

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

**Tuesday, November 19, 2024**

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

**Absent:** 1 - Member Zaatar

**APPROVAL OF MINUTES****2024-0883 Minutes for the November 5, 2024 Plan Commission Meeting**

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

**Aye:** 5 - Member Sanchez, Member Nugent, Member Paul, Member Schussler and Member Zomparelli

**Nay:** 0

**Abstain:** 1 - Chairman Parisi

**Absent:** 1 - Member Zaatar

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

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

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

**Nay:** 0

**Absent:** 1 - Member Zaatar

**2024-0717 14335 Oak Place - Rivard Residence Lot Consolidation**

Village Attorney Anne Skrodzki swore in Petitioner John Lawler, Developer from 2nd Avenue Development.

Chairman Parisi asked Mr. Lawler, obviously you've talked this up with staff and you've seen the questions you were asked about special use or variances, and you understand all that?

Mr. Lawler responded, yes.

Chairman Parisi asked, and you accept their findings? I take it you've hashed this out with them.

Mr. Lawler responded, yes.

Chairman Parisi asked Mr. Lawler if he had anything he'd like to add.

Mr. Lawler stated we're trying to build a single-family house. That's what was there before, and it was knocked down. We're trying to put one back up. Mr. Rivard is going to be moving here from Naperville. We're hoping to get started.

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

Ms. Gorman gives a brief presentation on the subject property located in the Old Orland Historic District. Petitioner Kurt Rivard is requesting approval to combine three parcels into one to construct a new single-family home and a variance to increase the maximum lot width from 50' to 75'. (refer to audio)

Ms. Gorman stated the staff recommends the Plan Commission approve a variance from Section 6-209.C.1 to increase the maximum lot width from 50' to 75' and approve a Plat of Consolidation.

[Commissioners]

Commissioner Sanchez stated it looks like there's already eight existing lots that are already bigger than that and it does seem pretty unreasonable to have a single-family home in those little, tiny lots. I don't see any issues with it. I think it's good.

Commissioner Paul added if you limit this to 50' then there's going to be a 25-foot lot that's going to be sitting there and there are a lot of larger homes in that area, and I think something that would look out of place in that 25' lot. It would make sense to combine the whole thing. I have no problem with that.

Commissioner Zomparelli stated I concur with my fellow commissioners. It seems like a no brainer to me. I'd like to see if get developed over there. Good luck.

Commissioner Nugent asked for clarification in that the comprehensive plan keeps this area as R-4 regarding some surrounding properties. (refer to audio)

Ms. Gorman responded, for the zoning district it's Old Orland Historic District but for the comprehensive plan it's R4 or Mixed Residential as it's designated in the comprehensive plan map legend.

Commissioner Nugent replied, right. I'm just thinking about in the future if people want to develop their side lots, specifically the lot to the north. (refer to audio)

Ms. Gorman replied, it would depend. It looks like the lot directly to the north is currently over two lots. If they were to redevelop or do any sort of additions in the future, they may need to consolidate those lots.

Commissioner Nugent responded but they're not forced to, right? You could build on 2,500 sq. ft. here, correct?

Ms. Gorman stated, yes. The minimum lot width for Old Orland is 25' for an interior lot.

Commissioner Nugent asked, and we've confirmed that alley is still active, right?

Ms. Gorman responded, yes.

Commissioner Nugent added, I know it's not what they desire but they were referencing that if they consolidated the two north lots, they could have consolidated the two south and potentially developed the north 25, right?

Ms. Gorman responded, correct.

Commissioner Nugent asked if the zoning was residential across the alley. You have the accounting office and the vacant 75 and the southern 25 is the property that was already approved. None of that is zoned residential, correct?

Ms. Gorman responded I believe that's a historic property on the corner there now. It's used for commercial, as in a real estate office or something similar.

Commissioner Nugent responded, accounting. And that still has that zoning, they still have the Mixed-Use there and can build on 25-footers?

Ms. Gorman replied, I'm not familiar with the commercial regulations for Old Orland.

