

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

**Tuesday, July 15, 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 7:00 p.m.

**Present:** 7 - Chairman Parisi; Member Sanchez; Member Nugent; Member Paul; Member Schussler; Member Zaatar, Member Zomparelli

**APPROVAL OF MINUTES****2025-0576 Minutes for the July 1, 2025 Plan Commission Meeting**

Commissioner Zaatar was absent at the time the motion was made.

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

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

**Nay:** 0

**Absent:** 1 - Member Zaatar

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

Commissioner Zaatar was absent at the time the motion was made.

**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 Nugent, Member Paul, Member Schussler and Member Zomparelli

**Nay:** 0

**Absent:** 1 - Member Zaatar

**2025-0512 PopCones - 9979 W. 151st Street - Development Petition for Special Use Permit**

Chairman Parisi stated the petitioner is here. Would you like to make any comments?

Village Attorney Anne Skrodzki swore in Petitioner Benjamin Bell, 16549 Woodlawn East Avenue, South Holland, Illinois.

Chairman Parisi stated you've seen the conditions and everything. Do you have any comments or questions?

Mr. Bell responded no. I just want to know if you received my blueprint. My wife

sent it.

Chairman Parisi replied they've been sending information to your wife, right?

Mr. Bell responded they've been talking to my wife, but I'm the one paying for it.

Chairman Parisi replied you're here to observe the proceedings, right?

Mr. Bell responded right.

Chairman Parisi stated when it comes time, if any of the commissioners have questions, we'll call you back up.

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

Ms. Santhanam stated the petitioner is seeking approval for a special use permit for a restaurant within 300' of a residential parcel. PopCones is a gourmet popcorn and ice cream shop and it's being proposed in a 600 sq. ft. vacant tenant space in the El Cameno Commercial Center at the intersection of 151st and West Avenue. (refer to audio)

Ms. Santhanam stated staff recommends the Plan Commission approve a special use permit for a restaurant within 300' of a residential parcel at 9971 W. 151st Street, subject to the condition that all building code requirements are met, including obtaining all required permits.

Chairman Parisi stated for the record that Commissioner Zaatar is present.

[Commissioners]

Commissioner Zomparelli stated I see no issues with it. I'm surprised 7-Eleven's not disappointed because you're competing with their slurpies, but that's not our problem.

Commissioner Nugent added I look forward to your business opening and I remember the print shop. At this point in time, the petitioner is not asking to have any indoor or outdoor café, correct? It's all carry-out?

Ms. Santhanam responded it's all carry-out.

Commissioner Nugent stated I ask for the public. Later on, if they found that their customers wanted to sit, what's involved with him having an outdoor café, two tables with chairs?

Ms. Santhanam replied they'd have to come back. We'll do an Appearance

Review to make sure they have the space required to have an outdoor patio. Kismet does have an outdoor patio, so there is some precedent.

Commissioner Zomparelli added I don't think it's possible on the sidewalk.

Ms. Santhanam responded on the sidewalk, no.

Commissioner Zomparelli added it's too tight.

Commissioner Nugent continued I'm asking for the public so it's on the record. If he had an indoor café then he'd be subject to having a public restroom, correct?

Ms. Santhanam responded that is correct.

Commissioner Nugent replied just clarifying for the people that will watch later, but I think it'll be great and good luck. I hope you're very successful.

Commissioner Schussler stated I love popcorn, and I think this will be a great addition to the Village.

Commissioner Zaatar stated I don't have any comments. I have a question. I'm trying to understand why this is in front of us. Why wouldn't it just be approved? What's the code that causes it to come to us without just being approved? (refer to audio)

Ms. Santhanam responded it's a restaurant within 300' of a residential parcel. That's what triggers a special use.

Commissioner Zaatar replied there's a restaurant next door, right? The hot dog place.

Ms. Santhanam responded yes, and they would have come in for a special use as well. Every restaurant that comes in has to come in for a special use permit.

Commissioner Zaatar asked does the landlord have a permit for the whole building or every time a tenant wants to come in its...

Ms. Santhanam interjected, it's based on the use.

Commissioner Zaatar continued this might be an opportunity to enhance our codes. I think it's a great idea. Good luck to them. (refer to audio)

Commissioner Sanchez stated I agree. No big questions or concerns. Good luck.

