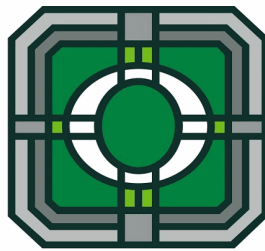


VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, October 7, 2025

7:00 PM

Village Hall

Plan Commission

*Nick Parisi, Chairman
Edward Schussler, Vice Chairman
Commissioners: John J. Paul, Yousef Zaatar,
Daniel Sanchez, Kathy Fenton and Dave Shalabi*

SWEARING IN OF NEW PLAN COMMISSION MEMBERS

Mayor Dodge swore in Kathy Fenton and Dave Shalabi.

Present: 7 - Chairman Parisi; Member Sanchez; Member Paul; Member Schussler;
Member Zaatar; Member Fenton, Member Shalabi

CALLED TO ORDER/ROLL CALL

The meeting was called to order at 7:00 p.m.

[Commissioner John Paul participated remotely due to business travel in Kansas City]

Present: 6 - Chairman Parisi; Member Sanchez; Member Paul; Member Schussler;
Member Fenton, Member Shalabi

Absent: 1 - Member Zaatar

APPROVAL OF MINUTES**2025-0807 Minutes for the September 16, 2025 Plan Commission Meeting**

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

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

Nay: 0

Abstain: 1 - Member Shalabi

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:

Aye: 6 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler,
Member Fenton and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar

2025-0667 Orland Park Police Department Backup Dispatch Center Wireless Communication Facility

Village Attorney Anne Skrodzki swore in Richard Dalzell, Support Services Manager for the Orland Park Police Department and Orland Joint Emergency

Telephone System Board.

Mr. Dalzell stated we are looking to install a new 80' radio tower at our training facility. That will take care of the backup dispatch center and the emergency communication center for the police department.

Planner Marcus LeVigne respectfully requested the staff report be accepted into the record as amended during this presentation. (refer to staff report)

Mr. LeVigne stated the applicants here requesting a special use permit for a wireless communication facility in the MFG Manufacturing District at 10609 163rd Place. The proposed tower is a lattice style tower, which is a permitted tower type for this use in the Land Development Code and is located more than 1,000' from the nearest residential property. The code minimum distance is 500' adjacent to residential. The tower height is 80' tall and since this will not be a co-located tower, the maximum height would be 100'. (refer to audio)

Mr. LeVigne stated staff recommends the Plan Commission approve a special use permit for a wireless communication facility at 10609 163rd Place, subject to our standard conditions. Here is the staff recommended motion. Thank you.

Chairman Parisi announced is there anybody here that came for this case. No, OK. I will go to our commissioners.

[Commissioners]

Commissioner Sanchez stated I don't have any questions.

Commissioner Shalabi stated no questions.

Commissioner Fenton stated no questions.

Commissioner Schussler asked why lattice instead of the monopole?

Mr. Dalzell responded the monopole actually blocks a lot of the RF [radio frequency] propagation from the antenna placed on there. A monopole tower would effectively block a good portion of the signal and degrade our capability.

Commissioner Schussler responded OK, thank you.

Commissioner Paul stated I don't have any questions. We've done this before.

Chairman Parisi stated I don't have any questions either. I'd entertain a motion.

Regarding Case Number 2025-0667, also known as Orland Park Police Department Backup Dispatch Center Wireless Communication Facility, 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 Shalabi, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Fenton and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar

CLOSE PUBLIC HEARING

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

Aye: 6 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Fenton and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar

OPEN PUBLIC HEARING

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

Aye: 6 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Fenton and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar

2025-0171 Bridlewood Residential Planned Development - 14137 108th Avenue

Ms. Skrodzki swore in Attorney Andrea Crowley with the law firm of Griffin & Gallagher, at 10001 S. Roberts Road, Palos Hills, IL 60465.