Commissioner Nugent responded, Marcus?

Mr. LeVigne replied on Beacon Avenue it's a Mixed-Use area. You can do commercial on the first floor on Beacon Avenue north of 144th Street but you cannot on 144th Street.

Chairman Parisi added we approved that some time ago, that parcel on Beacon. It never went through but we approved it.

Commissioner Schussler stated it was approved and the Board approved it. I was on the Board at the time.

Commissioner Nugent asked Commissioner Schussler if back when he was a Trustee, was the intention to have large single-families or was it to have intense zoning? (refer to audio)

Commissioner Schussler responded as best as I can recall, the intention was to preserve as much as possible in Old Orland without really addressing the two issues that you raise specifically. (refer to audio)

Commissioner Nugent stated the drawing for the corners that are mentioned are train corners. Just so it's on the record, I do understand Mr. Lawler you're building gorgeous, beautiful homes here and you've had a beautiful vision for the neighborhood, I'm not circumventing that. We also have to protect the rights of the other property owners that live between 143rd and 144th Street. (refer to audio)

Commissioner Schussler stated I have nothing to add to what my fellow Commissioners have said. [Commissioner Schussler briefly talks about inconsistency.] This is a project where when you look at what the staff indicated where a third of the corner lots are non-conforming, this tells us that we have to make some exceptions, and this is an appropriate exception to make. (refer to audio)

Chairman Parisi I don't have much to add. I do appreciate the discussion that was presented by Commissioner Nugent to explain this more thoroughly. I appreciate your added thoughts, and I concur with you.

#### Staff Recommended Action

Regarding Case Number 2024-0717, also known as Rivard Residence Lot Consolidation, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated November 14th, 2024;

And

Staff recommends that the Plan Commission approve a variance from Section 6-209.C.1 to increase the maximum lot width from 50' to 75';

And

Staff recommends that the Plan Commission approve a Plat of Consolidation.

#### Plan Commission Recommended Action/Motion

Regarding Case Number 2024-0717, also known as Rivard Residence Lot Consolidation, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

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

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

**Nay:** 0

**Absent:** 1 - Member Zaatar

## **CLOSE PUBLIC HEARING**

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

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

**Nay:** 0

**Absent:** 1 - Member Zaatar

## **OPEN PUBLIC HEARING**

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

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

**Nay:** 0

**Absent:** 1 - Member Zaatar

## **2023-0309 Founders of Orland Park Residential Planned Development**

Ms. Skrodzki swore in all Petitioners for this case.

Attorney for Petitioner Bridge Street Properties, Caitlin Csuk, from Rosanova & Whitaker, Ltd., introduces the team and states Bridge Street Properties is the owner of the property and Lennar will be developing the homes. Ms. Csuk gives a detailed presentation on the history of Lennar and the entire project. (refer to audio)

Chairman Parisi stated thank you Caitlin for a very well-thought, thorough and detailed explanation.

Ms. Csuk responded, thank you for bearing with me.

Associate 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 existing site is a green field about 15 acres in size located just south of 159th on Wolf Road. The petitioners are seeking a rezoning of the property to R-4 Residential from the current E-1 Estate Residential District. The property was annexed into the Village back in 2007. Mr. LeVigne continues his

presentation detailing project approval requests and modifications. (refer to audio)

Mr. LeVigne stated the staff recommends the Plan Commission approve a Zoning Map Amendment for 16101 and 16111 Wolf Road from E-1 Estate Residential to R-4 Residential, a Special Use Permit for a Planned Development and for Disturbance of a Non-Tidal Wetland, the Site Plan, Landscape Plan, and Building Elevations, subject to the following conditions within the staff report. Staff recommends the Plan Commission approve a modification to allow for the height of dwellings to be increased from 30' to a maximum height of 35', denies the modification to allow for an increase in density from 6 dwelling units per net acre to 7.41 dwelling units per net acre, and the Plat of Subdivision, prepared by CEMCON, Ltd.

