

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, April 1, 2025

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.

[Member Zaatar was absent at the time of roll call]

Present: 7 - Chairman Parisi; Member Sanchez; Member Nugent; Member Paul; Member Schussler; Member Zaatar, Member Zomparelli

APPROVAL OF MINUTES**2025-0264 Minutes for the March 18, 2025 Plan Commission Meeting**

**A motion was made by Member Schussler, seconded by Member Zomparelli, that this matter be APPROVED. The motion carried by the following vote:
[Member Zaatar was absent at the time the motion was made]**

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

Nay: 0

Absent: 1 - Member Zaatar

PUBLIC HEARINGS**OPEN 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:
[Member Zaatar was absent at the time the motion was made]**

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

Nay: 0

Absent: 1 - Member Zaatar

2025-0158 Mill Creek Zoning Map Amendment

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

Mr. LeVigne explained the six cases that are here tonight are Village initiated rezonings for the Open Lands sites that are currently zoned Estate Residential. I'll begin with a brief background that relates to every case on the agenda. This case in particular relates to the Mill Creek property. We will open and close each case individually for discussion one at a time. The Village currently owns over 400 properties, and we have been reviewing a list of properties to make sure that they

have correct and accurate information on these parcels. What we found is that several of the open land sites did not get rezoned or annexed upon donation or acquisition. We've already begun to correct some of these at previous Plan Commission meetings. Our goal is to address the remaining parcels. Here is a list of the Open Lands sites. [List of sites shown on screen]

All the properties are proposed to be rezoned to Open Space. This District ensures access and protection of natural areas, recreation sites, and providing additional recreational opportunities. The Zoning District prohibits private development and any public facilities unrelated to the operation or protection of parks or natural spaces. These subject properties are all parcels within our Open Space Framework Plan based on the 2013 Comprehensive Plan and they identify all six of these as natural resources that should be preserved.

The Mill Creek parcels are located south of 135th Street and Southwest Highway in the Carl Sandburg Planning District. The goal is to rezone these to Open Space, and no development is proposed with this petition. There are nine lots located in the wetland area off Southwest Highway. It's located north of the ComEd lines. They're not developable due to the wetlands. The skinny parcel on the west is too narrow to allow for any development. These parcels were unincorporated and were brought into the Village as standard E-1 Residential zoning.

Mr. LeVigne stated staff recommends the Plan Commission approves the zoning map amendment for the Mill Creek parcels from E-1 Estate Residential District to OS Open Space District.

[Commissioner Zaatar arrives at 7:05 p.m.]

Chairman Parisi thanks members of the public for taking the time to come to the meeting and asked if anyone had questions regarding this particular case.

[Commissioners]

Commissioner Zomparelli stated I really don't have any questions. I think it's about time to get all these corrected. Thank you.

Commissioner Nugent stated no questions.

Commissioner Schussler stated no questions.

Commissioner Paul stated no questions.

Commissioner Sanchez stated no questions, thank you.

Commissioner Zaatar stated I have a question for staff. These are all similar

requests. Are we doing them one by one?

Mr. LeVigne responded I just finished a presentation on how we will be rezoning all the parcels.

Commissioner Zaatar replied I'm sorry, I was late.

Mr. LeVigne continued we'll be presenting each one individually. The next five should be brief.

Commissioner Zaatar responded OK, no issues. No comments on this one.

Chairman Parisi stated I have no questions either.

Regarding Case Number 2025-0158, also known as Mill Creek Open Lands Zoning Map Amendment, 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 Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

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 Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

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 Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

2025-0159 Lake Sedgewick Shoreline Zoning Map Amendment #1

Mr. LeVigne stated this parcel is located at 10100 159th Street and was purchased using Open Lands funds in 2016. The Village is seeking to rezone this one from E-1 Estate Residential to OS Open Space District as well. It is about an

acre and a half in size. It's all trees and wetlands. There is an existing driveway on the site but there's no development there currently. Our Comprehensive Plan designates the area for Open Space in Parks and Recreation and it also identifies it as an open land site which has currently been done.

Mr. LeVigne stated staff recommends the Plan Commission approves the zoning map amendment for 10100 159th Street from E-1 Estate Residential to OS Open Space.

[Members of the Public]

Village Attorney Anne Skrodzki swore in Christine Lang.

Ms. Lang stated I came to this meeting because I own 10300 W. 159th Street which is dead center between these two properties you're talking about rezoning. My property is E-1. The property has been in my family for over 170 years, as was all the lake where Centennial Park is to the north. My father developed Lake Sedgewick over the course of 30 years. Jim Gee, Sr. dug the lake out and took all the dirt and sold it out of his yards. [Ms. Lang continues the history of Lake Sedgewick and her father] I have a lot of questions about how this is going to roll out, how it impacts me and my property, my land for my family, and my future generations. (refer to audio)

Chairman Parisi stated that's a very interesting piece of history you've given us. Thank you. Are you concerned about how that may affect the status or usage of the parcel that you still own?

Ms. Lang responded of my property, yes.

Chairman Parisi continued it would change?

Ms. Lang replied its E-1 and you're suggesting the parcels that flank it on either side are going to change. I'm concerned about it, of course.

Mr. LeVigne stated there's no changes proposed with the land use. There have not been any plans or anything floated. On the back end, we're correcting it. You said your father donated the land to the Village. We're just correcting that by turning it into our park zoning, our Open Space zoning for preservation.

Ms. Lang responded on the north side of the lake not the south side. That was all ours and was to be left untouched.

Chairman Parisi added they're changing the zoning to align it with the way it's being used.

Ms. Lang replied except that it has been used by us, and he brought some things to the Village, some actual plans and proposals for a senior center. I have those

drawings which I can bring at another time. I've been talking to some people that have done some townhome development. (refer to audio)

Chairman Parisi stated the lots we're referring to here are owned by the Village.

Ms. Lang responded each side of it, yes.

Chairman Parisi replied correct.

Ms. Lang continued 10300.

Chairman Parisi responded those are owned by the Village.

Ms. Lang replied as they are now, yes.

Chairman Parisi stated to do anything somebody arguably the Village would have to have a whole process. They'd have to acquire those lots, and they'd have to have engineering and a plan and come back to us and the trustees. That doesn't seem feasible at this point.

Ms. Lang stated some of the western property, which is not 10100, the next one that's on the agenda tonight, that was part of his plan to use that for the senior center. I would like to be able to bring those plans in for people to see them. They're quite extraordinary and would be beneficial to the community. Chairman Parisi responded I think any such plans should be brought to the Development Department.

Mr. LeVigne stated that could be a separate discussion but as of right now both properties are Village owned and there's no changes proposed tonight.

Ms. Lang replied, and your role is what?

Mr. LeVigne responded I'm a planner here with the Village.

Ms. Lang replied one of the planners, OK, thank you.

[Commissioners]

Commissioner Zaatar stated I'll try to react to your statements. I think the story was great. You may have caused some confusion when you said we're just changing it similar to the adjacent properties. She made it clear that she has an adjacent property but hers is privately owned. You're talking about the Village owned adjacent properties. The current mayor is on his second term and made it clear when he came into office here that the Village of Orland Park is no longer in the real estate development business. That was made clear when NinetySevenFifty failed or as many people would say failed. This is Village owned property was

bought for the purpose or acquired for the purpose of being open land. The planners are doing their job here to reclassify all the Village owned property to become Open Space or parks designated space. The plan is that we will not develop that with any buildings or anything other than parks. If there is a plan to develop, it'll probably require first being sold by the Village and then someone else would have to put forward a plan to develop it. I just wanted to react to your statements. These properties are open and will remain open and at least I'll be voting on making them Open Space. That's my comment.

Commissioner Sanchez stated I don't have any questions.

Commissioner Paul stated I think my understanding is these are Village owned parcels to begin with and all we're doing is making it official that they're going to remain open land. That's it.

Commissioner Zomparelli stated, Christine, thank you for that little history there. I didn't realize that Lake Sedgewick was 30 ft. down. I'll confer with the rest of the Commissioners that it's not going to be touched. The whole idea of this meeting tonight is to get all these properties in the proper category. I'm thinking you were thinking you that maybe you could use some of this land (speaking directly to Ms. Lang). That's all, thank you.

Commissioner Nugent stated it's nice to hear the Gee history. I learned about the Gee's when I was restoring my house. As they said, this has been one of the many things the Village has been doing. They're trying to clean up old stuff. This isn't the first group of parcels but there's properties the Village acquired that aren't in the Village. We're just cleaning up old things, making sure everything's zoned properly and annexed in and controlled by the Village. We're making sure it's forever. The people demanded that we do Open Space in the past and people picked spots, so we owe it to everybody now and in the future to make sure these parcels stay as planned. Taxpayer money said make it Open Space and it is. It will be an enhancement to your property that it's surrounded by Open Space.

Ms. Lang stated one of the things that was proposed by the Village is to create a path all the way around the park and they found that they were unable to do that, and the reason why is because of the creek that fronts 159th Street. There's a lot of water and it's a narrow pathway. I suggested to the Village decades ago and to the Parks Department to build a 12-foot or creek-wide boardwalk above the creek that runs from the railroad tracks all the way down to the townhomes. (refer to audio)

Chairman Parisi interjected I understand and it's very interesting but it's clearly something that shouldn't come before this committee.

Mr. LeVigne commented I provided Ms. Lang the contact information for the Recreation Department.

Ms. Lang responded I would invite anybody that wants to come over to my house. I can show you when we stand on the bridge, the path the creek runs going east or west, it's beautiful.

Commission Nugent suggested you might want to go to the Parks meeting. I think the next meeting is on the 15th or 18th. It's on the public website. It would be good to start the conversation, and the bike path extensions are going on as we speak. I have no further questions.

Commissioner Schussler, asked to bring up a photo of the parcels. Is Ms. Lang's parcel the only one that's privately owned between the townhouses and Centennial Park on the west?

Mr. LeVigne responded yes, that's correct.

Commissioner Schussler continued the connection she's talking about that would be over the creek would be able to connect all of Centennial then, right?

Mr. LeVigne responded correct.

Commissioner Schussler added it's a wonderful idea. I believe part of your property extends into the lake, doesn't it?

Ms. Lang replied I have 200 ft. of riparian rights out into the water. The little island that you see to the left of the yellow outlined circle, used to connect to the north side and the south side of the lake. The lake was split into two. We used to walk all the way across to the south side from the north and vice versa. (refer to audio)

Chairman Parisi stated it's a very interesting bit of history. Thank you. I don't have anything.

Regarding Case Number 2025-0159, also known as Lake Sedgewick Shoreline Zoning Map Amendment #1, 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 Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

CLOSE 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: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

OPEN 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: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

2025-0160 Lake Sedgewick Shoreline Zoning Map Amendment #2

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

Mr. LeVigne stated we did touch on this a little bit during the previous conversation. This parcel is at 10350 159th Street. It was purchased using Open Lands Funds back in 2011. We're here to rezone that property from the E-1 Estate Residential to the OS Open Space District. This is a vacant parcel. It's directly east of Ms. Lang's house and there's no direct access to the property from 159th Street because the entire frontage has a large concrete barricade.

Commissioner Zomparelli asked is it west or east of her property?

Mr. LeVigne responded, I'm sorry, west, thank you. The Comprehensive Plan designates this area as Open Space, and the property was owned by the Open Lands Commission prior to the last Comprehensive Plan update.

Mr. LeVigne stated staff recommends the Plan Commission approve a zoning map amendment for 10350 159th Street from E-1 Estate Residential to OS Open Space.

Chairman Parisi stated I think you've covered this for us already Christine.

[Commissioners]

Commissioner Schussler stated I have no questions.

Commissioner Nugent stated I have none.

Commissioner Zomparelli stated I have no questions.

Commissioner Zaatar stated no questions.

Commissioner Sanchez stated I have no questions.

Commissioner Paul stated no questions.

Chairman Parisi stated I have no questions, and I would entertain a motion.

Regarding Case Number 2025-0160, also known as Lake Sedgewick Shoreline Zoning Map Amendment #2, 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 Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

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 Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

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 Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

2025-0161 Hoffman Woods Zoning Map Amendment

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

Mr. LeVigne stated this parcel is located at 17601 116th Avenue and is an Open Lands site purchased in 2004. Again, we're here to rezone from E-1 to OS. The Hoffman Woods site is surrounded by the Orland Woods 1, 2, and 3

neighborhoods. It's directly south of the Orland Woods Park and there was an ordinance approved annexing this property back in 2004 but there was no actual plat of annexation created. We officially recorded this ordinance and its incorporation in January of this year.

Mr. LeVigne stated staff recommends the Plan Commission approve a zoning map amendment for 17601 116th Avenue from E-1 Estate Residential to OS Open Space.

[Commissioners]

Commissioner Zomparelli stated this particular property has a lot of trees on it. We have no intention of touching any of those trees, correct?

Mr. LeVigne responded that's correct.

Commissioner Zomparelli asked we're just going to leave it nice and pretty the way it is?

Mr. LeVigne responded yes.

Commissioner Zomparelli replied that's all I have. Thank you.

Commissioner Nugent stated with the zoning, doing that, is there any distinction with Orland Woods Park zoning? What is that zoned?

Mr. LeVigne responded Orland Woods Park is zoned Open Space already. It was incorporated into the Village. It was just this parcel just south of there that wasn't. We're just correcting that issue.

Commissioner Nugent replied so the parks department and the recreational committee, if they decide they want to add another 10 ft. of whatever, whatever we do with the park we can do that, we're not restricted. We can cut down a few trees?

Mr. LeVigne responded we would have to go with our tree mitigation requirements.

Commissioner Nugent replied yes, other than guidelines.

Mr. LeVigne responded as long as the Open Space zoning does allow for recreational use. I know right now there's zero intention changing anything with the park with this case.

Commissioner Nugent added just for the future.

Mr. LeVigne continued in the future that's a possibility.

Commissioner Nugent stated I have no other questions.

Commissioner Schussler stated I have no questions Mr. Chairman.

Commissioner Zaatar stated I have no questions.

Commissioner Sanchez stated it seems pretty straightforward. I have no questions.

Commissioner Paul stated I have no questions.

Chairman Parisi stated I have no questions either. I would entertain a motion.

Regarding Case Number 2025-0161, also known as Hoffman Woods Zoning Map Amendment, 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 Sanchez, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

CLOSE 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: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

OPEN 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: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

2025-0162 Stellwagen Farm Zoning Map Amendment

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

Mr. LeVigne stated the Stellwagen Farm site is an Open Lands site acquired through a life estate back in 2002. We're looking to bring it from E-1 Estate Residential to Open Space. It's located in the Grasslands Planning District and its land use is designated for Open Space Parks and Recreation. The farm is about 57.5 acres in size and contains the perimeter path around it that's very popular. The surrounding area of the farm is fully residential. There was an ordinance approving annexing this property back in 2002, but no plat of annexation was ever created at the time. We officially recorded the annexation in January of this year. The property is now officially within the Village limits.

Mr. LeVigne stated staff recommends the Plan Commission approve a zoning map amendment for Stellwagen Farm from E-1 Estate Residential to OS Open Space.

[Members of the Public]

Ms. Skrodzki swore in Betty Stellwagen Maue at 380 N. Marley Road, New Lenox, Illinois.

Ms. Maue stated as a family, my dad gave this to the Open Lands with the intent of it staying Open Lands. Some of it is restored prairie and some of it is still farm. He put money into restoring the exterior of all the farm buildings so they're in good condition. His word with that is if I give it to Orland in good shape, I hope they'll take care of it. His desire was for it to be open land or farmland. The part we're concerned about is when this comes up for discussion and we say here recreation, does that leave it open as a potential that it could have ball fields on it, etc.?

Mr. LeVigne responded that's not the intention with this petition. There's no work being proposed and I believe several years ago they just finished some rehabilitation for some of the other open areas of Stellwagen. I know that work has been completed, and the intention is just to leave it as is.

Ms. Maue stated that was just our concern when we saw a rezoning sign. We would like it to remain open. That was our father's intent.

Chairman Parisi stated thank you for taking the time, much appreciated.

Ms. Maue responded it's been in our family since 1860.

Chairman Parisi replied, wow.

Commissioner Zomparelli asked did you grow up there at the house?

Ms. Maue responded I grew up there, yes.

Commissioner Zomparelli replied what a nice piece.

Chairman Parisi added very interesting property.

Ms. Maue added we enjoy being able to go back. My brother and I will do farm tours this September. We've had a little plot that we do gardening. We've had different Girl Scout Troops come out and plant pumpkins, etc. We maintain the flowerbeds.

Commissioner Zomparelli stated Orland's doing a good job maintaining that as well.

Ms. Maue responded yes, they have. The one thing I might just add that we're really anxious to do is to get the house finished. That originally was the plan to get the house restored as a museum.

Commissioner Schussler added I think there's a plan and they're working on that.

Chairman Parisi replied thank you so much.

Ms. Maue responded thank you.

[Commissioners]

Commissioner Zaatar stated I feel terrible saying what's on my mind now after hearing the story. The first thing that comes to my mind about all these pieces of land is they don't look like they should be used, except for this one. It's 57 acres of land surrounded by residential neighborhoods and you have Mission Park right next to it. I scratch my head on this one. There's no water, there's no trees. Why is it not a subdivision. That's what I think about. To hear the story about you, I read it but hearing it from you is nice too. Your father donated it. I'm curious, what is the Village's long-term master plan, but I assume back in the day it was accept donations which alleviates property tax. It's a generous act for them to donate this much land. This is worth a ton of money, and I wonder how long it is just going to stay a farmland. Personally, I wouldn't immediately want to vote to make this an open land but thank you for the story. I feel like the Board, Village, and planners need to figure out what would be done with a piece of land like this. Will it be a ball field, will it just be just a passive space surrounding an old farm. Do you have any ideas?

Mr. LeVigne responded there are no plans currently.

Commissioner Zaatar replied it's a burden. Thank you.

Commissioner Sanchez stated I am personally happy to hear its staying open lands and not going to be developed into anything. I don't have any questions.

Commissioner Paul stated today we're deciding if we're going to make it open lands. If something were to change this would all have to start over again anyway. So, as it stands right now, let's make it Open Space.

Commissioner Schussler stated I don't think it can be anything but Open Space because I believe in addition to Harwood Stellwagen, your father, donating part of it, I believe part of it was purchased with a grant from the state or federal government. There are restrictions on those grants that you can't acquire property with one of those grants and sell it and develop it. I think it's going to be Open Space in perpetuity. I was on the Village Board when it was acquired, and I was on the school board before that, and we had a school by the name of Maue. The Stellwagen's and Maue's have been around for a long time in Orland Park. They're part of the history. All we're doing is changing the designation. I live near there and I see some of my neighbors here. They walk that path all the time and they don't want it to be anything but Open Space.

Commissioner Zomparelli added thanks for clarifying that.

Commissioner Nugent stated when we were here debating the future of the Boley Farm we realized we can only have so many farm estates for Open Space and unfortunately when Boley farm got acquired there was zero money dedicated to preserve it, and it already had condition issues. In a public discussion the villages said Stellwagen is going to be our village historic farm and that is its purpose in Open Space. The Village website talks about it being a historic farm site and it's going to remain that. The good news about tonight is it now gives it the status of protection that it needs that it technically didn't have and now we'll have it forever. I have no questions.

Commissioner Zomparelli stated thank you Chairman Schussler for clarifying that because I saw Ms. Stellwagen and she was a little angry. It's safe property and I do like the Open Lands, and I do think it's a great place to build a home, but it will never see a home there. I do have a question for your husband. Maue School, was that not on 179th, the school on the south side?

Mr. Maue shook his head, yes.

Commissioner Zomparelli continued my mother worked there. They tore that school down and kept the old house, the farmhouse. Was that your family?

Mr. Maue shook his head, yes.

Commissioner Zomparelli stated that old house is still there, where 108th zigs around it now.

Commissioner Nugent added it went for sale this week.

Commissioner Zomparelli responded I love all the history we're getting tonight. It's been great. That's all. Thank you.

Commissioner Zaatar stated I don't feel terrible that I said something because I think it allowed for me to learn a lot more than just the story you gave. Thank you to the folks who have more history than me.

Chairman Parisi added I hope we put your mind at ease a little bit. I have nothing to add. Ms. Maue you wanted to say something.

Ms. Maue stated I was thinking possibly what I had said before got misconstrued because it wasn't that my dad gave the farm, he gave it at a decent price, but he did sell it. Open Lands bought it, but they had a grant from the State Department of Natural Resources. Part of that was to make it a prairie. My dad said kids aren't going to know where their food comes from so it was his desire instead of it just being Open Land to restore the farm buildings and have it there so children in the future could understand farming.