Ms. Crowley stated I will be brief because we have a big presentation. We're happy to be back in Orland. They have been fantastic, and Marcus is the best. We are seeking to rezone this property from what is currently E-1 to R-3. While we are seeking an R-3 designation, there are three lots with a significant amount of open space that's going to be common area. We are doing an immense amount of tree preservation, and we feel that by keeping those things in common areas, they can better be preserved. We also have detention that we think will solve some of the existing problems in the area. These are single-family homes. The market that we

are targeting is empty nesters. It is the same architect as Waterford, Ian McDonnell, and the developer is Corley-Turk and is here tonight. (refer to audio)

Chairman Parisi stated everyone will need to be sworn in.

Ms. Skrodzki swore in Richard Turk, President of Corley-Turk Properties LLC, Kevin Faje, Design Engineer with Engineering Resource Associates, Alisa Courey, Landscape Designer with Teska Associates, and Nick Patera, Principal at Teska Associates.

Mr. Turk stated we are thrilled to be back in Orland Park after 34 years following the development of Crystal Tree Country Club. First, I would like to show two brief videos. The first one is what we built up at Conway Farms of Lake Forest. [Brief video shown.] The reason I started with that video, it's hard to see but there were two subdivisions. Both are empty-nester products. One was duplex townhomes similar to Waterford and the other were single-family empty-nester similar to what Bridlewood's going to be. My second video is going to be Crystal Tree, which everybody's familiar with. [Brief video shown.] Our intent is to develop the 10-acre parcel located at 14137 108th Avenue in Orland Park. The site borders the 1,000-acre Orland Grove Forest Preserve. Corley-Turk Properties LLC intends to develop a luxury empty-nester, maintenance-free, 20-unit single-family community. We are providing architectural diversity with both single-story ranch and one-and-a-half story Cape Cod homes. Floor plans will range from 2,250 to 2,600 SF, and prices will start at \$900,000 and go up to a million two. The PUD plan features considerably more open space with over 70% of the site designated as open space compared to 9.9% with the R-2 plan. (refer to audio)

Mr. Patera stated thank you residents and people who've shown up for showing interest in what we're proposing here. We've been working on this property for over a year's time with staff to get their guidance, but we are seeking your guidance this evening and want to share our thoughts that went into this plan. This is an extraordinary piece of property. It has a 30' grade elevation from the street level up to a hilltop. We want to respect not just the Village but the neighbors and the neighborhood to show you how we've approached the configuration of this layout so that it can be complementary to the surrounding neighbors and an asset to the Village. The forest preserve is to the north, residential to the east and south is R-1. The important thing to look at here is that it does have transitional use. As we get to the south, there's some mixed commercial development (shown on slides). One of the other elements I want to show that we've incorporated into this plan to not just have this as an exclusive enclave but to make it into a welcoming walkable neighborhood. The entrance off 108th intentionally takes kind of a curvilinear approach. We didn't want to make this look like a cookie-cutter subdivision where you had a straight road coming to a cul-de-sac. What we're going to be doing with stormwater is containing not just our roadways and rooftops, but we're going to be containing any offsite flow that would presently come into the surrounding neighbors. Each home will have its own individual

landscape architecture, foundation planting, and street planting. Some of the elements that you'll see is an asphalt path that is a supplement to the public sidewalk that will wrap around the road network. There will be four different façade offerings. Each home will have two cars in the covered garage, two cars in the driveway, plus five cars [in two locations] around the Central Park commons area. (refer to audio)

Chairman Parisi stated I see you've sufficiently responded to the questions for special use standards and you're aware of the conditions that staff has recommended and you're accepting of them?

Mr. Patera responded yes. I think staff has done a commendable job. We accept the conditions.

Chairman Parisi replied you did a good job responding to the special use standards. Thank you.

Mr. Patera responded thank you.

Chairman Parisi asked can you clarify, while this is going to be zoned R-3, it isn't your typical R-3. Would you explain that?

Planner Marcus LeVigne replied it's a R-3 residential planned development. However, per code, you're allowed to do a small lot subdivision as approved with the residential planned development. Typically, you would have a 10,000 SF lot; however, the commission can approve any lot size so long as it meets the rest of the plan development requirements.

Chairman Parisi added and it still fits within the R-3 designation.

Mr. LeVigne responded that's correct.

Chairman Parisi replied thank you.

Mr. LeVigne respectfully requested the staff report be accepted into the record as presented during this presentation. (refer to staff report)

Mr. LeVigne stated the petitioner is requesting a zoning map amendment from the E-1 Estate Residential Zoning District to R-3 Residential special use permit for a residential planned development, a special use for disturbance to a non-tidal wetland, two modifications from the Land Development Code in addition to approval of a site plan, landscape plan, and a plat of subdivision. The comprehensive plan supports single-family residential zoning for this area and staff finds that the R-3 Residential District best aligns with the proposed layout that the petitioner has brought forward for this plan with the shared common open space over the R-2 district requirements. Stormwater runoff from the majority of

the site will be collected into the storm sewer network and directed into the proposed detention pond on the southwest corner of this property which will eventually discharge to the 108th stormwater system. On the northern half of the property, a small portion of the site will drain north through storm sewer into the existing wetland and buffer area which is consistent with the natural drainage pattern. (refer to audio)

Mr. LeVigne stated staff recommends the Plan Commission approve a zoning map amendment from the E-1 Estate Residential Zoning District to the R-3 Residential District, a special use permit for a residential planned development, modifications to the planned development, a special use permit for the disturbance of a non-tidal wetland, and the site plan and landscape plan for Bridlewood subject to conditions. Additionally, there will be a dormant special service area required as a condition and that's to ensure that the privately-owned detention pond and park are maintained by the homeowner's association. Here is the staff recommended motion. Thank you.

Chairman Parisi stated thank you for your presentation. Now we will go to public.

[Members of the Public]

Ms. Skrodzki swore in Christina Nolan, address is 4 Old Tamerack Lane, in Orland Park.

Ms. Nolan stated I appreciate your commitment and duty to our community and congratulations to your two new members. Today, I come before you to encourage your commission to reach beyond the standard of acceptance when a recommendation is given by your staff and rigorously ponder whether the request of the developer, Richard J. Turk, is in the spirit of our community in that specific area. This zoning change is not in alignment with our current comprehensive plan which was thoughtfully constructed by both our officials of the Village and the community together and which is designated this property E-1. If a change to the requested R-3 brings a density to this jewel of an area in Orland Park with what I might only allude to as a wart on the princess's nose. (refer to audio)

Ms. Crowley added we share an architect, but we are not the same developer as Waterford. I just want to be clear that it's not the same person.

Chairman Parisi stated I think Ms. Nolan mentioned it to show that there are similar million-dollar properties down Wolf Road which has been a very successful development by the way. They're all sold out but maybe a couple. Thank you for bringing that up.

Ms. Skrodzki swore in Marcin Kryszczak, address is 8 Old Tamerack Lane. My land is the last corner lot at the northeast, and I heard the developer mention that

they're going to be draining some water to the north part of the lot, pretty much to the forest. As of right now, I already have some problems with my lot being wet and flooded. If they're going to add that from all those north property roofs, my basement is going to be flooded.

Chairman Parisi added if I understood the developer correctly, I think what they said was they would alleviate any water going to your property. Am I correct?

Kevin Faje, Design Engineer with Engineering Resource Associates stated we are detaining water from the majority of the subdivision. Currently, there's a high point in the middle of the site and a lot of it is running off to the south, along the south edge of the proposed path around the site. Everything north of that is being routed into the detention basin via swales and storm sewer, and then after being detained, it'll outlet to the right-of-way. There's that strip of land along the south with the existing trees that's not being disturbed. There's also an existing swale along that property line that will remain undisturbed, but the majority of the subdivision will be detained.

Mr. Kryszczak responded majority meaning all?

Mr. Faje replied not all. Everything north of the path that's running along the south. There's an existing wetland to the north side and to maintain the hydrology, some runoff is continuing to flow to that wetland instead to the north instead of being routed to the southwest to be detained.

Chairman Parisi asked would it be correct to assume that since you're putting 20 homes on this property that more water would be draining to the east to Old Tamerack subdivision?

Mr. Faje responded to the east, no. There's going to be swales and storm sewer along the east.

Chairman Parisi asked, that aren't there now?

Mr. Faje replied an existing swale?

Chairman Parisi asked you're putting in storm sewers?

Mr. Faje responded yes.

Chairman Parisi continued and a swale's existing already?

