have the parcel listed just south of there and it's making me look like I'm sitting on wetland and it's not there. None of that's really wetland we're just calling it wetland.

Commissioner Schussler added there are portions of it that are very wet.

Commissioner Zomparelli responded we know it's very wet. I know the road sinks. I know all that, but we don't know that this is actually a wetland.

Commissioner Schussler replied as you come south the elevation changes dramatically so the part right around 143rd and I don't know how many feet to the south is pretty low and pretty wet. (refer to audio)

Commissioner Zomparelli added the house off 92nd Court brought in at least 3 or 400 semi-loads of dirt and raised his parcel up. (refer to audio)

Commissioner Schussler stated I think this land was at one point tied in with the parcel right across John Humphrey Drive where there was a car dealership. I think this parcel provided detention for the Terry site, am I right?

Mr. LeVigne responded I would have to look into that.

Commissioner Schussler continued here's where I'm going. If the car dealer site develops at some point in the future, where is their detention going to go or are they going to have to provide additional detention on their site or are they going to have access to this area?

Commissioner Zomparelli explained using the map. There's retention. Orland maintains that right now. This is Terry's, this is retention.

Commissioner Schussler stated, pointing to map, that's the detention for the shopping center. Are they going to have to provide additional detention?

Mr. LeVigne responded we would have to see what their development plans are but as Commissioner Zomparelli stated, the Terry's site does have that detention

basin just to the south, so they have access to that detention basin just to the south.

Commissioner Schussler replied they have access to that detention basin to the south of that property?

Mr. LeVigne responded yes.

Commissioner Schussler stated that wouldn't have any involvement with this property in the future? Nothing would go underneath the road as far as detention.

Mr. LeVigne replied not that I'm aware of.

Commissioner Schussler responded OK, that was my only question.

Commissioner Zaatar asked what's wrong with leaving it the way it is?

Mr. LeVigne responded it was owned by the Village, but it was not incorporated into the Village. I guess just correcting our map. It was shown wrong for a long time so just having it dedicated as a park.

Commissioner Zaatar stated we don't use a E-1, we only use OS?

Mr. LeVigne replied correct. OS is our Open Space (parks and recreation) zoning.

Commissioner Zaatar asked we don't want to make this residential?

Mr. LeVigne responded at this time there's no plans for that.

Commissioner Zaatar asked if the Village has intention of selling it?

Mr. LeVigne responded not that I'm aware of.

Commissioner Zaatar stated I looked this up on the map and it shows that is a flood zone. I don't know if it's considered by the Army Corps as a flood zone but on the flood maps that's a flood zone. I don't think it's ever going to be a park, so I was curious why we're calling it Open Space.

Mr. LeVigne replied the Open Space was just more of keeping it as Open Space, keeping it as the flood area.

Commissioner Zaatar responded no resistance for me.

Commissioner Paul stated I have no problem with this.

Commissioner Nugent asked are we trying to force people to annex into the

Village? The parcels next to it, nothing about making this is going to change if those people incorporate on 92nd Court, right?

Mr. LeVigne responded correct. This is just a stand-alone.

Commissioner Nugent replied they're on the list to be acquired so this changes nothing. Commissioner Nugent continues regarding history of the area. If I remember there's something unique about that rectangle parcel on the west side of the road as Commissioner Zomparelli brought up. (refer to audio)

Mr. LeVigne responded I believe the Village owns that property.

Commissioner Zomparelli added I know the Village maintains it.

Commissioner Nugent stated I thought the idea was that if Terry's got developed, we have a mistake or something from prior decisions maybe, I think we were going to eliminate that and flip the drainage to the other side. I think the idea if not annexing and zoning it back 15 or 20 years ago with the prior mayors and trustees was intentional. You guys think we're cleaning up a mistake, I would appreciate if we researched the facts. (refer to audio)

Mr. LeVigne responded detention ponds are a permitted use in the Open Space District.

Commissioner Nugent stated this will be like the site at 143rd and Wolf now that we've acquired all that we can throw more detention into that site. This would be the same idea if we take the detention and throw it to the east side of John Humphrey it's allowed?

Mr. LeVigne replied I'm not aware of any current development plans but that could be allowed.

Commissioner Nugent stated that was my goal. I don't want to restrict the building of that site to develop.

Chairman Parisi added at which time it would be the Village's requirement to maintain that detention pond.

Mr. LeVigne responded correct.

Commissioner Schussler stated I can recall when I was on the Village Board, Terry Kunis who was the owner of Terry's Lincoln Mercury had proposed when they stopped making Mercury's he had proposed to bring a Subaru dealership which would be next to the Lincoln dealership. There was discussion with the Village, and I don't recall exactly what the end result was, but it had something to do with detention and the site across John Humphrey Drive. You might look back

in the past history and see what agreements were made or tentative agreements that were drawn up but never executed. (refer to audio)

Chairman Parisi stated I have nothing to add.

Regarding Case Number 2025-0032 also known as Humphrey Drive Wetlands Zoning Map Amendment, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated January 6, 2025.