Chairman Parisi responded thank you so much.

Ms. Maue replied I just wanted to clarify that I wasn't saying he donated it totally.

Commissioner Zomparelli asked how many acres did they have originally?

Ms. Maue responded the farm had 160.

Commissioner Zomparelli replied, and we have 58 now, I think.

Ms. Maue responded yes, because part of it was sold off prior. My grandfather and his brother owned it. My dad never owned the whole thing and the brother's part got sold off first.

Commissioner Zomparelli responded thanks again for the history.

Chairman Parisi added yes, thank you again.

Commissioner Schussler added the Village negotiated with the Stellwagen family. At the time, I forgot how old Mr. Stellwagen was but the arrangement was that he would have a life estate which in legal terms means he was given the right to remain on his farm for the rest of his life at no rent in consideration of the fact that he was selling it to the Village for a very reasonable price.

Regarding Case Number 2025-0162, also known as Stellwagen Farm Zoning Map Amendment, 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 Chairman Parisi, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

CLOSE 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: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

OPEN 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: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

2025-0163 Arbor Lake Zoning Map Amendment

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

Mr. LeVigne stated Arbor Lake is a park located at 155th Street and Will-Cook Road. It was purchased by the Open Lands Commission in 2002. The plat of annexation and the annexation ordinance was recorded in January this past year. It is a 29.52-acre parcel surrounded by residential on three sides and wetlands to the east of the property. The site has been improved with a pergola, walking paths, and is already being used as a park.

Mr. LeVigne stated staff recommends the Plan Commission approve a zoning map amendment for Arbor Lake from E-1 Estate Residential to OS Open Space.

[Commissioners]

Commissioner Zomparelli asked was there four parcels there?

Mr. LeVigne responded correct, there are four parcels. It's a little confusing. We need to update their addresses. It's a crescent shape. (Shows picture on screen)

Commissioner Zomparelli stated yes, there are four. That's all, pretty cut and dry. Thank you.

Commissioner Nugent stated maybe it's typos but the first line of the project where they use the 9301 143rd Street address. Is there a relationship with that property?

Mr. LeVigne responded that is an error on my part. I used this as a template from a previous report.

Commissioner Nugent asked is one of the addresses really 11754 Juanita because isn't Juanita south of 159th?

Mr. LeVigne replied Juanita is south. Apparently, if the right-of-way extended directly north it would be on the east side of that property in former right-of-way. I found this address from Cook County. That's where the plat of annexation was recorded. We are working with our GIS consultants to update the addresses here. We also have a Wolf Road address on one of these. Wolf Road is to the east.

Commissioner Schussler asked where is Juanita on the map?

[Mr. LeVigne tries to show on map where it would be]

Commissioner Nugent stated Juanita is usually east of Will-Cook. With the curve it's south of 159th. Is there something going on with Juanita or did Juanita used to swing over here at some point?

Mr. LeVigne continued if Juanita continued directly north past 159th it would extend to the east end of this property here.

Chairman Parisi stated so it's just stubbed out there.

Mr. LeVigne responded yes.

Commissioner Zomparelli added Juanita used to go to 159th. When they widened it, they cut it off and made it come off Will-Cook Road.

Mr. LeVigne added I believe it stubbed many times through the wetlands. This parcel never developed so the address just remained the same.

Commissioner Nugent stated it's a horseshoe, what would complete the square? Is that Village owned?

Mr. LeVigne responded we do not own that parcel.

Commissioner Nugent asked is it owned by the property to the east?

Mr. LeVigne replied to my knowledge yes.

Commissioner Nugent stated there's obviously a lot of water issues with the Deluga Woods. Would this allow, if they ever needed, if there was annexation can it be part of any detention or runoff?

Mr. LeVigne responded detention is a permitted use within the Open Space District.

Commissioner Nugent stated I have no further questions.

Commissioner Schussler stated I have no questions.

Commissioner Zaatar stated no questions.

Commissioner Sanchez stated no questions.

Commissioner Paul stated no questions.

Chairman Parisi stated nor have I. I'll entertain a motion.

Regarding Case Number 2025-0163, also known as Arbor Lake Zoning Map Amendment, 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 Zomparelli, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

OTHER BUSINESS

2025-0263 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 7:55 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 Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0