Mr. Faje replied we're designing a more defined swale to route everything to the detention basin and then some up to the wetland to the north.

Ms. Skrodzki swore in Pat Hayes, address is 13733 Santa Fe Trail in Orland

Park.

Ms. Hayes stated thank you for allowing me to be here tonight and voice some concerns. I'm in the unincorporated Orland Trails subdivision. I've been here since 1987, and I remember that beautiful structure of an estate that was there when we first moved in. I drive 108th probably every day, and 143rd is, as you know, getting more and more congested with cars. I want to acknowledge that 108th is a narrow road. It is hilly. Great care has to be taken if people are walking on either side of that road, if there are cars coming and going because the hills can block the vision of oncoming traffic. First, I was surprised to see that there's one-way in and one-way out of this subdivision. There's no room to have another exit. That means all of the cars, 20 houses, 40 cars, maybe more when there's company, are going to exit onto that 108th narrow, hilly, road. That seems a little dangerous to me and very congestive. Those are my concerns.

Chairman Parisi added that's kind of true, also to the large subdivision to west.

Ms. Hayes stated at Orland Trails, you can get in and out several ways.

Chairman Parisi responded I'm talking about Persimmons. That subdivision has one main street that exits out to 108th. To get to the west, you'd have to go all the way south to 139th. You can exit Persimmon there or you can exit on 142nd. That's it.

Ms. Hayes added you can also enter off 108th I do believe.

Chairman Parisi stated we're talking about what exits out onto 108th.

Ms. Hayes replied oh, right.

Chairman Parisi added I understand your concern. I thought about it myself. I know we've had a traffic study. Have we not?

Mr. LeVigne responded no. A traffic study is not required if it's under 50 residential units.

Chairman Parisi stated OK, so we haven't.

Ms. Hayes added 143rd, I believe, I don't know when because it seems like it's been a topic of conversation since I lived there, but I think it is slated at one point to be widened.

Chairman Parisi stated we don't own it. 143rd is county property, isn't it?

Commissioner Schussler responded state.

Ms. Hayes replied whoever owns it, it's being slated to be widened to a four-lane road. It seems to me that 108th is going to relieve some burden off of 143rd when there's more traffic coming in there. That doesn't seem like a good idea to me.

Chairman Parisi responded thank you.

Ms. Skrodzki swore in Ralph McCurdy, address is 10740 Coyle Court.

Chairman Parisi stated I believe I got your letter.

Mr. McCurdy stated I won't touch on anything in the letter that was submitted because I don't want to be redundant. I will echo that I do agree with the three previous speakers that came up here with their concerns. Through this process I've met some neighbors that I haven't dealt with before to the east of me on Tamerack and to the west of me on the edge of 108th. Was the forest preserve notified of this change in property and zoning or is that not required? That's 25% of the surrounding area.

Ms. Skrodzki responded properties within the required notice zone were all notified.

Mr. LeVigne added the corporate office for the Cook County Forest Preserve was on the list.

Mr. McCurdy asked any response from them?

Mr. LeVigne responded no.

Mr. McCurdy continued, I will just say the biggest thing to me is that with the number of variances that are here, it seems too tight of a fit for this development. Removal of trees, large oaks, are not the same as new 3-inch trees. It is just a totally different perspective of what the place will look like. There are some areas on the south that definitely run right along our property line. I'm speaking on my behalf, my father-in-law's, Al Peterson who lives next door to me at 10730, I feel there's a number of trees that are not noted there as far as whether it would be removed or are staying right along that property line between the property line and the detention pond. Some concerns with the water drainage to the existing 108th system. On more than one occasion, I've seen more than a foot of water standing on 108th after storms, and that's on the street and in what I consider dry creek. I never imagined that the wetlands was at the north end of the property at the high-end of the ground. I thought that was along the south end where there's a large natural area. Overall, we feel this is a fit that is not right for this size of property. Thank you.

Chairman Parisi responded thank you. Staff, can you refresh my memory on the requirements for tree mitigation when you're removing trees?

Mr. LeVigne replied I don't have the code open in front of me, but I believe it's \$150 per caliper inch of tree. So, a 24" tree, you do that times \$150. It's on the landscape plan. There would be a list of each tree on the site and what's slated to be removed, and what's staying. They exceeded the tree preservation credit because we do preservation credits for all the trees that they are keeping on site.