[Commissioners]

Chairman Parisi stated, out of curiosity, on the traffic study, it was mentioned that you've seen an additional 30 cars entering Wolf Road in the morning and later, does that seem realistic for 90 units?

Mr. LeVigne responded, during peak hours.

Chairman Parisi replied, OK, thank you. If you could briefly explain to us the logic of calculating the density based on net versus gross area?

Mr. LeVigne explained, for gross density that would just count the 14.99 acres on the site which would be six units per acre for this project. That was the amendment we brought forward in 2023 to the Plan Commission, and the amendment request was denied by the Board. For this case, for net buildable area, that's how we calculate density now and that subtracts out right-of-way dedication, wetland areas, storm water management areas, as well as other utilities that weren't relevant to this case like ComEd lines. Because of the size of the pond, that 14.99-acre site and the right-of-way dedication of .57 acres, there would only be about 12 buildable acres on site, I believe 12.83 net buildable acres. When we take the density from six units per acre on 15 acres of land, but now we're doing six units per acre on 12.8 acres of land because we're subtracting out the storm water.

Commissioner Schussler asked will the units have basements? Will any of the units have basements?

Ms. Csuk responded, they're all slab. It's a grade entry so the first floor will have a flex space, a room with a powder room, and then that's your garage as well. Sorry, you're not walking in the garage, it's on the same level. The second floor is your living space.

Commissioner Schussler stated I looked at the drawing, I just didn't know if they had basements. I couldn't tell from the drawings. When I go down Bell Road in Homer Glen, there's a Founders development, there's another one in Frankfort off, I think, LaGrange Road. Is that Lennar also?

Ms. Csuk responded, no.

Commissioner Schussler stated I would like to ask Peter, as our engineer, what are the unique design requirements for the pond which causes the pond to take up so much acreage?

Senior Engineer Peter Puljic responded, per Village Code, to require that storage requirement, they had it to do six acres per foot. For the Village Storm Water Code, the storage requirement was to design a pond six acres per foot given the 14 acres of the land.

Commissioner Schussler asked, why couldn't they go deeper with the pond?

Petitioner, Kevin Serafin from CEMCON, Ltd. responded to use less land. Because we are tied to the outlet elevation underneath Wolf Road, we only have 2' of bounce where we would typically have 4' or 5' of bounce. That's twice the size that it typically would be.

Commissioner Schussler stated I think we need to note that we don't want flooding on Wolf Road because there's enough flooding on Wolf Road to the south. We're kind of caught in a difficult position here because as was indicated in Marcus's presentation, this Board unanimously recommended to the Village Board that the density be based on gross acreage, and the Village Board said no. That's why staff is recommending against that request to us and that's why we have to make a difficult decision. Having been on the Village Board, I know a little bit about how it operates and unfortunately Caitlin, you're going to have to make this presentation again. It was an excellent presentation. I've listened to a lot of them and yours was one of the best. When it comes to voting, I'm going to follow the staff recommendation only because the Village Board has made the policy decision that they want us to use net buildable acreage rather than gross acreage for density. I like your development. I think it's an excellent development. I'm in agreement with everything else you've said in your presentation. I like your elevations, your layout, everything about your plan, and I think your client is an excellent developer so I think it would be a quality development. I think when you talk to the Village Board it would behoove you to indicate to them what some other villages require and the way they define density. If Orland is an outlier in that respect, perhaps the Board might consider changing. The other thing I think is important is the fact that it would be nice to get something going along Wolf Road. We've got a lot of vacant farmland along Wolf Road and this may or may not kickstart it. It appears that to be a quality development. We've got this one stumbling block which is this density issue.



Ms. Csuk asked Mr. LeVigne, how long has it been measured on a net density basis? Has it always been measured on net density?

Mr. LeVigne responded it always has.

Ms. Csuk continued, so generally, and I was doing research on other developments in town, like Metro East, I know that's a little bit closer to downtown, so it was more unique and of course like every project that's what we're asking to stand on its own merits. (refer to audio)

Chairman Parisi stated I think it would be judicious to get everybody's opinion up here and they might present some more issues that you'd like to address, and we'd be happy to allow you to do that. As far as other towns, one thing that was pointed out here was that the pond can't be deeper. I don't know how familiar you are with this Village, but we've had a number of flooding problems on Wolf Road and we're very careful about that.

Commissioner Schussler added I think what both engineers indicated about the elevation of the outflow is very significant and should be very significant in your presentation to the Village Board because that is a unique thing. (refer to audio)

Commissioner Nugent asked the engineers, think of Wolf from about 153rd, from Mr. Jeanes' project to Route 6, I drove a lot of it for this and is it fair to say this is one of the more level or high points of Wolf Road? (refer to audio)

Mr. Puljic responded, that's correct. We've brought that up in prior discussions with the design engineer. That storm water from the Wolf ditch might go in and they accounted for that in their storm water design.

Commissioner Nugent replied to the south of us, where Karen Lane [sic] is and the rest of Spring Creek Place and Avenel, are those townhomes in the Village?

Mr. LeVigne responded Avenel and Spring Creek are both in the Village. East of Avenel is unincorporated.

Commissioner Nugent asked is this pond connected to existing Wolf Road for stormwater management, right?

Mr. Puljic asked, this pond?

Commissioner Nugent this proposed pond will connect where?

Mr. Puljic responded I don't believe it's connected but I think the tail water from the Wolf Road ditch may contribute to the pond and they accounted for that.

Commissioner Nugent asked is the retention or detention?

Mr. Puljic responded detention.

Commissioner Nugent stated it's going to hold it?

Mr. Puljic responded but overtime it's going to seep out.

Commissioner Nugent asked, so where is it going? It's connecting to current storm on Wolf Road? You have spotty development up and down.

Mr. Serafin responded from our pond it connects into the Wolf Road ditch and runs off to the north.

Commissioner Nugent asked so it's open?

Mr. Serafin responded it's an open ditch once it gets underneath our entrance road.

Commissioner Nugent asked so it's heading north?

Mr. Serafin responded yes, it heads north.

Commissioner Nugent asked what's the current direction of overland flow, to the east?

Mr. Serafin responded to the west I believe.

Commissioner Nugent stated it goes to the west.

Mr. Serafin responded I believe so.

Commissioner Nugent asked you're not diverting something?

Mr. Serafin replied, no. Once it hits the ditch it's going to continue to where it always went.

Commissioner Nugent asked so it's going west regardless of what it's doing now?

Mr. Serafin responded, yes.

Commissioner Nugent asked if there's going to be a driveway in front of Yelnick Lane and then it's going to go to individual driveways or is that a sidewalk?

Ms. Csuk responded, sidewalk.

Commissioner Nugent responded that's your sidewalk. So are Yelnick, Yunker, and Outlot G all wide enough to for extra parking?

Mr. LeVigne replied there's going to on-street parking. On the parkway there's going to be some curb bump-outs. [Referring to plans.] You can see there's on-street parking there, it's kind of a wider street in that area. There's 60' between the buildings on the private driveway. That private driveway will have 18' driveways that stem off of it that act as additional parking spaces even though they don't count in our code as required parking.

Commissioner Nugent stated nothing against these things. I'm not saying they're monotonous but everybody's building these three-story townhomes, and the only outdoor space is a second-floor balcony and you're overlooking two of the garage spaces. The garage is two plus two, so the likelihood is half these people are going to park a vehicle in that drive but we're counting those as two of the parking spaces, right?

Mr. LeVigne responded they're not counted. Those are additional within the plan. There are 247 spaces provided and that includes two in each garage as well as on-street parking.

Commissioner Nugent stated at Metro East, even though it's a different zone in a different area, the west end next to the undeveloped property there's a little stub for parking. I don't see any of these here. Will there ever be little spaces or it's all going to be these streets?

Mr. LeVigne responded it's technically a curb bump-out so you wouldn't have to drive around the car when it's parked on the street. When you go to parallel park on the right, you're going to go closer to the right there's a curb bump-out on the map.

Commissioner Nugent asked if their parking exceeds our requirement?

Mr. LeVigne responded, right, correct.

Commissioner Nugent stated I will always love the idea that we have stubs, and we can connect communities. That's the purpose of Yelnick, right? Currently, to the south if it did connect, they're connected to the Township's garage, correct?

Mr. LeVigne responded, correct. I would say one other thing, Karen Drive is to the south and that's a dead-end that would connect to Empire Tire or another building on Wolf Road. That's a stub street that would eventually connect north and then Spring Creek Place off 108th Avenue has a dead-end street.

Commissioner Nugent stated, Anthony keeps going.

Mr. LeVigne responded, Anthony Drive.

[Referring to the Zoning Classifications Map]

Commissioner Nugent stated when you come off 108th the curving street that dead ends, that's Anthony and then the stub off Wolf is Karen, correct?

Mr. LeVigne responded, correct.

Commissioner Nugent continued so they're both aiming for Empire Tire, right? There are two businesses, right?

Mr. LeVigne responded it's one or two I can't recall.

Commissioner Nugent stated the black box is the Township parcel right. Yelnick could connect if the Township ever sold out and Karen and Anthony would connect if the other two businesses sold out. The blue above it, is that land owned by the school district?

Mr. LeVigne responded, no. Only the right side of the dividing line is owned by the school district.

Commissioner Nugent stated the back end of that road is for the alternative school system so we can almost bank that all that's never going to be residential development. The school district would have to sell the back end?

Mr. LeVigne responded unless the school sold it, yes.

Commissioner Nugent asked why are the three parks private?

Ms. Csuk responded just because of their passive recreational-like nature. We talked to staff, of course if there was interest in the parks department, we'd be happy to dedicate it, but it sounded like it was more well-suited as a private recreational area.

Commissioner Nugent stated the way it's set right now there's no reason for anybody to come here and enjoy these parks.

Ms. Csuk replied we don't expect a ton of people coming in and parking and using the facility. It's much more passive.

Commissioner Nugent added you guys have to maintain it.

Ms. Csuk responded, exactly.

Commissioner Nugent asked if Yelnick and Yunker would be public streets, but Outlot G and the others are yours?

Ms. Csuk responded, correct. Any of the private drives are owned and maintained by the HOA.

Commissioner Zomparelli commented, excellent presentation, I have to admit. Very thorough. How are they going to do the garbage pickup?

Ms. Csuk responded they're going to bring everything to the street.

Commissioner Zomparelli stated if you're living in unit 7, all the way farthest north, you have to drag it all the way down?

Ms. Csuk responded, yes.

Commissioner Zomparelli asked it's all on the main street?

Ms. Csuk stated we've done that in many other communities and it's very successful. HOA requires that the cans stay in garage unless on garbage day and they reinforce that in their CCNR's [Covenants, Conditions & Restrictions].

Commissioner Zomparelli responded I've seen the results of those garbage cans sitting there. The poor people on the end on the main road. They sit there and look at many garbage cans for a long time.

Todd Kleven, Director of Land Acquisition at Lennar, stated if you would like I'm sure we could work with the developer to incorporate that type of language in the actual PUD itself, so therefore the Village would also have the right to enforce that garbage can ordinance. (refer to audio)

Commissioner Zomparelli responded I think it's terrible if you're one of those poor people right on the main road. I would definitely add that. Have you talked to the fire department? Will they be backing in and backing out?

Ms. Csuk replied, yes. We talked, we sent the plans to the fire district. After some back and forth, we provided auto turn. We've also agreed to sprinkle, I think, buildings 16, 18 and 20 because these don't have access off Yunker or Yelnick. Those would be sprinkled for added safety measures in case the fire truck can't get back there.

Commissioner Zomparelli asked, you said 16, 18?

Ms. Csuk added and 20. Those are the only ones that don't have access on the public right-of-way.

Commissioner Zomparelli asked how do you fix the wetland? You're digging that all out of there?