And

Staff recommends that the Plan Commission approve a zoning map amendment for 9301 143rd Street from E-1 Estate Residential to OS Open Space.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2025-0032, also known as Humphrey Drive Wetlands Zoning Map Amendment, 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 Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

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 Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

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 Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

2025-0033 17151 Wolf Road Zoning Map Amendment

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 stated the 17151 Wolf Road property is owned by the Village as well. It was donated to the Open Lands Commission back in 2012. This property was not annexed into the Village until January of this year and when properties are annexed in the Village they're automatically E-1 Estate Residential Zoning. The purpose here tonight is to rezone the property from E-1 to OS Open Space. (refer to audio)

Mr. LeVigne stated the staff recommends the Plan Commission approve a zoning map amendment for 17151 Wolf Road from E-1 Estate Residential to OS Open Space.

[Commissioners]

Commissioner Zaatar stated you said the neighbors are former. There's no uses north and south now?

Mr. LeVigne responded currently there is no use on either side.

Commissioner Zaatar replied I was just curious. Thank you. I have no issues.

Commissioner Paul stated again this is the same as with the other one. We're just correcting something. That's fine.

Commissioner Schussler asked to put the aerial map up. There's a house, south at the bottom underneath the yellow, that is vacant. Is that correct?

Mr. LeVigne responded that was the former El Cortez restaurant.

Commissioner Schussler replied no, the house they started to put the addition on and then we stopped.

Mr. LeVigne responded I believe that's to the north. That's also unincorporated.

Commissioner Schussler replied OK, that's to the north.

Commissioner Zomparelli added there's five acres there. They used to have a landscaping company running out of there.

Commissioner Schussler asked what's the process on annexing all the other property along the former bus garage property and El Cortez is in the Village, isn't

it?

Mr. LeVigne responded El Cortez is in the Village, yes. Everything else around there except for these two properties are unincorporated. We are working on annexing properties, but I believe this one is over 60 acres. Currently, with our annexation rules it has to be under 60 acres, and you have to annex the entire area that would be unincorporated.

Commissioner Schussler stated you can annex if it's over 60 but you have to do all 60? Is that what you're saying?

Assistant Development Services Director Carrie Haberstich responded it would have to be voluntary. Voluntarily, more than 60 acres can be annexed but involuntarily it has to be 60 acres or less and then the entire area that's surrounded by the Village would have to be involuntarily annexed all at once. We can't just pick a portion of it.

Commissioner Schussler asked are we moving toward involuntarily annexing this larger area since it's mainly flood plain and doesn't have any residence?

Commissioner Nugent added 110th Court has residences.

Ms. Haberstich responded there's hope that maybe there might be some voluntary annexations but at this point that's all we can hope for because the area is too big.

Commissioner Schussler stated there is a private drive called Consola Drive. Is there any movement to annex those five houses?

Mr. LeVigne replied that one's also in the same area as this unincorporated area. They would have to come in voluntarily.

Ms. Haberstich added everything that is light gray that you see on the screen, plus a little north and off the screen to the top and bottom, is one big area of unincorporated, it's probably roughly 100 acres. It's more than 60 acres so it cannot be involuntarily annexed.

Commissioner Schussler stated the only reason we're doing this one is we happen to own it right and we can do that because we own it. I have no further questions.

Commissioner Zomparelli I have no questions. This is a no-brainer. I don't see the bus people ever wanting to annex in there because they can put more stuff there. If they annex in, they're going to have to clean that up. I can't imagine that happening. It would be nice to see all that donated and make it a nice little park area. That's the dream. That's all.

Commissioner Nugent stated I just wanted to confirm that El Cortez is in. For the record, El Cortez is on my small list of about a dozen properties that someday your department needs a subcommittee. The property tax bill on El Cortez today which is reduced is \$97,983.75. Nobody has paid taxes there in 10 years. There's a million dollars in taxes owed on El Cortez.

Ms. Skrodzki added that property was acquired by tax deed within the last year.

Commissioner Nugent asked isn't that who sold it for 130 [\$130,000] a year and a half ago?

Ms. Skrodzki responded it was a tax deed.

Commissioner Nugent replied the 130 or they lost it. It sold like a year and two months ago.

Ms. Skrodzki replied right for the back taxes. They purchased for 130.

Commissioner Nugent stated but all the taxes remain unpaid. Are they zoned correctly?

Mr. LeVigne responded they're zoned General Business.

Commissioner Nugent stated they're zoned correctly. I would love to see it develop if it's going to remain a property and I'd love to see the bus barn developing when it's a county. I would like to see taxes paid to the property taxes so our school districts and the Village and everybody benefits. I'd like to see a sales tax and jobs. (refer to audio)

Ms. Skrodzki suggested staff to make a brief comment about the flood plain regulations.

Mr. LeVigne responded Ms. Haberstich is very familiar with our FEMA flood regulations.

