

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)



## Meeting Minutes

Tuesday, March 17, 2020

7:00 PM

Village Hall

## Plan Commission

*Nick Parisi, Chairman*

*Edward Schussler, Vice Chairman*

*Commissioners: John J. Paul, Laura Murphy, Patrick Zomparelli, Yousef Zaatar  
and Daniel Sanchez*

**CALLED TO ORDER/ROLL CALL**

**Present:** 6 - Chairman Parisi; Vice Chairman Schussler; Member Paul; Member Zomparelli; Member Zaatar, Member Sanchez  
**Absent:** 1 - Member Murphy

**APPROVAL OF MINUTES****2020-0220 Minutes of March 3, 2020 Plan Commission Meeting**

**A motion was made by Member Patrick Zomparelli, seconded by Vice Chairman Edward Schussler, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Zaatar and Member Sanchez  
**Nay:** 0  
**Absent:** 1 - Member Murphy

**PUBLIC HEARINGS****OPEN PUBLIC HEARING (AUDIO: 4:47)**

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

**Aye:** 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Zaatar and Member Sanchez  
**Nay:** 0  
**Absent:** 1 - Member Murphy

**2019-0849 Yasini Jewelers - Development Petition for a Special Use Permit Amendment, Site Plan, Elevations, and Landscape Plan**

Staff presentation was given by James Harris in accordance with written report dated March 17, 2020. Bethany Salmon was also present.

The Petitioner's Architect, Nick Scarlatis was sworn in. Also in attendance was the Petitioner, Saif Jaber.

Mr. Scarlatis indicated that Yasini Jewelers is currently located in the adjacent building to the southwest and the owner would like to expand into the new building that will provide more traffic exposure/visibility near the mall. He continued that Yasini Jewelers wants to remain in a stand-alone building and have their own identity so they purchased this building that has been closed for a number of years. The Petitioner is proposing to remove all of the existing walls except for the west and south walls and modernize the appearance. Mr. Scarlatis described the

current building as being in need of extensive repairs.

Chairman Parisi polled the Commissioners for comments. Commissioner Zaatar inquired about the screening around the garbage enclosure as well as the mechanical equipment (transformer). Commissioner Zaatar stated these areas should be screened so they are not an eyesore from the street. Mr. Scarlatis explained that there is a landscape architect that would be designing landscaping for the site and confirmed that the transformer would not be seen from the street. Furthermore, Mr. Scarlatis explained that the design will comply with the requirements of the Village. Bethany Salmon explained that the code requires that all utilities be screened from view, and that additional shrubs can be added if necessary during the final landscape review process.

Commissioner Zaatar also asked regarding the occupancy limits inside of the building. Mr. Scarlatis explained that the existing business has three people working inside at one time and he has never seen more than three or four clients inside the store at one time. There would not be more than 10 people in the building at any given time. Bethany Salmon also confirmed that the occupancy will be correctly calculated during the building permit review process.

Commissioner Schussler asked regarding the addition of sidewalks. Mr. Scarlatis explained that there are currently no sidewalks on the site and that they are adding brand new sidewalks to connect into the existing system.

Overall, the Commissioners expressed support for the project and indicated that the proposed appearance will be an improvement for that location.

Regarding Case Number 2019-0849, also known as Yasini Jewelers, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated March 17, 2020.

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "Site Improvement Plans Yasini Jewelers", prepared by Woolpert, Sheet C-200, dated January 24, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively.
3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Include the location of bicycle parking on revised final site plan.

And

I move to recommend to the Village Board approval of the Elevations titled “Yasini Jewelers”, prepared by Nicholas Scarlatis, dated September 21, 2019, subject to the following conditions:

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. All masonry must be of anchored veneer type masonry with a 2.625” minimum thickness.
3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Meet all final engineering and building code requirements.

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan, titled “Jewelry Store”, prepared by Ronald Daye, dated January 22, 2020, subject to the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
2. Prior to final approval, comply with Section 6-305.6.b, regulations for plant diversity, and revise the landscape plan accordingly.
3. Prior to final approval, comply with Section 6-305.F.3.h and submit a Tree Survey and Tree Mitigation Plan.
4. Prior to final approval, provide a revised landscape cost estimate.

And

I move to recommend to the Village Board approval of a Special Use Permit Amendment to the Orland Square Mall Planned Development (Ordinance No. 468) for Yasini Jewelers to allow for a jewelry store (commercial retail establishment) in the COR Mixed Use District subject to the same conditions as outlined in the Preliminary Site Plan motion.

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

**Aye:** 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Zaatar and Member Sanchez

**Nay:** 0

**Absent:** 1 - Member Murphy

## CLOSE PUBLIC HEARING

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

**Aye:** 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Zaatar and Member Sanchez

**Nay:** 0

**Absent:** 1 - Member Murphy

**OPEN PUBLIC HEARING (AUDIO: 27:51)**

**2019-0756 LaGrange Square - Development Petition for a Special Use Permit Amendment with Modifications, Site Plan, Elevations, Landscape Plan, and Subdivision**

The petitioner notified staff that the required public hearing notice sign was not properly posted on the subject property. In accordance with Section 5-101.G of the Land Development Code, the petitioner is responsible for posting a sign within the public hearing notice period, at least fifteen (15) days, but no more than thirty (30) days in advance of the published public hearing.

I move to postpone the public hearing for LaGrange Square, Case Number 2019-0756, to the April 7, 2020 Plan Commission Meeting in order to give the petitioner additional time to meet public hearing notice requirements per Section 5-101.G of the Land Development Code.

**A motion was made by Chairman Nick Parisi, seconded by Member John J. Paul, that this matter be CONTINUED to the Plan Commission and should be returned by 4/7/2020. The motion carried by the following vote:**

**Aye:** 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Zaatar and Member Sanchez

**Nay:** 0

**Absent:** 1 - Member Murphy

**CLOSE PUBLIC HEARING (AUDIO: 28:47)**

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

**Aye:** 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Zaatar and Member Sanchez

**Nay:** 0

**Absent:** 1 - Member Murphy

**NON-PUBLIC HEARINGS**

**OTHER BUSINESS**

2020-0218 Memo: New Petitions

**NON-SCHEDULED CITIZENS & VISITORS**

**ADJOURNMENT (AUDIO: 30:06)**

Meeting adjourned at 7:27 p.m.

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

**Aye:** 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli, Member Zaatar and Member Sanchez

**Nay:** 0

**Absent:** 1 - Member Murphy

Respectfully submitted,

Gerianne Flannery  
Recording Secretary