Ms. Csuk responded I'm not an engineer but there's a huge permitting process, a lot of plans get involved and they have to review everything and approve how it gets mitigated.

Mr. Serafin replied the wetlands up in the northeast corner is about 4 tenths of an acre and it's an isolated wetland. It's got some value to it, but the developer has purchased the requisite wetland credits and a larger more regional wetland that can provide better benefit to them.

Commissioner Zomparelli responded I'm just curious because there's going to be a building built on it. You're going to go in there and take all the bad dirt out?

Mr. Serafin stated they'll take out the bad dirt and put in engineered fill.

Commissioner Zomparelli asked do you know how deep it is?

Mr. Serafin responded I don't remember but it was substantially deep.

Commissioner Zomparelli added because I live over by Metro East.

Mr. Serafin stated that was all wetlands if I remember. On the west side of John Humphrey.

Commissioner Zomparelli stated that goes down 30'.

Mr. Serafin responded this one doesn't go down that far. It's not cost prohibitive.

Commissioner Zomparelli added I was just curious for my own benefit. I appreciate the presentation.

Commissioner Sanchez stated I really don't have any other additional questions after the other members spoke. I really like the plan. I think it looks great and it's kind of unique for this part of town. I like that there's different elevations especially after the Orland Ridge area and how it turned out really dense and kind of identical. I like this plan personally.

Commissioner Paul stated I like this idea, and I want to see this work. What's the alternative if we're stuck with the six. How does that work?

Chairman Parisi added you lose 17 units.

Ms. Csuk responded as I said if we were trying to recoup costs, likely these buildings would get bigger and bulkier, and they wouldn't be as attractive in my

opinion. It would take up more space and you wouldn't have as much green space. (refer to audio)

Commissioner Paul asked that would be the only option?

Ms. Csuk responded at this point, yes.

Commissioner Paul you need something there. There's a strip mall right down the street, they lost a McDonald's. How do you lose a McDonald's? Starbucks, gone. Something like this comes along and that'll put some people in there and that's something we need in that area. I was looking to see if there was a way with the pond or with some other way that this could work and still be in compliance. (refer to audio)

Chairman Parisi stated this recommendation is approving most of the request's bar one which is the issue that they would have to take up with the Board.

Commissioner Paul continued I would support this as you've presented it. Let's hope that would work because I think that makes the most sense.

Chairman Parisi added I agree with my other Board members, and I told you up front I think you're prepared a very excellent and detailed presentation and presented your points of view which were very strong. Like everybody else, I like the project, but our Board has decided with reason that they want to retain to the net land area and not the gross. The fact that the retention pond can't be deeper is a shame, but it can't. I know staff's recommendation complies with the Board's wishes and I'm going to comply with the staff recommendation. For my fellow Commissioners, if we approve this motion, approving part of this motion is denying the variance from 7.4 to 6. I just want you to understand that.

Commissioner Nugent commented, nothing against the floorplan, I don't love the idea that your only ability to be outside is the second-floor balconies, but at minimum 15 of the 20 buildings look at something green. (refer to audio)

Chairman Parisi stated we don't have the authority here to waive that requirement as presented by staff. I would highly encourage you, when you go to before the Board, you have a powerful presentation and some of the points brought up here, like what Mr. Nugent brought up, are positives. (refer to audio)

Commissioner Schussler added I'm going to make the motion but before I make the motion I want to say once again I'm only making this motion and supporting the staff's recommendation of a denial. The modification for the increase of the density to 7.4 based on net buildable acreage because the Board previously denied changing the definition of density from net buildable acreage to gross acreage.

Chairman Parisi responded, understood.

[Prior to voting]

Commissioner Sanchez stated I'm a little confused on what Commissioner Schussler just mentioned.

Chairman Parisi explained if you approve the motion there were several variances requested with one and the motion denies the variance to go from 7.4 down to six. If you approve the motion, that particular request is denied.

Commissioner Sanchez asked what if I don't want to deny that?

Chairman Parisi stated then you vote no or nay.

Mr. LeVigne asked Chairman Parisi is there a way we could amend the motion to separate everything?