Ms. Haberstich stated on the map here, anything that's the red and blue striped, that's floodway. If it was vacant today, like green space, it would not be allowed to be developed today. There are federal and state regulations that also apply to this property and the person who purchased the former El Cortez property is interested in making investments in the building. There are a lot of rules and regulations that we need to follow to make sure that we stay in the good graces of the federal government and the state as well and making sure that any improvement is done within the requirements and done safely.

Commissioner Nugent responded we all know El Cortez is in horrible shape but the thing they tried to market for the last 10 years before they acquired it there was

an original structure that had additions. Supposedly, the original structure was brick, so they can tear off additions and be compliant and they're already a building, correct? We would never allow them to expand it?

Ms. Haberstich replied they would not be able to expand. We have to look at the value of the structure itself and the owner cannot invest more than 50% of the value of the structure without going into substantial improvement requirements and that may involve additional floodproofing. Typically, that's when you start, for a visual, near a coastline where buildings are built on stilts, that's the concept that kicks in once investment of more than 50% of the value of the building is invested. The interest in this building may kick in those new substantial improvement regulations, which are like new construction standards.

Commissioner Nugent stated if they can ever, I think there's a sign on the bus barn, so the county can allow a business to continue there and we have zero say so, right?

Ms. Haberstich responded there's less concern with parking lots and that sort of thing. The majority of the former bus parking... There's a structure but if they reoccupy, I'm assuming there's less investment into the building if that's what they need to do in order to occupy the building. There's less concern with parking lots and yards in the flood plain just as long as it doesn't get filled in. (refer to audio)

Commissioner Nugent replied tying it all together, I think this strip has a lot of tax delinquent properties and don't we have the ability as a Village to acquire them somehow with the county and abate the taxes and acquire the pieces and maybe we should because this one was donated. Is there a department that ever looks at something like that?

Ms. Haberstich responded we've discussed properties in this area internally. Things cost money.

Commissioner Nugent replied I thought those we could do for zero cost, right?

Ms. Skrodzki responded no.

Ms. Haberstich added and a lot of it's also unincorporated, so we don't have much authority over that.

Commissioner Schussler asked could you interpret the map? I'm trying to look at the code and it's hard to see from here. You've got blue and solid blue and solid green. What's the solid blue?

Mr. LeVigne responded that's your 1% annual chance flood hazard.

Ms. Haberstich added that's the flood fringe. It would be less deep when it floods,

and it might just be more water rising but not necessarily actively flowing.

Commissioner Schussler asked what about the green to the left in the north?

Ms. Skrodzki replied I think that's blue, and it just looks green because of the color of the aerial photograph. The color underneath. It's all just the solid blue.

Commissioner Schussler continued and on the hash marks, part of it is white, red, and then on the parcel we're talking about and another part of it is darker red. What's the difference between those two?

Ms. Haberstich responded basically everything that's cross-hatched is floodway. I think it's more of a semi-transparent overlay, so you see the grass or buildings.

Commissioner Schussler asked do we know how many parcels along there of more than 60 acres are tax delinquent right now?

Ms. Haberstich responded we haven't looked into the tax status of those properties.

Commissioner Schussler stated I know somebody's been working with the county regarding the house that's unoccupied that they started to put an addition on and then were stopped. The other thing that somebody did is they dumped a lot of fill to the south of that house. All of a sudden, overnight truckloads of fill went in there and then they spread it out real quick. Has anything been done to try and get that fill out of there and what's going on with the house because it's in dilapidated condition? Are we doing anything with the county to try and get the house knocked down or status changed?

Mr. LeVigne responded I believe I've spoken to you about this house previously. I've relayed your message to our Code Enforcement Department regarding the house. As for the fill, I'm unfamiliar.

Commissioner Schussler replied I know the county is hard to deal with. I just wondered if we were still trying to work with them. Thank you.

Regarding Case Number 2025-0033, also known as 17151 Wolf Road Zoning Map Amendment, 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 Chairman Parisi, seconded by Member Schussler, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

CLOSE PUBLIC HEARING

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

Aye: 6 - Chairman Parisi, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

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 Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

2025-0111 Text Amendment - Allow Lattice Towers for Government Uses

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

This code amendment is aimed at updating our wireless communication facility requirements to permit the use of lattice towers for government purposes such as those used by the police department to accommodate their specific emergency response and equipment needs. Currently, the Village has several lattice towers that were approved through variances and this amendment would bring the code into alignment. It's important to note that emergency communication equipment often has height requirements along with the fact that they cannot collocate along with cell phone towers. Also, any new tower that's constructed within the Village requires a special use permit so each tower will be reviewed at a case-by-case basis by the Plan Commission and the Board.

Mr. LeVigne stated staff recommends that the Plan Commission approves a text amendment to Section 6-314.G.3 of the Land Development Code.

Chairman Parisi asked any comments from any of my commissioners?

[No response]

Regarding Case Number 2025-0111, also known as Text Amendment to Wireless

Communication Facilities, 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 Chairman Parisi, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

CLOSE PUBLIC HEARING

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

Aye: 6 - Chairman Parisi, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

OTHER BUSINESS

2025-0115 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 8:28 p.m.

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

Aye: 6 - Chairman Parisi, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez