

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Wednesday, January 5, 2022

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

*Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zatar, Daniel Sanchez
and John Nugent*

CALLED TO ORDER/ROLL CALL

- Present:** 5 - Chairman Parisi; Member Paul; Member Zomparelli; Member Sanchez, Member Nugent
- Absent:** 2 - Vice Chairman Schussler, Member Zaatar

APPROVAL OF MINUTES (Audio: 1:14)

2022-0029 Minutes of December 21, 2021 Plan Commission Meeting

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

- Aye:** 5 - Chairman Parisi, Member Paul, Member Zomparelli, Member Sanchez and Member Nugent
- Nay:** 0
- Absent:** 2 - Vice Chairman Schussler and Member Zaatar

PUBLIC HEARINGS

OPEN PUBLIC HEARING (Audio: 2:03)

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

- Aye:** 5 - Chairman Parisi, Member Paul, Member Zomparelli, Member Sanchez and Member Nugent
- Nay:** 0
- Absent:** 2 - Vice Chairman Schussler and Member Zaatar

2021-0715 Battles Residence - 2 Old Tamarack Lane - Rezoning, subject to annexation

Presentation was given by Kyle Quinn in accordance with the written report dated January 5, 2022.

Mr. Quinn noted that all the public notification requirements had been met.

The Commission, staff including Steve Marciani, Kyle Quinn, members of the public, and the Petitioner’s Attorney attended the public hearing in person.

Chairman Parisi swore in Priya Thennarasu of Sosin, Arnold & Schoenbeck Ltd., on behalf of the Petitioner.

No members of the public spoke.

Ms. Thennarasu indicated Mrs. Battles and her husband purchased the property last year in the interest of building their family home and would like to be part of the Village of Orland Park. She continued they have not yet decided on a builder.

Commissioner Zomparelli stated he was unaware there were any unincorporated parcels in that section.

Mr. Quinn explained there are three remaining parcels that are unincorporated. He further indicated approximately five of the property owners were not interested in annexing into the Village at the time that the rest of the subdivision did.

Commissioner Zomparelli asked if there will ever be sidewalks added to the area.

Mr. Quinn replied it would be difficult to add sidewalks now.

Commissioner Zomparelli commented the elevation in the back is rather steep and asked if there were any elevations.

Mr. Quinn responded there is quite a bit of a dip on the western side and the elevations would be reviewed once a builder is selected, and plans are submitted.

Commissioner Zomparelli indicated his support for the project.

Commissioner Nugent asked regarding the nearby commercial spot if there was any square footage requirement or restrictions.

Mr. Quinn explained he was not aware of any covenants and it was most likely for tax purposes.

Commissioner Nugent asked if the subject property was always zoned residential.

Mr. Quinn responded yes.

Commissioner Nugent asked why it was the third owner in four years and remains undeveloped and if there were soil concerns.

Mr. Quinn indicated he did not know the reason.

Commissioner Paul expressed his only concern was the grade and stated it is a challenging piece of property to develop. He continued he had no problem with the annexation.

Commissioner Sanchez stated he did not have any concerns and would be interested to see the plans and how it fits with the area.

Chairman Parisi stated he had no concerns regarding the project.

Overall, the Plan Commission expressed support of the project.

Regarding Case Number 2021-0715, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the staff report dated January 5, 2022.

And

I move to recommend to the Village Board approval (upon annexation) of the Rezoning of the property located at 2 Old Tamarack Lane from E-1 Estate Residential District to R-1 Residential District.

Approval of this petition is subject to annexation into the Village of Orland Park.

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

Aye: 5 - Chairman Parisi, Member Paul, Member Zomparelli, Member Sanchez and Member Nugent

Nay: 0

Absent: 2 - Vice Chairman Schussler and Member Zaatar

CLOSE PUBLIC HEARING (Audio: 14:36)

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

Aye: 5 - Chairman Parisi, Member Paul, Member Zomparelli, Member Sanchez and Member Nugent

Nay: 0

Absent: 2 - Vice Chairman Schussler and Member Zaatar

NON-PUBLIC HEARINGS

OTHER BUSINESS

Chairman Parisi briefly discussed the pocketed annexation study the Village has recently conducted. Mr. Quinn stated that this study would be presented at an upcoming meeting.

2022-0030 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT (Audio: 17:09)

Meeting adjourned at 7:20 p.m.

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

Aye: 5 - Chairman Parisi, Member Paul, Member Zomparelli, Member Sanchez and Member Nugent

Nay: 0

Absent: 2 - Vice Chairman Schussler and Member Zaatar

These minutes are not a verbatim record of the meeting but a summary of the proceedings.

Respectfully submitted,

**Gerianne Flannery
Recording Secretary**