

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, October 1, 2024

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 7:01 p.m.

Present: 5 - Chairman Parisi; Member Sanchez; Member Nugent; Member Paul, Member Schussler

Absent: 2 - Member Zaatar, Chairman Zomparelli

APPROVAL OF MINUTES

2024-0744 Minutes for the September 4, 2024 Plan Commission Meeting

[Commissioner Schussler was absent at the time the motion was made]

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

Aye: 4 - Chairman Parisi, Member Sanchez, Member Nugent and Member Paul

Nay: 0

Absent: 3 - Member Schussler, Member Zaatar and Chairman Zomparelli

NON-PUBLIC HEARINGS

OPEN NON-PUBLIC HEARING

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

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

Nay: 0

Absent: 2 - Member Zaatar and Chairman Zomparelli

2024-0714 Lukasuk Yoga & Wellbeing Center - Re-roof and Siding - 14314 Union Avenue - Certificate of Appropriateness

Associate Planner Allison Izguerra respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Ms. Izguerra stated Petitioners Ed & Susan Lukasuk are seeking approval of a Certificate of Appropriateness for minor work on a Landmark Structure for their building, zoned Old Orland Historic District, which served as Orland Park’s first general store. (refer to audio)

Ms. Izguerra stated the staff recommends the Plan Commission approve a

Certificate of Appropriateness for minor work on a Landmark Structure.

[Petitioner]

Anne Skrodzki swore in Petitioner Susan Lukasik.

Ms. Lukasik stated she didn't have any questions but if there were questions for her, she would be happy to answer them.

[Commissioners]

Chairman Parisi thanked Ms. Lukasik for coming and asked the Commissioners if they had questions.

Commissioner Sanchez stated he didn't have any questions.

Commissioner Paul stated no, this pretty straightforward.

Commissioner Schussler stated staff did an excellent job. I have no questions.

Commissioner Nugent stated I don't have any questions.

Chairman Parisi added nor do I.

The Certificate of Appropriateness to replace the existing roof and siding at 14314 Union Avenue, as depicted on the scope of work submitted by the petitioner, was administratively approved on September 24th, 2024.

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

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

Nay: 0

Absent: 2 - Member Zaatar and Chairman Zomparelli

OPEN NON-PUBLIC HEARING

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

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

Nay: 0

Absent: 2 - Member Zaatar and Chairman Zomparelli

2024-0719 Anna B Antique's - Tear off and Re-Roof - Certificate of Appropriateness

Associate Planner Allison Izguerra respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Ms. Izguerra stated Petitioner David Rundle is seeking approval of a Certificate of Appropriateness for minor work on a Landmark Structure for his building, zoned Old Orland Historic District, which is a local Orland Park Landmark. (refer to audio)

Ms. Izguerra stated the staff recommends the Plan Commission approve a Certificate of Appropriateness for minor work on a Landmark Structure.

[Commissioners]

Commissioner Sanchez had no comments.

Commissioner Paul asked how they get the shingles to match. I was hoping the petitioner would be here. I was just curious. It will look really cool when it's done. I don't have anything else.

Commissioner Nugent asked if he was going to take off cedar shingles and put up new cedar shingles.

Ms. Izguerra replied it's going to look similar in appearance. I don't know the specifics as to how they install it.

Commissioner Nugent asked if the language was correct and if it's going from cedar to cedar.

Ms. Izguerra responded yes, that is what the petitioner has proposed.

Commissioner Nugent responded OK.

Commissioner Schussler stated I have no comments.

Chairman Parisi added nor do I.

The Certificate of Appropriateness to replace the existing roof at 14330 Beacon Avenue, as depicted on the scope of work submitted by the petitioner, was administratively approved on September 26th, 2024.

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

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

Nay: 0

Absent: 2 - Member Zaatar and Chairman Zomparelli

OPEN NON-PUBLIC HEARING

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

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

Nay: 0

Absent: 2 - Member Zaatar and Chairman Zomparelli

2024-0720 9999 West 143rd Street - Shutay Realty Executives Re-Roof - Certificate of Appropriateness

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

Ms. Gorman stated Petitioner Robert Shutay is seeking approval of a Certificate of Appropriateness for minor work on a Landmark and Contributing Structure for his buildings, zoned Old Orland Historic District, which is the former Christ Evangelical Lutheran Church and a single-family home that previously served as the rectory for the church. (refer to audio)

Ms. Gorman stated the staff recommends the Plan Commission approve a Certificate of Appropriateness for minor work on a Landmark and Contributing Structure.

[Petitioner]

Petitioner Robert Shutay had no comments or questions.