Ms. Skrodzki stated they've already started to vote so they need to finish this vote. If they want to vote no to and then revote with a separation that's the choice of the Commissioners.

Mr. LeVigne responded, thank you.

Commissioner Nugent asked if we all vote nay then they're back at square one.

Commissioner Zomparelli added we make a new motion.

Chairman Parisi stated they're still going to go before the Village Board.

Ms. Skrodzki stated we have an opportunity to do an additional motion if somebody would like to propose anything. If nobody proposes an additional motion and it's a nay vote, then it advances without a recommendation.

Commissioner Nugent asked if it advances mixed it's going to Committee of the Whole?

Ms. Skrodzki responded, correct.

Commissioner Zomparelli stated I wanted my garbage issue put into this motion.

Commissioner Schussler added make a separate motion.

Regarding Case Number 2023-0309, also known as Founders of Orland Park Residential Planned Development, 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 failed by the following vote:**

**Aye:** 3 - Chairman Parisi, Member Paul and Member Schussler

**Nay:** 3 - Member Sanchez, Member Nugent and Member Zomparelli

**Absent:** 1 - Member Zaatar

## **New Motion**

Ms. Skrodzki stated you don't have an advancement. You're open for an additional motion.

Chairman Parisi added I don't recall what happens when there's a tie because one of our members is absent.

Ms. Skrodzki responded it doesn't advance forward with a recommendation as there's not a majority voting in favor of the recommendation, but we also have the opportunity now to do additional motions. I hear some of the Commissioners saying they want specifically different things on the motion or to vote separately and that can be done as well. Another clean motion could advance forward.

Additional discussion was had regarding the motion. (refer to audio)

[After new motion and votes]

Commissioner Nugent asked if it's going to leapfrog Committee and go right to the Board?

Ms. Skrodzki and Chairman Parisi responded it will go right to the Board.

Ms. Csuk asked what happened?

Chairman Parisi responded what happened was we passed the original recommendation which in fact denies the variance from 7.4 down to six. If we had done nothing else and just denied it, you'd have to go to the Board and make your presentation.

Ms. Csuk replied, understood. I still plan on making a presentation at Village Board it just sounded like there was some support for the density modification that would recommend approval of a modification from density, so I didn't know that wasn't going to be voted on separately.

Chairman Parisi responded, no. We're not voting on it separately.

Ms. Skrodzki added the motion that was made encompasses all of the staff recommended action with the addition of the item that was discussed about the

garbage cans and that gained unanimous support.

Chairman Parisi stated you can still make your case at the Board level.

Commissioner Schussler added you still have to make your case to the Board modification.

Commissioner Nugent added this is why we record all of this. They do look at, besides our votes, our intentions. We have to vote on what's in front of us, but they have every right to have their opinion. (refer to audio)

Chairman Parisi stated you make an excellent presentation, and our Board are very open-minded, intelligent people. I wish you luck.

Ms. Csuk responded thank you so much. I appreciate your time.

Development Services Director Carrie Haberstich asked for clarification regarding the votes. (refer to audio)

Chairman Parisi explained the votes. (refer to audio)

Ms. Haberstich stated I feel like the first round of votes, there were possibly some nays because of the density issue. I want to make sure we have that clear for the record.

Ms. Skrodzki responded it was resolved by the unanimous second vote. The second vote encompassed the staff's recommendation not to modify the density and nobody voted no.

Additional discussion was had regarding the motion and recommendation not to modify the density. (refer to audio)

**A motion was made by Chairman Parisi, seconded by Member Zomparelli, that this matter be APPROVED with the original recommendation with the addition that a requirement be added to the PUD regarding their plan to have conditions regarding garbage can placement. 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

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

**Nay:** 0

**Absent:** 1 - Member Zaatar

## **OTHER BUSINESS**

**2024-0881 Memo: New Petitions**

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

## **ADJOURNMENT**

The meeting was adjourned at 8:31 p.m.

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

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

**Nay:** 0

**Absent:** 1 - Member Zaatar