Commissioner Paul stated the parking is more than adequate. I know it's 300' from residence, but there are no residents here to complain about it, so that's

good. It's nice to see that strip mall is active and most of the spots are filled. I think it's a great addition.

Chairman Parisi stated I concur with my fellow commissioners, and I wish you a lot of luck.

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

**Aye:** 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

**Nay:** 0

### **CLOSE PUBLIC HEARING**

[Comments after motion was made]

Commissioner Nugent asked no one can sit at the restaurant, but he still has the same standard as a restaurant. The standard is because he has food, not necessarily because he has a restaurant, correct? He's not a restaurant. You can't eat there.

Ms. Santhanam responded you can't eat there, but it's a food service establishment because food is being prepared and sold. In that sense it's considered a restaurant.

Commissioner Nugent continued to address Commissioner Zaatar, we just had a coffee café on 94th Avenue come in for the same and the Indian restaurant by 86th Avenue and 159th.

Commissioner Zaatar stated we have a lot of them.

Commissioner Nugent continued the key is in the spirit of the Village wanting to have businesses expedite, that's where we could say staff, do you need to talk to the Board? If we're going to always say OK, then why delay.

Commissioner Zaatar added it is a delay.

Commissioner Nugent stated when would we say no? What would it take to say no? That's what staff should tell the Board. (refer to audio)

Commissioner Zaatar added it would likely never be a no if it's a mall with other restaurants in it.

Development Services Director Steve Marciani responded so that you are aware, I have reviewed many of the previous approvals for restaurants of which there are

no conditions attached. I've also questioned whether or not we should continue to require a special use permit when there are no conditions that are special that have been required by the Plan Commission. We can take that to the Village manager and move your request up the ladder.

Commissioner Nugent continued things like bike racks or garbage enclosures or outdoor cafes have their own factors. We always say how do we make life easier for everybody. (refer to audio)

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

**Aye:** 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

**Nay:** 0

## **NON-PUBLIC HEARINGS**

Chairman Parisi asked if the members of the public would like to speak.

The member of the public stated her son had to attend a hearing for Eagle Scouts.

Chairman Parisi stated thank you for taking the time to come. We appreciate it.

## **OPEN NON-PUBLIC HEARING**

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

**Aye:** 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

**Nay:** 0

### **2025-0553 Certificate of Appropriateness for Accessibility and other Improvements to a Landmark Structure - John Humphrey House - 9830 W. 144th Place**

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 this Certificate of Appropriateness is for the Humphrey House located at 9830 144th Place and it is a local and national landmark. It's believed to be the first house built in Orland Park somewhere around 1881. The project scope includes an AC condensing unit, expanded entryway, an expanded walkway and parking lot striping. (refer to audio)

Mr. Gardiner stated staff recommends the Plan Commission approve a Certificate

of Appropriateness for minor work on a landmark.

[Commissioners]

Commissioner Schussler asked why the regular parking spaces are only 8 feet wide. We used to require 10 feet around here, then we reduced it down to 9. If you go down to 8, it's going to be hard to get out of the car if all the spaces are used. It would make sense to either add a little bit of asphalt and go with the four or reduce it down to three spaces. What was the thinking on four substandard spaces?

Mr. Gardiner stated Greg, do you have any thoughts on that? Greg is the petitioner for the project.

Assistant Recreation Director Greg Bruggeman responded it butts up right against the garage and there's not any additional space because the front of your car is up against the garage and the back end of your car...

Commissioner Schussler stated no, I'm talking about the width.

Mr. Bruggeman responded we can go back to the architect and have them take a look at it and get a better answer for you.

Commissioner Schussler replied that's a difficult answer because we're being asked to vote on this tonight.

Commissioner Zomparelli added I'd say amend it.

Mr. Bruggeman continued I don't have a good answer for you. The plans were developed with Engineering Services.

Chairman Parisi asked would you agree that the 8-foot width for parking spaces is insufficient?

Mr. Bruggeman replied I will have the architects look at it, absolutely. I don't have a good answer for that. I know that we want to adhere to all the common best practices.

Chairman Parisi stated I know if we were looking at projects with bases that this would not fly.

Commissioner Schussler continued I'm looking at the practicality of it. When you go to the mall and park in the 9-foot spaces, sometimes if somebody's not exactly right in the middle of the space, it's difficult to get in or out of your car. At 8 feet, cars are going to be so close, you're going to have trouble getting out of your car. There aren't enough spaces for the Humphrey House if you have an event there,

so this is not a situation where we need more parking spaces. If they have an event there, people will park across the street behind the old Village Hall. So, I think if you're going to have some spaces there, let's have spaces that make sense, that can be used. You'll have people parking and taking up 2 spaces, so you might as well have 3 good ones rather than 4 useless ones. (refer to audio)

Chairman Parisi added it's mentioned that we're widening sidewalks and doorways to make these things more handicap accessible and certainly you want to make sure you have wide enough parking spaces as well.

Commissioner Schussler suggested another possibility, since there's parking across the street would be to go with two handicap spaces and two regular spaces. Having four 8-foot-wide spaces makes absolutely no sense in my thought.

Mr. Gardiner stated additional parking is available in this district because it is the Old Orland District. Street parking is encouraged. I would suggest that this is an improvement to the space since it does provide some parking into this area which currently doesn't have any. (refer to audio)

Commissioner Schussler responded you're talking about in front of the garage. The pavement is there right now. It's an apron in front of the garage.

Mr. Gardiner replied correct.

Commissioner Schussler continued you're talking about these spaces just being lined off.

Mr. Gardiner replied yes.

Commissioner Schussler responded but that still doesn't address the issue of having spaces that are too narrow for vehicles to park in them, unless you have a subcompact vehicle.

Mr. Marciani stated this is a Certificate of Appropriateness case. There's been no request for relief from the Village Code for parking space width. Unless those spaces were previously established of that width, they would not be allowed to be striped unless they were striped to the code width. We're not considering a variance or modification for narrower parking spaces in this case. Because there was no request for a variance, we could not approve an 8-foot parking space unless it was established that those spaces were there previously.

Commissioner Schussler replied but you're talking about lining the spaces out at 8 feet wide.

Mr. Marciani responded I agree that's what's on the petition, but there was no request, and council correct me if I've wrong.

Chairman Parisi stated you're asking us to approve that.

Mr. Marciani replied, but their approval would not grant the variance, correct? Because the variance wasn't requested.

Ms. Skrodzki stated I don't know what the minimum width is. What's the minimum width?

Mr. Marciani responded 9.

Ms. Skrodzki replied can you go back to slide with the relief request. The second one says that they propose widening the walkway and to re-stripe the parking lot to create 1 ADA compliance space and 4 standard parking spaces. That can't be done. If approving the staff recommended action would be interpreted to grant a variance to the code, that can't be done.

Mr. Marciani responded I agree. What that says is that they would get 1 ADA parking space and 4 spaces at 9' wide whether it's shown properly on the map.

Ms. Skrodzki replied right. They can't have 8' without a variance.

Commissioner Zomparelli asked what's the solution? What do we say?

Ms. Skrodzki responded they have to pump out the asphalt to get 9 or don't do it that way.

Commissioner Schussler stated as I understand this, if we approve this motion, this petition, and they want to stripe parking spaces, they have to be striped to 9' wide.

Mr. Marciani replied correct.

Commissioner Schussler continued because it says 4 standard parking spaces.

Mr. Marciani stated it's incorrect on the map.

Ms. Skrodzki added there's not a variance being granted.

Mr. Marciani continued it would be one 16' wide handicap or accessible space and four 9' spaces.

Ms. Skrodzki added what this action would assume is for them to add enough pavement to fit 1 ADA compliant space and 4 at minimum 9' parking spaces.

Commissioner Zaatar stated they're not asking for more pavement for the parking

spaces. They're only asking for more pavement for the walkway. They're asking for only striping for the parking spaces.

Chairman Parisi stated no, that's obvious.

Ms. Skrodzki added if it doesn't fit then it's impossible.

Commissioner Zaatar stated why don't we change the sentence when we so the approval. Very simple.

Ms. Skrodzki stated that's fine. I'm just saying without a variance it wouldn't be possible.

Commissioner Schussler stated I have no further comments. I think the rest of the project is fine. I just don't like 8' spaces. It's unusable.

Commissioner Zomparelli stated I agree with Commissioner Zaatar that maybe we should say they're only getting 4 spots. Why don't we just re-word it to say they're going to get the handicap spot because there's 40' to work with. We only give them the 11' and then 3 other spots. Three standard. That way we're not talking about asphalt.