[Commissioners]

Chairman Parisi asked if any of the commissioners had questions.

Commissioner Sanchez stated new roof, new gutters, sounds good.

Commissioner Nugent asked Mr. Shutay if he was changing the building from white to gray.

Mr. Shutay responded only the roof is being replaced and it will be gray.

Commissioner Nugent replied so it's only the roof that's going to be gray.

Ms. Skrodzki swore in Petitioner Robert Shutay.

Commissioner Nugent asked Mr. Shutay about the colors and siding. (refer to audio)

Mr. Shutay responded the schoolhouse, the smaller building, that's frame siding and the church itself has aluminum siding. Seven years ago, I wanted to replace it with vinyl siding because the aluminum gets scratched, and they said no. It's all white except for the roof and the roof will be the same color. (refer to audio)

Commissioner Nugent asked he was going with gray for the roof. (refer to audio)

Mr. Shutay stated when I bought the property the roof was green.

Commissioner Nugent responded I'm talking about the siding.

Mr. Shutay replied the siding has always been the same color.

Development Services Assistant Director Carrie Haberstich added they're just doing the roof.

Mr. Shutay stated we're not changing the siding.

Commissioner Nugent asked if the petition called it gray.

Ms. Gorman added it's just a re-roof.

Commissioner Nugent responded I see roof remains gray.

Chairman Parisi stated I didn't see that.

Commissioner Nugent asked if the house will stay white.

Mr. Shutay responded yes, correct. Everything will be the same.

Commissioner Nugent asked if the former schoolhouse was wood.

Mr. Shutay responded that's all-wood siding. I'm going to keep it the way it is

because the hail damaged the paint, so we have to sand it down and we're going to repaint it the same color.

Commissioner Nugent asked if it was going to be painted the same color as the garage.

Mr. Shutay responded, yes.

Commissioner Nugent stated he had no further questions.

Commissioner Schussler stated I have no questions for Bob.

Chairman Parisi added I have no questions either.

Staff Recommended Action

Regarding Case Number 2024-0720, also known as Shutay Realty Executives Re-Roof, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated September 23, 2024;

And

Staff recommends that the Plan Commission approve a Certificate of Appropriateness.

Plan Commission Recommended Action/Motion

Regarding Case Number 2024-0720, also known as Shutay Realty Executives Re-Roof, 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 Chairman Parisi, seconded by Member Schussler, that this matter be APPROVED. The motion carried by the following vote:

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

Nay: 0

Absent: 2 - Member Zaatar and Chairman Zomparelli

OPEN NON-PUBLIC HEARING

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

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

Nay: 0

Absent: 2 - Member Zaatar and Chairman Zomparelli

2024-0715 9953 West 143rd Street - Abood Medical Spa Re-roof- Certificate of Appropriateness

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

Ms. Gorman stated Petitioner Adel Abood is seeking approval of a Certificate of Appropriateness for minor work on a Landmark and Contributing Structure for his building which under the current zoning is Old Orland Historic District. (refer to audio)

Ms. Gorman stated the staff recommends the Plan Commission approve a Certificate of Appropriateness for minor work on a Landmark and Contributing Structure.

[Petitioner]

Chairman Parisi asked if the petitioner wanted to ask any questions.

The petitioner responded, no.

[Commissioners]

Commissioner Sanchez had no questions or comments.

Commissioner Paul had no questions or comments.

Commissioner Schussler stated there was a dentist that spent a ton of money restoring this building. It's a gem so I hope the petitioner keeps it up. Other than that, I have no questions.

Commissioner Nugent added he's saying minor, that building was lifted up in the air and stayed that way for a while. It was a substantial improvement. (refer to audio)

Chairman Parisi stated I don't have anything to ask.

Staff Recommended Action

Regarding Case Number 2024-0715, also known as Abood Medical Spa Re-roof, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated September 17, 2024;

And

Staff recommends that the Plan Commission approve a Certificate of Appropriateness.

Plan Commission Recommended Action/Motion

Regarding Case Number 2024-0715, also known as Abood Medical Spa Re-roof, 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: 5 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul and Member Schussler

Nay: 0

Absent: 2 - Member Zaatar and Chairman Zomparelli

CLOSE NON-PUBLIC HEARING

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

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

Nay: 0

Absent: 2 - Member Zaatar and Chairman Zomparelli

OTHER BUSINESS

2024-0738 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS**ADJOURNMENT**

The meeting was adjourned at 7:20 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: 5 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul and Member Schussler

Nay: 0

Absent: 2 - Member Zaatar and Chairman Zomparelli