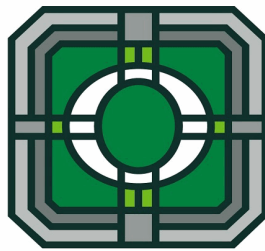


VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, November 4, 2025

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.

[Commissioner Zaatar attended remotely due to travel for work]

Present: 7 - Chairman Parisi; Member Sanchez; Member Paul; Member Schussler;
Member Zaatar; Member Fenton, Member Shalabi

APPROVAL OF MINUTES**2025-0899 Minutes for the October 21, 2025 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: 7 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler,
Member Zaatar, Member Fenton and Member Shalabi

Nay: 0

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: 7 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler,
Member Zaatar, Member Fenton and Member Shalabi

Nay: 0

2025-0192 14336 Jefferson Multifamily Building - Special Use for Attached Dwellings - 14336 Jefferson Avenue

Village Attorney Anne Skrodzki swore in Petitioner Michalina Stoch, address 14336 Jefferson Avenue.

Ms. Stoch stated we are the owners of the single-family home. We purchased the home on February 2, almost two years ago, 2024. I started working with the development department on February 7, a week after we purchased the home, and we're here today for the petition.

Chairman Parisi asked you're aware of the conditions?

Ms. Stoch responded yes.

Chairman Parisi replied and you're fine with everything?

Ms. Stoch responded yes.

Chairman Parisi added that's a good thing. You might get a question or two from the commissioners. Thank you for coming.

Ms. Stoch replied you're welcome. Thank you.

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

Ms. Gorman stated the 14336 Jefferson multifamily building project includes a plat of consolidation, a special use permit for dwellings, attached, with modifications from the Land Development Code. It also includes the approval of the site plan, landscape plan, and building elevations. This slide shows an image of the downtown planning district from the comprehensive plan. The property is surrounded by similar multifamily residential buildings to the east, south, and west, whereas there is an existing single-family residence to the north. The existing single-family home would be demolished to allow for construction of a new multifamily rental building with six units and approximately 7,923 square feet of living area. (refer to audio)

Ms. Gorman stated staff recommends the Plan Commission approves a plat of consolidation prepared by S.H. Campbell, a special use permit for dwellings, attached, with modifications from the Land Development Code, subject to conditions 1 through 4, modifications from the Land Development Code 1 through 3, a site plan prepared by Krueng Design PLLC, a landscape plan prepared by Craig M. Patten, and building elevations prepared by Helen M. Liptak, Architect, Inc.

Chairman Parisi stated thank you. That was a very good presentation. Is there anyone from the public who wanted to comment on this?

[Commissioners]

Commissioner Zaatar stated I checked everything out online and I like the project. Looks like a good plan.

Commissioner Sanchez stated you mentioned that the property to the south requested the ability to share what? The parking lot, driveway? What was it again?

Ms. Gorman responded they're proposing to install a cross-access connection to access the parking lot. You can see that in the site plan.

Commissioner Sanchez asked did the neighbors have any issues with that or were they on board with that?

Ms. Gorman replied no. They actually signed a cross-access agreement that they provided to the Village.

Commissioner Sanchez responded great. What's the material on the side and in the back of the building? Is that like a siding?

Ms. Gorman replied no, it's brick.

Commissioner Sanchez stated it is brick, OK.

Ms. Gorman responded it's hard to tell.

Commissioner Sanchez asked is there a dumpster on site or how is the garbage managed?

Ms. Gorman replied they are proposing a dumpster enclosure in the rear of the site, and you can see that here (pointing to the southwest corner of the site). We would require that the dumpster enclosure matches the building materials.

Commissioner Sanchez asked there's no issues with the privacy fence? It's not going to make it too tight for a garbage truck to get in there?

Ms. Gorman responded no. They've provided a turning radius to make sure that a truck can fit back there.

Commissioner Sanchez stated thank you. That's all I have.

Commissioner Paul stated the building is consistent with what's there. The building next door is almost the same. The other buildings in the area are similar. It fits well. I think the requests, the driveway, we're talking about less than 6", I don't think that's going to make things any different. I'm glad you got the easement worked out with the neighbor. The other requests make sense. I think it's going to be a good addition. That's all I have.

Commissioner Schussler stated I agree with what the prior commissioners have said. How are they going to deal with the water that accumulates on the driveway in the parking lot and coming off the roof?

Senior Engineer Peter Puljic responded they are proposing some swales on the north and south side of their plan. The stormwater will go from the driveway to the road, west to east. The natural overland flow goes from east to west. It goes from their property to the west property then to Ravinia.

