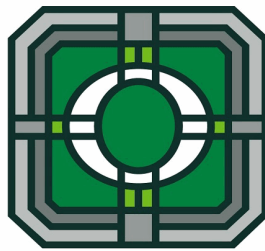


VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, July 7, 2026

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 7:00 p.m.

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

Absent: 1 - Member Zaatar

APPROVAL OF MINUTES**2026-0658 Minutes for the June 2, 2026 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 Fenton, Member Paul, Member Sanchez, Member Schussler 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 Fenton, Member Paul, Member Sanchez, Member Schussler and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar

2026-0446 Former Red Robin Restaurant - 15503 LaGrange Road - Development Petition for Redevelopment

Village Attorney Anne Skrodzki swore in petitioner Scott Stefanik. Mr. Stefanik stated he is a real estate broker and investor and fifty percent partner with Wilhelm Kreuzer on the project. He also stated they were part of the original development team 15 years ago for the entire Lowe's subdivision. He stated we're thrilled to bring Cava to Orland Park and mentions the second tenant space will be Scout Veterinary Urgent Care. (refer to audio)

Chairman Parisi asked if any of the other five locations for Scout Veterinary Urgent Care share a building with a restaurant.

Mr. Stefanik stated yes, the one in Wheaton. (refer to audio)

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

Mr. Fischer stated Evolve Commercial Real Estate is seeking to renovate and re-tenant the former Red Robin restaurant at 15503 LaGrange Road. The existing building will remain with exterior alterations. The building will have two tenant spaces for Cava, a future tenant (Scout Veterinary Urgent Care), an outdoor patio, and a relocated trash enclosure. (refer to audio)

Mr. Fischer stated staff recommends to accept and make findings of fact as discussed at this meeting, and staff recommends the Plan Commission approve a Special Use Permit for a restaurant with outdoor seating, a modification from Section 6-210.F.4 to allow a trash enclosure within the setback area between the building façade and the street, and the site plan, landscape plan, and building elevations subject to conditions. (refer to audio)

Ms. Skrodzki clarified that although the petitioner has mentioned the second space, that is not before the Plan Commission tonight. We are here for the Special Use associated with Cava restaurant only and the redevelopment. Animal Services is a Special Use in COR (Mixed Use Core District). So, if and when Scout comes in as a tenant, they will be before you for a Special Use Permit. (refer to audio)

[Commissioners]

Commissioner Schussler stated I don't have any questions. I think it's an appropriate use and I like the materials you're using for the alterations. (refer to audio)

Commissioner Fenton agreed with Commissioner Schussler on the façade improvements and asked where the trash enclosure is going?

Mr. Stefanik stated it's going in the back, on the southeast tip of the property.

Commissioner Fenton asked if it will be far enough away from the outdoor seating of Cava.

Mr. Stefanik responded, correct.

Commissioner Fenton continued that she finds it interesting that two tenants will fit in the space, but the space is there and they know what they're doing. She added the earth tone of the building will go with the pond. Good luck. (refer to audio)

Mr. Stefanik added we're tired of white and gray ourselves.

Commissioner Shalabi agreed with Commissioner's Fenton and Schussler. He's pleased with the exterior improvements from the elevations to landscaping, and the architectural trendiness. Good luck. (refer to audio)

Commissioner Sanchez asked if the trash enclosure will be near LaGrange Road and how it will be screened. He mentioned he doesn't know what/where Chick-fil-A's enclosure is.

Mr. Fischer stated the trash enclosure will be on the far east side of the property. It won't be anywhere near LaGrange. (shows plans where it will be located)

Commissioner Sanchez replied thank you.

Development Services Director Steve Marciani added the fact that you don't know where the Chick-fil-A enclosure is is good. That means it's doing its job hiding itself.

Commissioner Paul stated he thinks it's a good idea and that it's encouraging how a restaurant can close and another one opens fairly quickly, which is a good sign people want to be here.

Chairman Parisi added he agrees with his fellow Commissioners and he's glad to see an empty commercial building being repurposed quickly with a qualified tenant.

STAFF RECOMMENDED MOTION

Regarding Case Number 2026-0446 - Former Red Robin Restaurant - 15503 LaGrange Road - Petition for Redevelopment, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

APPROVED

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

Nay: 0

Absent: 1 - Member Zaatar

CLOSE PUBLIC HEARING

APPROVED

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

Nay: 0

Absent: 1 - Member Zaatar

OTHER BUSINESS**2026-0657 Memo: New Petitions**

There was a brief discussion about new developments in Orland Park. (refer to audio)

NON-SCHEDULED CITIZENS & VISITORS**ADJOURNMENT**

The meeting was adjourned at 7:24 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 Fenton, Member Paul, Member Sanchez, Member Schussler and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar