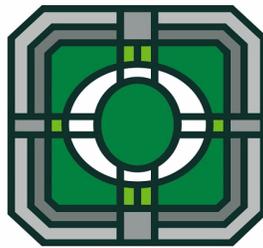


VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, February 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 Sanchez; Member Schussler, Member Shalabi

Absent: 2 - Member Paul, Member Zaatar

APPROVAL OF MINUTES

2026-0146 Minutes for the January 6, 2026 Plan Commission Meeting

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

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

Nay: 0

Absent: 3 - Member Paul, Member Schussler and Member Zaatar

NON-PUBLIC HEARINGS

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: 4 - Chairman Parisi, Member Fenton, Member Sanchez and Member Shalabi

Nay: 0

Absent: 3 - Member Paul, Member Schussler and Member Zaatar

CALLED TO ORDER/ROLL CALL

Commissioner Schussler arrived at 7:07 p.m.

2025-0708 Certificate of Appropriateness for the Old Orland/Old Library - Exterior Work (Siding, Soffit, Fascia, Gutters) - 9917 W. 143rd Street

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

Mr. Fischer gives details regarding the corrective action on the color palette to be used for this project, with “Rich Espresso” for the soffit, gutters, fascia, and window trim, and “Watering Can” for the siding. (refer to audio)

Mr. Fischer stated staff recommends the Plan Commission approves a corrective

action to the Certificate of Appropriateness.

Chairman Parisi stated Commissioner Schussler arrived.

[Commissioners]

None of the commissioners had questions or comments. (refer to audio)

Chairman Parisi stated the packet showed a picture of work to be done with vinyl windows. It has to be wood or metal. (refer to audio)

Mr. Fischer commented it was noted in the original January 6 report. (refer to audio)

The Certificate of Appropriateness for exterior work at 9917 W. 143rd Street, as depicted in the petitioner’s scope and specification sheets submitted by the petitioner, case number 2025-0708, is subject to the following conditions:

- 1) Meet all Building and Land Development Code requirements.
- 2) Obtain a building permit prior to construction.
- 3) Approval by the Planning Commission on January 6, 2026, and subsequently the Village Board of Trustees. Per Section 6-209.G.1, the review and approval process for contributing structures and landmarks requires that the project be presented to the Planning Commission for recommendation to the Village Board for their approval.

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

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

Nay: 0

Absent: 2 - Member Paul and Member Zaatar

CLOSE 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: 5 - Chairman Parisi, Member Fenton, Member Sanchez, Member Schussler and Member Shalabi

Nay: 0

Absent: 2 - Member Paul and Member Zaatar

OTHER BUSINESS

2026-0143 Findings of Fact and Recommendation - Discussion Item

Development Services Assistant Director Carrie Haberstich gives a brief introduction on discussion items. (refer to audio)

Development Services Intern Dorn Martell respectfully requested his staff report be entered into the record as written and as presented during this meeting. (refer to staff report)

Mr. Martell gives a brief presentation detailing how the Plan Commission approves the findings of fact for each case as part of the staff recommended action. This would ensure actions and explanations are clear and would maintain compliance with existing laws. (refer to audio)

Chairman Parisi asked who will the commissioners give their comments to? (refer to audio)

Ms. Haberstich responded our Executive Assistant Tiffany Cooper will be coordinating that with a few other staff members copied for any feedback regarding findings of fact. (refer to audio)

Chairman Parisi asked in order for the chairperson to sign off, you would have to see the commissioner's recommendations?

Village Attorney Anne Skrodzki explains the process in detail. (refer to audio)

Chairman Parisi asked Ms. Skrodzki did she foresee a Plan Commissioner commenting that they feel a reply is inadequate or unacceptable? (refer to audio)

Ms. Skrodzki stated I don't imagine that happening. (refer to audio)

Chairman Parisi asked if certification by the chairperson would be certifying that these comments that were made are correct and not certifying that there's been a unanimous agreement? (refer to audio)

Ms. Skrodzki responded correct. The findings of fact would indicate if there's not a unanimous agreement. (refer to audio)

Commissioner Schussler asked if the chairman could be sued if a developer doesn't agree with the findings of fact?

Ms. Skrodzki replied no, I do not. (refer to audio)

Commissioner Schussler asked if we are doing this to make it more difficult for somebody to challenge the actions of the Plan Commission or the Village Board?

Ms. Skrodzki responded yes. Not solely, but that's a benefit to taking this action.
This item is for discussion only.

2026-0144 Meeting Minutes and Recommendation - Discussion Item

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

Ms. Haberstich stated we're looking to have a conversation on how to simplify the written minutes portion and do more referring to audio or video. We would provide more of a summary of the discussion. (refer to audio)

Chairman Parisi stated it makes sense. I think it's a good idea. (refer to audio)

Ms. Haberstich reiterated the goal of the minutes would be to summarize everything that happened. Ms. Haberstich details the bare minimum of what needs to be provided in the minutes. (refer to audio)

[Commissioners]

Commissioner Sanchez asked if the summary that's put together by AI software or is that a manual task for somebody?

Ms. Haberstich responded human-powered. Tiffany and Dorn for the last meeting minutes, for example. (refer to audio)

Commissioner Schussler asked why the commissioners have to sign in.

Ms. Haberstich stated we need a signed record at the request of the Finance Department for the stipend. (refer to audio)

Commissioner Schussler asked how many pages the current meeting would be compared to the last meeting. (refer to audio)

Ms. Haberstich replied the January 6 meeting had a lot of speakers where we provided details. This would be shorter. (refer to audio)

Commissioner Schussler asked if there would be a summarization of what all the speakers say or whether it will be each individual speaker.

Ms. Haberstich responded we didn't dive into it too much but just a quick summary from each of the speakers. (refer to audio)

Chairman Parisi and Commissioner Schussler asked is the goal to acknowledge each person or acknowledge the different issues that were brought up? Are we

concerned about people getting their name in print?

Chairman Parisi and Ms. Haberstich stated it's the issues.

Commissioner Schussler gives his opinion on summarizing all the questions and issues raised and what the answers were. (refer to audio)

Ms. Haberstich agrees with Commissioner Schussler's suggestions.

Commissioner Fenton asked about public access to the video and audio. (refer to audio)

Ms. Haberstich stated the minutes and audio are posted online and the video can be accessed via YouTube. (refer to audio)

Commissioner Schussler asked how to access the audio.

Ms. Haberstich explained where to go on the Village website. (refer to audio)

Ms. Skrodzki further explains and shows how the audio and minutes can be accessed. (refer to audio)

This item is for discussion only.

2026-0142 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 7:28 p.m.

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

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

Nay: 0

Absent: 2 - Member Paul and Member Zaatar