Commissioner Schussler asked if the natural drainage right now is from east to west?

Mr. Puljic replied the majority of it, but half their site goes from west to east, from half their site to Jefferson.

Commissioner Schussler responded OK. There aren't any catch basins in the parking lot?

Mr. Puljic replied no, we didn't think that was necessary. That's something we can look into final engineering, maybe for them to install some kind of underground drywell to capture some of that stormwater. Since it is such a small site, we didn't see it was necessary for them to install any kind of storm structures.

Commissioner Schussler responded OK. The answer is it's not necessary because it's a small site.

Mr. Puljic replied yes.

Commissioner Schussler stated I'm fine with that. No further questions.

Commissioner Fenton stated just as the other commissioners mentioned, it was very good on your part to get that south access to cross the two parking lots. What is the material for your railings and for the flooring of the balconies?

Ms. Stoch responded we will install aluminum railing for the balconies.

Commissioner Fenton asked is the floor going to be wood or concrete?

Chairman Parisi added the balconies.

Ms. Stoch replied concrete.

Commissioner Fenton stated great, low maintenance and more attractive than wood that changes different colors.

Commissioner Shalabi stated I too was pleased to hear that the access was granted. I think that's great that you're working with the neighbor on that. The five-foot property line, is that symmetrical with the neighboring properties' setback?

Ms. Gorman responded no, it's not. This is one of the first redevelopments in this area. We wanted to set that precedent for the five-foot setback.

Commissioner Shalabi asked do you happen to know off the top of your head what the setback is for the neighboring properties?

Ms. Gorman replied I don't know off the top of my head, but you can see in the aerial here it's much farther back.

Commissioner Shalabi stated this one's much further back.

Ms. Gorman stated probably around 20-25 feet.

Commissioner Shalabi asked is the height in line with the neighboring properties? I think you said 39.7 feet.

Ms. Gorman responded it is. They're all about three stories.

Commissioner Shalabi replied great. I think you answered the questions about brick on the side on the right and left, which is great. It looked like it was siding in the photo.

Ms. Gorman responded correct, it's brick on all sides of the building.

Commissioner Shalabi replied thank you.

Chairman Parisi stated I appreciate all the good points brought up by my fellow commissioners. Looks like a good project, and so I will entertain a motion.

Regarding Case Number 2025-0192, also known as the 14336 Jefferson Multifamily Building, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated October 30, 2025;

And

Staff recommends the Plan Commission approves a Plat of Consolidation prepared by S.H. Campbell, dated November 8, 2024;

And

Staff recommends the Plan Commission approves a Special Use Permit for Dwellings, Attached with Modifications from the Land Development Code, subject to the following conditions:

1. Meet all code requirements, landscape requirements, and final engineering requirements, including required permits except where otherwise modified in this ordinance;
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in Section 6-308.J;
3. Cash-in-lieu of tree planting will be paid prior to the issuance of building permits for the project in the amount of \$3,600;
4. The bicycle rack(s) will be the inverted-U or similar style to meet the requirements listed in Section 6-306.H.3;

And

Staff further recommends Modifications from the Land Development Code:

1. Reduction in the minimum width required for a double row drive aisle from 24' to 23.51' (Figure 6-306 (C)(A)).
2. Reduction in the number of shade and ornamental trees required in a typical landscape corridor (Section 6-305.D.3).
3. Reduction in the minimum width required for the foundation landscape area along the east and south building facades (Section 6-305.D.5).

And

Staff recommends the Plan Commission approves a site plan prepared by Krueng Design PLLC, revised September 18, 2025, subject to the condition that the development will be in substantial conformance with the preliminary site plan;

And

Staff recommends the Plan Commission approves a landscape plan prepared by Craig M. Patten, revised September 18, 2025, subject to the condition that the development will be in substantial conformance with the preliminary landscape plan;

And

Staff recommends the Plan Commission approves building elevations prepared by Helen M. Liptak, Architect, Inc., revised August 25, 2025, subject to the condition that the development will be in substantial conformance with the preliminary building elevations.