Ms. Skrodzki stated that's fine.

Commissioner Zomparelli continued then it's just one sentence.

Ms. Skrodzki responded you could say you make a motion for the staff recommended action with the amendment.

Chairman Parisi replied sounds good.

Commissioner Zomparelli asked did this home have air-conditioning or central air before?

Mr. Gardiner responded I do not think so.

Commissioner Zomparelli replied they have to run ductwork inside, correct?

Mr. Gardiner replied correct.

Commissioner Zomparelli stated that's going to be interesting because it's two-story. I'm assuming they're going to run it in the attic. There's nothing in here for that because they're not touching the exterior of the house, correct?

Mr. Gardiner replied correct. This only deals with the exterior.

Commissioner Zomparelli commented wow, 100 years and no air. I'd love to see that old home get improved. There was an issue with the basement falling in. Has the basement been taken care of?

Mr. Gardiner responded I believe they are doing some tuck-pointing work and some waterproofing work with the limestone foundation. I can't speak to more than that.

Commissioner Nugent asked didn't you already do the roof?

Commissioner Zomparelli stated the roof was 10 years ago, right? 15?

Mr. Bruggeman replied the roof is pretty recent.

Commissioner Nugent stated the roof was in the last couple of years.

Ms. Skrodzki replied it was in 2019.

Chairman Parisi added it's in the text.

Ms. Skrodzki stated it was prior to the Village's last petition.

Commissioner Nugent added the petition says 2020, and the waterproofing and foundation work.

Commissioner Zomparelli stated I was just curious. Thank you.

Commissioner Nugent stated not to harp on it, but if the issue is 4 to 5 feet, could we not add asphalt to the west, which is to the front, couldn't we add 4' of pavement because we can't go north? We'd have to go south, right?

Commissioner Zomparelli added I think it drops off.

Mr. Marciani stated may I make a point of clarification on the math. It looks like the pavement according to Nearmap is about 52', which would be with the 16' handicap space, that would leave 36' which is four 9' spaces.

Commissioner Zomparelli responded there you go. You solved it.

Chairman Parisi replied thank you. Anything else, Commissioner Nugent?

Commissioner Nugent asked did anybody reach out to you prior to the meeting that had concerns?

Mr. Bruggeman responded no.

Commissioner Nugent stated I have no further questions.

Commissioner Paul asked have these parking spots ever been striped before?

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

Commissioner Paul responded it looked like they were. Do we have to stripe them at all other than maybe a handicap spot? Is there a rule or reason?

Mr. Marciani replied parking spaces by code, a legal parking space needs to be delineated for non-residential uses. That would guarantee that 4 cars could fit, or one person would be 2' over...

Commissioner Schussler added it's my understanding that the garage isn't used for parking vehicles. It's storage of artifacts and things for the John Humphrey House. This is just the apron in front of the garage. If you stripe it, it's going to tell people they can park there, which is fine because the garage isn't used for parking inside the garage. Is that correct?

Mr. Bruggeman responded yes.

Chairman Parisi replied thank you for that clarification.

Commissioner Paul stated I wasn't sure if there was a reason or if there has ever been an issue before with parking because it wasn't striped. Obviously, we're making it compliant. We need a handicap spot designated as that. I get that. The rest of it all makes sense. It's an old building; we have to maintain it. If we're going to have people in there, it has to be compliant. That's all I have.

Commissioner Sanchez stated I don't have any questions.

Commissioner Zaatar asked, the door being wider is for a wheelchair I assume?

Mr. Gardiner responded correct.

Commissioner Zaatar asked how does the wheelchair get up to the front door?

Mr. Gardiner responded they have a ramp that they can deploy but it's temporary.

Commissioner Zaatar stated we're going to repave the entire walkway and we're going to still depend on a temporary deployable ramp, or we could just build a concrete ramp since we're paying for all this concrete.

Mr. Gardiner responded that would be the purview of the applicant and how they want to proceed with that.

Commissioner Zaatar continued what's the point. It doesn't sound like we're getting wheelchairs to go into the building, but we're adding a handicap parking space and a handicap door, but we don't have a handicap ramp to the building. It doesn't seem like an ADA project.

Mr. Bruggeman replied we can take a look at it, but right now it is in the plans as a deployable ramp.

