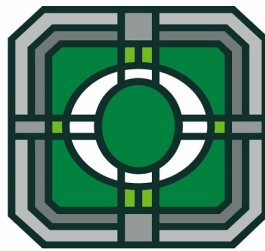


VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, March 3, 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: 5 - Chairman Parisi; Member Fenton; Member Paul; Member Schussler, Member Shalabi

Absent: 2 - Member Sanchez, Member Zaatar

APPROVAL OF MINUTES**2026-0239 Minutes for the February 3, 2026 Plan Commission Meeting**

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

Aye: 4 - Chairman Parisi, Member Fenton, Member Schussler and Member Shalabi

Nay: 0

Abstain: 1 - Member Paul

Absent: 2 - Member Sanchez and 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: 5 - Chairman Parisi, Member Fenton, Member Paul, Member Schussler and Member Shalabi

Nay: 0

Absent: 2 - Member Sanchez and Member Zaatar

2025-0947 Plat of Subdivision for Crescent Hill - 14800 108th Avenue

Attorney James Olguin, on behalf of the petitioner, gave a brief presentation on the 2.3-acre property that his client currently owns and wants to divide into two lots. In the future, the petitioner would like both lots to be accessed from Crystal Meadow Court and not from the private drive that has an entrance on 108th Avenue. (refer to audio)

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

Mr. Gardiner gives details about the property that is located in the Orland Grove

Planning District with a zoning designation of E-1 Estate Residential. He stated the proposal would create two lots, the left containing the single-family residence and the right would remain vacant. (refer to audio)

Mr. Gardiner stated staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the staff report dated February 24, 2026, and staff recommends the Plan Commission approves a plat of subdivision.

[Commissioners]

Commissioners had no comments and stated it was pretty straightforward with a commissioner adding that it looks nice and they hate to see the owner leave town. (refer to audio)

Regarding Case Number 2025-0947, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated February 24, 2026;

And

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

RECOMMENDED MOTION

Regarding Case Number 2025-0947, also known as Plat of Subdivision for Crescent Hill - 14800 108th Avenue, 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 Fenton, that this matter be APPROVED. The motion carried by the following vote:

Aye: 5 - Chairman Parisi, Member Fenton, Member Paul, Member Schussler and Member Shalabi

Nay: 0

Absent: 2 - Member Sanchez and 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: 5 - Chairman Parisi, Member Fenton, Member Paul, Member Schussler and Member Shalabi

Nay: 0

Absent: 2 - Member Sanchez and 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: 5 - Chairman Parisi, Member Fenton, Member Paul, Member Schussler and Member Shalabi

Nay: 0

Absent: 2 - Member Sanchez and Member Zaatar

ROLL CALL

Commissioner Zaatar arrived to the meeting at 7:12 p.m.

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

Absent: 1 - Member Sanchez

2026-0229 Text Amendment for the Construction of Utility Facilities in the Public Rights-of-Way

Public Works Director Joel Van Essen gives a brief presentation regarding the change of the ordinance to include making sure telecommunication vendors working in the backyards of residents proceed in a professional and project-wise manner, updating verbiage in separate sections of the code and having the language in one location, and adding a project management section. (refer to audio)

Assistant Director Carrie Haberstich respectfully requested the staff report be entered into the record as written and as presented during this meeting. (refer to staff report)

Ms. Haberstich gave a brief presentation on the two-step process of updating the Village Code and reducing duplicate regulations. Step two would be going to the Village Board for them to consider the amendments. (refer to audio)

[Commissioners]

The commissioners stated that this will clean up a lot of things and it's good to see that the Village will complete the inspection of their work. Other commissioners talked about projects in their neighborhoods and asked if this would fall under the code. (refer to audio)

Mr. Van Essen responded stating work in the winter was halted by the Village after an incident caused a major electrical outage in the Catalina area and how they are continuing to improve processes. (refer to audio)

A commissioner stated the residents will greatly appreciate that. Other commissioners stated they're glad the problems have been highlighted and asked

how many companies we have now that are doing work in the Village with regard to the fiber installation. (refer to audio)

Mr. Van Essen stated there is one company that has to finish a small section along 143rd. A commissioner asked if it was Astound and Mr. Van Essen responded no. Mr. Van Essen stated there are three major utilities, AT&T, Comcast, and Astound. (refer to audio)

A commissioner stated he thought AT&T and Comcast had already installed their cable. Mr. Van Essen responded they're not fiber throughout the Village and they may just do pocket areas. The commissioner asked if Comcast is all copper wire and Mr. Van Essen stated yes, cabling. (refer to audio)

A commissioner asked about Section 7-102.M.3.a)(i) if the project manager needed to be located in the Village. Mr. Van Essen stated that means when they are working in the Village, they need to have a prime contractor checking their work. The commissioner asked if the quality control person has to be from the same company or a separate company. Mr. Van Essen stated they can be from the same company. The commissioner further asks if the language can be changed. The chairman added I always like any attempt to communicate better with the property owners. (refer to audio)

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 Schussler, Member Shalabi and Member Zaatar

Nay: 0

Absent: 1 - Member Sanchez

CLOSE PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Sanchez

OTHER BUSINESS

2026-0233 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

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 Schussler, Member Shalabi and Member Zaatar

Nay: 0

Absent: 1 - Member Sanchez