Recommended Motion

Regarding Case Number 2025-0192, also known as the 14336 Jefferson Multifamily Building, 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: 7 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Zaatar, Member Fenton and Member Shalabi

Nay: 0

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: 7 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Zaatar, Member Fenton and Member Shalabi

Nay: 0

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: 7 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Zaatar, Member Fenton and Member Shalabi

Nay: 0

2025-0875 Land Development Code Amendment - Driveway Width Requirements

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

Ms. Gorman stated staff is proposing amendments to the current regulations on driveway width requirements. To summarize the changes in the amendment, it includes increasing the maximum driveway width requirements for single-family residences with 1-car garages from 10' to 18', adding driveways to the list of detached accessory structures in the code, and clarifying the existing requirements by adding a new table and simplifying the code language in Section 6-406, which is the code section that regulates driveway widths for single-family residences. (refer to audio)

Ms. Gorman stated staff recommends the Plan Commission approve the Land Development Code Amendment for Sections 6-302.C and 6-406.B.6.

Chairman Parisi stated it seems that most of the non-compliant 1-car garage driveways were generally larger than 10'.

Ms. Gorman responded yes.

Chairman Parisi asked and this accommodates that?

Ms. Gorman replied yes.

Chairman Parisi responded thank you. Anybody from the public here for this? No, I'll go to my commissioners.

[Commissioners]

Commissioner Zaatar stated I have no issues. Good code update.

Commissioner Shalabi stated great presentation. I don't have any questions. Very straightforward. We're cleaning up things that we should have probably cleaned up a long time ago. Thank you.

Commissioner Fenton stated kudos on the presentation, and I agree with Commissioner Shalabi. However, I do have some concerns, especially on the north side of town. I'm not sure if it's property maintenance or who really is responsible for it, but what's happening is you have your 2-car garage and now they're putting in another whole lane next to that into the front lawn on either side of the current driveway and they're also putting concrete pads on the sides of the houses and are parking boats, construction trucks, and utility trucks. I can't imagine, being on the Board for a long time, I know that's not allowed for any of them. I'm concerned. I know we're just making it 8' wider on the single-car garage and the other ones are staying the same, but are we addressing the current situation? (refer to audio)

Ms. Gorman responded I will say that's most likely not allowed what you're describing, and our Code Enforcement staff are on it usually right when it happens. We get emails every single day about things that they catch in the field, but we don't always catch it. That's why we have started doing studies like this as much as we can. There are already code regulations about parking on the side. You can't park on the side. Where you can park a recreational vehicle and things like that. We have regulations. (refer to audio)

Chairman Parisi stated we have regulations, but we haven't been enforcing them.

Ms. Gorman replied the way that we enforce them is when someone applies for a permit application for a driveway, if they want to expand it a certain way, we don't allow that. If they're doing it without a permit, we catch it through our Code Enforcement staff as much as we can if it's reported, if they catch it in the field.

Commissioner Fenton added just try to get out there and enforce it. It's pretty bad.

Commissioner Schussler asked what does the staff do if you discover, for example, somebody has a 2-car garage under the present code, they're allowed to have a driveway that's 20-foot-wide. What do you do if you discover that they've added another whole lane to their driveway and now they have a 30-foot-wide driveway with a 2-car garage? It's already in. What do you do?

Ms. Gorman responded this happens a lot. For example, if they were to apply for a building permit...

Commissioner Schussler added they didn't apply. They just did it and all of a sudden you discovered it. What do you do?

Ms. Gorman continued we would get our Code Enforcement staff involved. They

would issue either a field correction notice, or have them apply for a building permit, we would deny the building permit, and then it would go through the MV [Municipal Violations] court process from there.

Commissioner Schussler stated in other words they would have to remove the extra lane that they added?

Ms. Gorman replied if that's what the judge decided at MV court.

Commissioner Schussler responded OK.

Commissioner Sanchez stated I don't have any additional questions.

Commissioner Paul stated the fact that we have an area where almost every driveway is non-compliant...we've never had a problem, have we? Because of the driveways being bigger. So, it's kind of a test case. It's already been done. It's worked. I think this is fine. That's all I have.

Commissioner Schussler stated this is a tougher question than it would seem. I have no problem with what you're proposing. It cleans up. We've got two older subdivisions that have a lot of 1-car garages. Orland Hills subdivision and Fairway. Those two subdivisions almost every house has a 1-car garage. This will address the problem in those two subdivisions. With regard to the issue that Commissioner Fenton raised, it raises another policy question for the Village. Do we want to see those vehicles on the street, or would we be happier if they added some place to put them on their property? I don't know if there's a perfect answer for that. I'm not advocating this, but maybe it makes sense to have some kind of provision where they could add a turnaround where you can back up, make a 90-degree turn, and then go out. Several meetings ago I raised the issue of width of driveways, whether it's a 1-car, 2-car, or 3-car driveway. I raised that because we right now have a maximum width based on the size of the garage with the flaring at the curb. I would like to consider having a minimum driveway width and a maximum driveway width. (refer to audio)

Chairman Parisi asked have you considered that in arriving at this current proposal?

