

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Tuesday, June 4, 2019

7:00 PM

Village Hall

## Plan Commission

*Nick Parisi, Chairman*

*Edward Shussler, Vice Chairman*

*Commissioners: John J. Paul, Laura Murphy, Patrick Zomparelli, Yousef Zaatar  
and Daniel Sanchez*

**CALLED TO ORDER/ROLL CALL (Audio 6:25)**

**Present:** 4 - Chairman Parisi; Vice Chairman Schussler; Member Zomparelli, Member Sanchez

**Absent:** 3 - Member Paul; Member Murphy, Member Zaatar

**APPROVAL OF MINUTES (Audio 7:20)****2019-0427 Minutes of the April 16, 2019 Plan Commission Meeting**

**A motion was made by Chairman Nick Parisi, seconded by Member Patrick Zomparelli that this matter be CONTINUED to the Plan Commission, due back on 7/16/2019. The motion CARRIED by the following vote:**

**Aye:** 4 - Chairman Parisi, Vice Chairman Schussler, Member Zomparelli and Member Sanchez

**Nay:** 0

**Absent:** 3 - Member Paul, Member Murphy and Member Zaatar

**PUBLIC HEARINGS****OPEN PUBLIC HEARING**

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

**Aye:** 4 - Chairman Parisi, Vice Chairman Schussler, Member Zomparelli and Member Sanchez

**Nay:** 0

**Absent:** 3 - Member Paul, Member Murphy and Member Zaatar

**2018-0832 Akkawi Residence - 10841 W. 143rd Street - Rezoning, subject to annexation**

(Audio 8:23-19:05)

Staff presentation by Salmon made in accordance with written staff report dated 06/04/19.

Chairman Parisi swore in Petitioner Faisal Akkawi. Chairman Parisi polled the commissioners since there were no comments from the public. The Commissioners, staff and the Petitioner discussed the project including the topics of: the flood plain restrictions for future development on the north side of the property; the driveway access from 143rd Street that will not be a vehicle access to the future home; building elevations; the choice for the new zoning district; and utilities.

Regarding Case Number 2018-0832, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the staff report dated June 4, 2019.

And

I move to recommend to the Village Board approval (upon annexation) of the Rezoning of the property located at 10841 W. 143rd Street from E-1 Estate Residential District to R-2 Residential District, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. The proposed development of a single-family home on this property must conform to all Village codes and ordinances, including the bulk requirements of the R-2 Residential District per Section 6-203 of the Land Development Code and the Building Code.
3. Submit a Plat of Dedication dedicating seventeen (17) feet south of the existing right-of-way on 143rd Street to the Village, resulting in a total fifty (50) foot right-of-way as measured to the street centerline, for execution and recording.
4. Driveway access to the site shall be provided from Oakland Drive. The existing gravel driveway connecting to 143rd Street shall not provide access to the future house on the property. Pavement of the existing gravel driveway shall be prohibited.
5. Provide four (4) parkway trees along Oakland Drive in accordance with Section 6-305.D.2 of the Land Development Code.
6. Submit a tree removal permit to the Village for review prior to the removal of any trees on site per Section 6-305.F.3 of the Land Development Code. Tree mitigation may be required if any existing trees are removed on site.

Approval of this petition is subject to annexation into the Village of Orland Park.

**A motion was made by Member Patrick Zomparelli, seconded by Vice Chairman Edward Schussler, that this matter be RECOMMENDED FOR APPROVAL to the Development Services, Planning and Engineering Committee. The motion carried by the following vote:**

**Aye:** 4 - Chairman Parisi, Vice Chairman Schussler, Member Zomparelli and Member Sanchez

**Nay:** 0

**Absent:** 3 - Member Paul, Member Murphy and Member Zaatari

**CLOSE PUBLIC HEARING**

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

**Aye:** 4 - Chairman Parisi, Vice Chairman Schussler, Member Zomparelli and Member Sanchez

**Nay:** 0

**Absent:** 3 - Member Paul, Member Murphy and Member Zaatar

**NON-PUBLIC HEARINGS****OTHER BUSINESS**

**2019-0428 Memo: New Petitions**

**NON-SCHEDULED CITIZENS & VISITORS****ADJOURNMENT (Audio 35:12)**

Meeting adjourned at 7:32pm.

**A motion was made by Vice Chairman Edward Schussler, seconded by Member Patrick Zomparelli, that this matter be ADJOURNED. The motion carried by the following vote:**

**Aye:** 4 - Chairman Parisi, Vice Chairman Schussler, Member Zomparelli and Member Sanchez

**Nay:** 0

**Absent:** 3 - Member Paul, Member Murphy and Member Zaatar

Respectfully Submitted,  
Janice Bodinet  
Recording Secretary