

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, November 7, 2023

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 - Member Parisi; Member Schussler; Member Paul; Member Zomparelli; Member Sanchez, Member Nugent

Absent: 1 - Member Zaatar

APPROVAL OF MINUTES

2023-0860 Minutes for the October 24, 2023 Plan Commission Meeting **Special Meeting**

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

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

Nay: 0

Absent: 1 - Member Zaatar

PUBLIC HEARINGS

OPEN PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Zaatar

2023-0519 Bank of America Subdivision (Lakeview Plaza) -15854 LaGrange Road

Bank of America Subdivision (Lakeview Plaza)-15854 LaGrange Road

Ms. Skrodzki swore in George Weems on behalf of the Petitioner.

Mr. Weems gave a brief presentation on the project. He stated that they want to do a subdivision to subdivide the parcel where Bank of America is currently located. It is currently in Lot 1 and they are looking to make a separate lot.

Mr. LeVigne respectfully requested the staff report be accepted into the record as written and as presented during the meeting.

A brief presentation was given by Mr. LeVigne in accordance with the written

report and the slide presentation. He stated that we are ensuring compliance with the COR Mixed-Use District regulations outlined in the Land Development Code (LDC). Staff has requested some improvements to the landscaping, adding more greenery in accordance with the comprehensive plan which suggests that there is excess parking on-site. Lots 1 and 2 conform with the zoning district regulations.

Mr. LeVigne stated staff recommends the Plan Commission approve the proposed subdivision plat.

No members of the public spoke.

Regarding Case Number 2023-0519, also known as Bank of America Subdivision, 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 Edward Schussler, seconded by Member Patrick Zomparelli, that this matter be APPROVED. The motion carried by the following vote:

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

Nay: 0

Absent: 1 - Member Zaatar

CLOSE PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Zaatar

OPEN PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Zaatar

2023-0855 Substantive Amendment: Change Public Hearing Notice Mailing Requirements

Substantive Amendment: Change Public Hearing Notice Mailing Requirements

Mr. LeVigne respectfully requested the staff report be accepted into the record as written and as presented during the meeting.

A brief presentation was given by Mr. LeVigne in accordance with the written report and the slide presentation. He stated that the amendment purpose is to change the public hearing notice requirements and remove the certified mail requirement. The decision was based upon other communities' public hearing notice procedures as well as feedback from other petitioners. He stated that certified mail is costly at \$8.10 per envelope. He stated that the certified mail cards often go unclaimed at the post office and that there are no signatures from homeowners. He proposed a new process to obtain a certificate of mailing from the post office, that costs \$1.95, and it shows that the letters were dropped off on that specific date within the 15- to 30-day notification window. The amendment still abides by the Illinois State Statute for Public Hearing notices.

Mr. LeVigne stated staff recommends the Plan Commission approves the proposed LDC amendments.

Commissioner Paul asked if this is being changed in response to a one-off situation.

Mr. LeVigne responded no, and with 90% of the projects, applicants are concerned with the application process or sending off the certified mail cards. He stated that the fees are expensive and that the goal is to be more streamlined.

Commissioner Zomparelli stated that he thinks it is a great idea and that he couldn't find any negatives. He stated he's happy to see we're moving forward.

Chairman Parisi stated that it does address an issue they've heard several times with certified mail failing and he thinks it's a good move.

Ms. Haberstich stated that they've had recent mailings that have been returned and not picked up.

Commissioner Zomparelli asked how many were sent out.

Ms. Haberstich stated some people don't want to pick up their registered mail and she thinks it will help inform more people.

Commissioner Nugent stated things happen and gave examples of significant changes regarding his properties, zoning, and certified mail. He's OK with the change and realizes the costs of mailing have gone up and a change should be made. He asked to think of other scenarios because everyone needs to be notified.

Commissioner Zomparelli asked Commissioner Nugent about his tenants getting mail since he doesn't live there.

Commissioner Nugent stated no, and that they delivered to his neighbor.

Commissioner Zomparelli asked Commissioner Nugent how he would be notified either way if it was the same situation because he's not there.

Commissioner Nugent stated they're not mailing to the address on record.

Commissioner Zomparelli asked that when letters are done they're being sent to the local resident and not a forwarding address.

Commissioner Nugent stated no, it's the property owners.

Mr. LeVigne stated it's the tax payer of record or the current owner. Cook County is behind in updating its records and sometimes the owners change.

Commissioner Nugent gave examples of properties where mail has been mis-delivered. He stated with zoning cases, he wants to make sure people know about it. He stated there are situations where certified mail should be done.

No members of the public spoke.

I move to accept as findings of fact of this Plan Commission and the findings of fact set forth in this staff report, dated November 3, 2023 and as discussed here today.

And

I move to recommend to the Village Board of Trustees to approve the Land Development Code Amendments for Section 5-101.G.2.b as presented in the attached amendment report titled "11/07/23 Land Development Code Amendments" dated November 3, 2023.

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

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

Nay: 0

Absent: 1 - Member Zaatar

CLOSE PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Zaatar

OPEN PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Zaatar

2023-0856 Substantive Amendment: Remove Net Buildable Acres From Density Requirement

Substantive Amendment: Remove Net Buildable Acres from Density Requirement

Mr. LeVigne respectfully requested the staff report be accepted into the record as written and as presented during the meeting.

A brief presentation was given by Mr. LeVigne in accordance with the written report and the slide presentation. He stated they want to remove the net buildable acres from the LDC. The current code does not count utility easements, parks, stormwater management systems, and wetlands toward the density calculation. It has escalated with the limited space left in the Village. Smaller sites are more difficult to develop. The petitioner will still have to comply with setbacks, open space requirements, and other LDC regulations. He stated he believes this can help reduce the number of requested variances and modifications in regards to density and setbacks.

Mr. LeVigne stated staff recommends that the Plan Commission approve the LDC amendment.

Chairman Parisi stated it sounds like a logical/reasonable recommendation given the facts.

Commissioner Schussler asked what the setback requirement is for a major road like 143rd Street.

Mr. LeVigne stated it depends on what the zoning district is but it could be 25 feet or more.

Commissioner Schussler stated he's asking because of the townhouses they put up east of John Humphrey Drive on 143rd Street and they look close.

Mr. LeVigne stated that it is the Village Center District which has short setback requirements to create more of a pedestrian scale, walkable downtown area.

No members of the public spoke.

I move to accept as findings of fact of this Plan Commission and the findings of fact set forth in this staff report, dated November 3, 2023 and as discussed here today.

And

I move to recommend to the Village Board of Trustees to approve the Land Development Code Amendments for Section 2-102 as presented in the attached amendment report titled "11/07/23 Land Development Code Amendments" dated November 3, 2023.

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

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

Nay: 0

Absent: 1 - Member Zaatar

CLOSE PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Zaatar

OPEN PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Zaatar

2023-0857 Substantive Amendment: Change Solar Panel Review Process

Substantive Amendment: Change Solar Panel Review Process

Mr. LeVigne respectfully requested the staff report be accepted into the record as written and as presented during the meeting.

A brief presentation was given by Mr. LeVigne in accordance with the written report and the slide presentation. He stated by SAFEbuilt not reviewing appearance reviews, it will save the Village time and reduce costs. The new process will only involve a building permit for review for residential flush-mounted rooftop solar panels. Commercial and non-flat solar panels will still be reviewed as appearance reviews by Planning Division staff.

Mr. LeVigne stated staff recommends the Plan Commission approve the proposed LDC amendment.

Commissioner Schussler asked why commercial is exempt.

Mr. LeVigne stated if there are certain commercial sites, such as multiple buildings or if roofs are not flat, we would still do appearance reviews for commercial development. Only residential flush-mounted would be exempted.

Commissioner Schussler stated it seems that solar panels are so common these days and the application methods are so common, he didn't think the commercial would need to be reviewed any more than the flush-mounted residential. That's just his personal opinion.

Commissioner Schussler asked why was commercial exempted in the first place.

Mr. LeVigne stated there have not been many commercial reviews so far, and it is not known if they're all going to be mounted to flat roofs.

Commissioner Schussler stated staff will wait and see what happens, and if it turns out there are a lot that come in and they're pretty uniform, then staff may propose the same thing as what is being done tonight for residential.

Mr. LeVigne agreed.

No members of the public spoke.

I move to accept as findings of fact of this Plan Commission and the findings of fact set forth in this staff report, dated November 3, 2023 and as discussed here today.

And

I move to recommend to the Village Board of Trustees to approve the Land Development Code Amendments for Section 6-314 as presented in the attached amendment report titled "11/07/23 Land Development Code Amendments" dated November 3, 2023.

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

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

Nay: 0

Absent: 1 - Member Zaatar

CLOSE PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Zaatar

OPEN PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Zaatar

2023-0858 Substantive Amendment: Car Dealership Parking and Storage

Substantive Amendment: Car Dealership Parking and Storage

Ms. Henry respectfully requested the staff report be accepted into the record as written and as presented during the meeting.

A brief presentation was given by Ms. Henry in accordance with the written report and the slide presentation. She stated the updated code will reduce the number of variances and special use modifications requested by automobile sales and rental land uses.

Ms. Henry stated staff recommends the Plan Commission approves the proposed LDC amendments.

No members of the public spoke.

I move to accept as findings of fact of this Plan Commission and the findings of fact set forth in this staff report, dated November 3, 2023 and as discussed here today.

And

I move to recommend to the Village Board of Trustees to approve the Land Development Code Amendments for Section 6-306 as presented in the attached amendment report titled "11/07/23 Land Development Code Amendments" dated November 3, 2023.

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

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

Nay: 0

Absent: 1 - Member Zaatar

CLOSE PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Zaatar

OPEN PUBLIC HEARING

APPROVED

2023-0859 Technical Amendment: Loading Spaces

Technical Amendment: Loading Spaces

Ms. Henry respectfully requested the staff report be accepted into the record as written and as presented during the meeting.

A brief presentation was given by Ms. Henry in accordance with the written report and the slide presentation. She stated the amendments correct the title of the table found in Section 6-306(J). The word twenty-five has been removed to increase clarity and reduce the duplication of words. The letter (L) has been struck and replaced with (J) to conform with the title of the section.

Ms. Henry stated staff recommends the Plan Commission approve the proposed LDC amendment.

Chairman Parisi stated the Plan Commission has addressed similar situations quite often of late.

Commissioner Schussler requested consistency with how the recommended motions are written in the staff report and supporting handouts, as it's kind of confusing he didn't receive the supplemental page.

No members of the public spoke.

I move to accept as findings of fact of this Plan Commission and the findings of fact set forth in this staff report, dated November 3, 2023 and as discussed here today.

And

I move to recommend to the Village Board of Trustees to approve the Land Development Code Amendments for Section 6-306.J and Table 6-306(L)a as presented in the attached amendment report titled "11/07/23 Land Development Code Amendments" dated November 3, 2023.

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

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

Nay: 0

Absent: 1 - Member Zaatar

CLOSE PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Zaatar

NON-PUBLIC HEARINGS

OTHER BUSINESS

Commissioner Nugent discussed new business matters regarding cleaning up various codes and challenging sites.

2023-0861 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 7:47 p.m.

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

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

Nay: 0

Absent: 1 - Member Zaatar