Ms. Gorman replied we've considered a number of different options. The reason that we're only changing the 1-car driveway with requirements tonight is mainly due to resident concerns. That's what we've been hearing the most lately. Another thing I didn't mention throughout the presentation is that residents who have the 1-car driveways, if they do have the 10-foot-wide driveway, they can't meet our off-street parking requirements as well. Increasing the maximum driveway width makes sense from a code standpoint in general because that way they can meet our off-street parking requirements, which require two parking spaces. That's why we arrived at what we did tonight. I could definitely take back the suggestion of the

minimum and maximum. (refer to audio)

Commissioner Schussler stated the minimum that I was suggesting is what the maximum is right now. All I'm doing is suggesting that you allow something a little but wider if they want to do that. I'm not suggesting to make anything smaller.

Chairman Parisi added once again, you have considered that in arriving at your current suggestions.

Ms. Gorman stated we have.

Chairman Parisi continued and I'm sure you must have also considered the proportion of the width of the driveway to the lot dimensions. You don't want to have a driveway covering half the width of your lot either.

Assistant Development Services Director Carrie Haberstich stated just to add to Hailey's points, a 2-car garage [door] is typically 16-feet. Like the neighborhood I grew up in, the driveway was exactly the width of the garage door. We felt that 20 feet, two feet on either side of that garage door, should be ample room for a 2-car garage. If someone does have a 16-foot-wide driveway, then if we have a minimum of 20, technically they would not be conforming to our code. That's something to think about. Also, stormwater runoff, it's just extra pavement and raindrops to need to go somewhere. We do have maximum lot coverage regulations as well. If a 16-foot-wide driveway would enable that property to be compliant with all the regulations in the Land Development Code, we'd prefer that they would stick with the 16 because widening to 20 might create other problems. That's just our current thought process.

Commissioner Schussler asked so you've already considered that and what you want to stick with is what you're saying?

Ms. Haberstich replied yes, I'd prefer to stick with the maximum and then being able to have other regulations of the code help control the width.

Commissioner Schussler stated if you've already thought about it and there are other reasons that you want to stick with that. I'm fine with that.

Ms. Haberstich responded OK.

Commissioner Fenton stated I just want to clarify something. When I was speaking about vehicles that are parking on the side of the garage, to go along with Commissioner Schussler, just envision waking up or looking out your window in your bedroom and seeing a massive trailer, utility truck or whatever. That's what I'm talking about when I said that these driveways on the north side of town are putting huge boats and vehicles are being parked right next to your bedroom window or windows on the side of your house. It might be their garage but it's the

side of your house. It's just something that I know is not on the books. Everything that you propose, I think, is fine.

Ms. Haberstich added every now and then we do get informed or receive a complaint regarding projects like you're describing like on the north side of town. We are familiar with them. There are so many non-compliant situations in town. We have a very good Code Enforcement staff that are finding a lot of things on their own. Over my three years here, we have found things as we're researching one person's property. If we're looking at an aerial photo and zoom out, then we're seeing non-compliance of neighbors. After long consideration, we're going on more of a written complaint basis. (refer to audio)

Commissioner Fenton commented you just need more staff.

Ms. Haberstich replied there are not enough hours in the day, but we have exceptional Code Enforcement staff. We're catching a lot more things than just a few years ago. We're getting there. It's going to be a long haul versus catching everything.

Commissioner Schussler stated I was not suggesting that you should do anything that would encourage people to park RV campers, boats, or trucks on the side of the garage. I suggested that if they had extra vehicles, passenger vehicles, that they needed more storage space or that there might be some way to allow that to happen, maybe on a case-by-case basis. (refer to audio)

Chairman Parisi added I think the existing petition that we have before us has been adequately researched and my fellow commissioners bring up good points. I appreciate the staff comments and how they considered those points. At this juncture I would entertain a motion.

Regarding Case Number 2025-0875 - Land Development Code Amendment: Driveway Width Requirements, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated October 28, 2025;

And

Staff Recommends the Plan Commission approve the Land Development Code Amendment for Sections 6-302.C and 6-406.B.6.

Recommended Motion

Regarding Case Number 2025-0875 - Land Development Code Amendment: Driveway Width Requirements, 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: 7 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Zaatar, Member Fenton and Member Shalabi

Nay: 0

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: 7 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Zaatar, Member Fenton and Member Shalabi

Nay: 0

OTHER BUSINESS

2025-0898 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 7:53 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: 7 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Zaatar, Member Fenton and Member Shalabi

Nay: 0