

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, July 19, 2022

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

*Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zatar, Daniel Sanchez
and John Nugent*

CALLED TO ORDER/ROLL CALL

Present: 5 - Member Parisi; Member Schussler; Member Zomparelli; Member Zaatar, Member Nugent

Absent: 2 - Member Paul, Member Sanchez

APPROVAL OF MINUTES (Audio: 2:50)**2022-0549 Minutes for July 6, 2022 Plan Commission Meeting**

Approved as amended on page 8.

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: 5 - Member Parisi, Member Schussler, Member Zomparelli, Member Zaatar and Member Nugent

Nay: 0

Absent: 2 - Member Paul and Member Sanchez

PUBLIC HEARINGS**OPEN PUBLIC HEARING (Audio 5:03)**

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: 5 - Member Parisi, Member Schussler, Member Zomparelli, Member Zaatar and Member Nugent

Nay: 0

Absent: 2 - Member Paul and Member Sanchez

2021-0927 Cello Cafe & Crepes - Special Use Ordinance - 9009 151st Street

The Commission and staff including Director of Development Services, Steve Marciani, Village Attorney, Anne Skrodzki, and a member of the public, Alison Resnick attended the public hearing in person. Also, present on behalf of the Petitioners, the owner of Cello Café and Crepes, Hamza Shammout, and translator Aseel Halloub.

Ms. Skrodzki swore in Hamza Shammout and Aseel Halloub.

Mr. Marciani respectfully requested the staff report be accepted into the record as amended. (Audio: 7:53)

Chairman Parisi accepted the staff report into the record.

Mr. Shammout explains Cello Café and Crepes is a café that will sell hot drinks, crepes, some sweets, and ice cream with a small dining area inside the store. Mr. Shammout indicated they are looking to have a few tables for outdoor seating located on the sidewalk outside the cafe. He continued it is located next to the owner's current business Elite Nuts. Mr. Shammout stated he is trying to bring traffic to the plaza. (Audio: 9:30 – 10:12)

Mr. Marciani explained there was an Appearance Review approved administratively for the exterior changes to the site plan. He continued the property owner was not ready to provide their site plan at that time so they were given a certain amount of time to complete their improvements. Mr. Marciani commented during the Appearance Review process, they also cut down all the trees in the parkway. He indicated staff had to wait for the property owner to submit their site plan to the Village in order to finish the Appearance Review. Mr. Marciani noted the site plan is a draft and has not been finally approved by Staff.

Chairman Parisi indicated he is familiar with the property and stated these are all positive improvements.

Mr. Marciani pointed out there are two structures in between the outdoor dining area and the residential area and that there would be no impact at all for the neighbors.

Vice Chairman Schussler asked if there is anything the landlord is being required to do that is holding the Petitioner up.

Mr. Marciani responded not at this time. He continued the Petitioner was delinquent in submitting the site plan which is a condition of approval. He continued the width of the drive aisle is currently very wide and will be made smaller which should slow traffic down a bit.

Ms. Skrodzki swore in Alison Resnick.

Ms. Resnick asked what the business hours for the outside dining will be. She also made a comment that the sidewalk was going to be expanded in front of three storefronts and wanted to make sure the outdoor seating area was only going to be allowed directly in front of Cello Café and Crepes. Ms. Resnick asked exactly how many tables and chairs would be placed outside. She expressed concern that the outdoor dining hours would be extended until midnight impacting the nearby houses.

Mr. Shammout replied the hours are from 11 a.m. to 9 or 10 p.m.

Mr. Marciani clarified the outdoor seating area cannot go beyond the width of the storefront which is part of the Village Code.

Commissioner Zaatar asked if the Landlord was responsible for the widening of the sidewalk.

Mr. Marciani responded the Landlord was widening the sidewalk as a condition of when they did the façade improvements for the entire building.

Commissioner Zaatar expressed he is in the area often and stated he is excited about the business. He continued the sidewalk is super narrow and when the cars pull up into the parking spaces because the parking lot is narrow, the cars park over the parking blocks and the hoods of the vehicles are almost on the sidewalk.

Commissioner Zomparelli indicated the sidewalk is 100 inches wide.

Mr. Marciani read the condition that they must have 44 inches of the unobstructed sidewalk so pedestrians can cross from one side of the sidewalk to the other.
(Audio 19:27 – 19:40)

Commissioner Zaatar stated it sounds like it will be really small two-person tables. He indicated he likes the idea and wished the Petitioner good luck.

Commissioner Zomparelli asked what wheelchair accessibility is for the sidewalk.

Mr. Marciani responded the width would be 44 inches which is wider than the ADA requirement.

Commissioner Zomparelli indicated he loved the idea and that the build-out looks beautiful.

Commissioner Nugent asked if the garbage enclosure was compliant.

Ms. Resnick responded there is one garbage area not enclosed, but that is a different address.

Commissioner Nugent asked the Petitioner if the crepes would be more of a breakfast item or dessert.

Mr. Shammout responded it is a dessert.

Vice Chairman Schussler noted that the 44-inch sidewalk is more than adequate for wheelchair accessibility. He asked since the Petitioner owns two adjacent storefronts if he would be able to have the table and chairs in front of both storefronts.

Mr. Marciani explained the Village Code has that provision in case the adjacent storefront closes and the outdoor seating would not be allowed in front of the new

business that moves in.

Ms. Skrodzki clarified that outdoor dining is limited to restaurants only.

Chairman Parisi indicated he was happy to see the improvements and wished the Petitioner luck.

Commissioner Nugent noted this strip center is now fully occupied and pointed out the benefit of the façade improvements which were made.

Overall, the Plan Commission expressed support for the project.

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

Aye: 5 - Member Parisi, Member Schussler, Member Zomparelli, Member Zaatar and Member Nugent

Nay: 0

Absent: 2 - Member Paul and Member Sanchez

CLOSE PUBLIC HEARING (Audio: 35:45)

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: 5 - Member Parisi, Member Schussler, Member Zomparelli, Member Zaatar and Member Nugent

Nay: 0

Absent: 2 - Member Paul and Member Sanchez

NON-PUBLIC HEARINGS

OTHER BUSINESS

2022-0563 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT (Audio: 38:52)

Meeting was adjourned at 7:37p.m.

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

Aye: 5 - Member Parisi, Member Schussler, Member Zomparelli, Member Zaatar and Member Nugent

Nay: 0

Absent: 2 - Member Paul and Member Sanchez

These minutes are not a verbatim record of the meeting but a summary of the proceedings.

Respectfully submitted,

Gerianne Flannery
Recording Secretary