Commissioner Zaatar responded those are temporary. If I was a handicapped person, I would assume the building is not handicapped. The building has steps. It just seems odd. Plus, this is the perfect opportunity. You're building a new walking path. I can't tell if this is a handicap project, ADA project, or if it is a beautification project.

Chairman Parisi stated Commissioner Zaatar's issue is something the staff can look into.

Mr. Gardiner replied sure if that's something the petitioner wants to explore as well.

Commissioner Zaatar asked the petitioner is the Village, right?

Mr. Gardiner responded correct, it's Mr. Bruggeman.

Commissioner Zaatar replied OK, I wasn't sure if he said that.

Commissioner Nugent stated doesn't the rear have a ramp? Can you go back to the slide and if we can have our attorney address Commissioner Zaatar. It was the Historical Society's and part of the will and testament of the Humphrey's is that at some point in time the ability to maintain it, it deeded over to the Village. The Village acquired the property. We as a public government entity versus a private historical society, we are forced to make the property ADA compliant. We have to make the property accessible for all people. (refer to audio)

Ms. Skrodzki responded the ADA requirements are going to be met. The question is whether they're going to be met. We are currently deploying and using a solution that involves a temporary ramp that's not a permanent structure. I understand there's different perspectives about appropriateness and best practices, but under the ADA, either a temporary or permanent rack is compliant access. The minimum standard will be met regardless.

Commissioner Nugent stated I've been here multiple times and a lot of times you put your ADA accessibility on the side entrance because you're not trying to change the front. I thought the back had a ramp.

Commissioner Zaatar added I agree, but why are the front doors being changed? I

thought the front door was an ADA door because that was the pitch. That's why I asked the question, if we're building a front sidewalk, wouldn't we build a front ramp? (refer to audio)

Mr. Gardiner replied that is what they're proposing. The ADA spot is going to be on the southern tip of that and it's the walkway that connects it to the eastern entrance, which according to their plans was indicated as the main entrance. That's exactly what they're proposing is a walkway connecting straight to the ADA space.

Commissioner Zaatar asked (pointing to slide) is that the door or is there another door?

Mr. Gardiner responded the door is the circle on the eastern end that connects to the walkway.

Commissioner Nugent stated the confusion is that the main door isn't the front door.

Commissioner Zaatar replied I didn't know that.

Commissioner Nugent continued I understood it because I'm a historic dork. The front is going to stay aesthetic. The back which has the original door is being modified because there's currently a ramp in the back. I already know the property, so what I read is they were modifying the back. I didn't catch the temporary part. Where does it say it's temporary?

Mr. Gardiner responded since it's not a permanent change to the structure, it's not a part of the Certificate of Appropriateness. I just know that in the wider context of the plan.

Commissioner Nugent stated that's why I wanted to put that in. You're sending these people to the back door, correct?

Mr. Bruggeman replied yes.

Commissioner Zaatar responded I was confused. I thought the door was the front door. I thought the steps were the front door. Are there steps in the back?

Commissioner Nugent replied it's both. You have steps and a ramp. They're just using the term main so when guests come to the property they tend to bring them in the back door.

Commissioner Zaatar asked are steps in the back?

Mr. Bruggeman responded there's a step up, but I wouldn't necessarily call it

steps.

Commissioner Zaatar stated I just assume paying all that money for concrete you could just...no step. Very easy.

Chairman Parisi stated I don't have anything to add to this discussion, and we've discussed it thoroughly. We do have an amended motion here.

[Additional discussion about the size of spaces was made before the vote – refer to audio]

**A motion was made by Chairman Parisi, seconded by Member Zaatar, that this matter be APPROVED THE STAFF RECOMMENDED ACTION WITH A MODIFICATION THAT THE VILLAGE SHALL STRIPE ONE ADA ACCESSIBLE PARKING SPACE AND ALL OTHER NON-HANDICAP CODE COMPLIANT PARKING SPACES. The motion carried by the following vote:**

**Aye:** 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

**Nay:** 0

#### **CLOSE NON-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:** 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

**Nay:** 0

#### **OTHER BUSINESS**

**2025-0575 Memo: New Petitions**

#### **NON-SCHEDULED CITIZENS & VISITORS**

#### **ADJOURNMENT**

The meeting was adjourned at 7:45 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:** 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0