Chairman Parisi responded and they've exceeded the requirements on that?

Mr. LeVigne replied yes, for keeping the trees for the cash requirement, but just for the regular landscaping they are fully code-compliant on this site except for the parkway width requests that they've had.

Chairman Parisi responded thank you.

Ms. Skrodzki swore in Sami Bader, address is 15 Old Tamerack Lane.

Mr. Bader stated on Old Tamerack Lane and Coyle behind us, I'm pretty sure everybody here tonight because they are surprised by how congested this subdivision is, small lots. We all encourage and love a new development but is it possible to do bigger lots and less homes and two entrances instead of one. One street, in and out, on a Thanksgiving evening, the street is going to be full of cars. Where are those cars going to park? Have other plans been considered or discussed for this particular lot on 108th Avenue for all these other reasons that everybody is mentioning? (refer to audio)

Chairman Parisi stated I don't believe so, but you want to correct me?

Mr. LeVigne responded this is about the fourth or fifth iteration of this plan that we've seen. There have been other plans considered. Maybe Rick or Nick wants to speak on the R-2 plan that was originally proposed. However, the benefits here with the R-3 plan was what we were looking for which was the common open space that was discussed.

Mr. Patera stated we did do a number of different plan configurations. The R-2 plan occupies nearly an entire site. It does comply with all the R-2 square footage standards of the lot sizes. We did make it, so it still had the road width of 24'. It would still have the need for organization of the parking because you would still have bigger homes. It would be 18 homes on R-2.

Chairman Parisi added you'll get 18 homes on R-2. You would just have bigger lots and less open land.

Mr. Patera responded yes, and more tree removal.

Chairman Parisi asked more trees removed?

Mr. Patera replied, potentially because they're all in private lots.

Chairman Parisi responded OK, and would it be likely that you'd have more than one entry and exit?

Mr. Patera replied it doesn't work well to have two entry exits because right now we're aligning with Doyle, which is good traffic management to line two streets opposite each other. If we tried to align at the south end to the next street to the south, we would be offset. (refer to audio)

Chairman Parisi asked and at R-2 you'd still have 18 homes, probably larger homes?

Mr. Patera replied yes, you would, larger footprints, more impervious.

Chairman Parisi responded OK, thank you.

Ms. Skrodzki swore in Diane Karamagianis, address is 10809 Doyle Court.

Ms. Karamagianis stated looking at these plans and a couple other members of the neighborhood mentioned this is planned to be like a cul-de-sac and I also live on a cul-de-sac on Doyle Court with the same bigger lot houses. My driveway can fit about six cars and there's parking on both sides of the cul-de-sac street, which is much different than the proposed layout of the new neighborhood, which doesn't have any street parking. There're only two cars that could fit in the driveway and there's only 10 spots for visitors. When I have a party at my house, I might have 10 maybe 15 cars, but on my street, they can fit parking on both sides. I'm concerned because I believe the overflow traffic is going to be coming to Doyle Court. (refer to audio)

Chairman Parisi asked you're primarily worried about the parking in this subdivision?

Ms. Karamagianis responded I'm also concerned that this is being targeted to empty-nesters. The price value for these houses is up there. I would rather see it planned with the bigger lots. (refer to audio)

Chairman Parisi asked again, you're afraid overflow parking coming to your court?

Ms. Karamagianis replied I think that there's going to be people parking on our street.

Ms. Skrodzki swore in Brandon Hovey, address is 5 Old Tamerack Lane.

Mr. Hovey stated I appreciate you guys having this. I want to amplify what someone said earlier, which I'm appalled to be finding out about such a major character change to our neighborhood. A neighborhood I've lived in for close to two decades. I walk and bike down 108th. I would no longer be able to with this proposed density with my children. It would be an unsafe street for that. There are no sidewalks on 108th. As a community you should really involve the community in these things. Not one person here has come and said anything to the neighbors on this. I border this property. They're proposing a flood zone, swale, relief, whatever that would run adjacent to my property. These houses look like they back completely up to the edge of the property. You're changing the complete character of the neighborhood. That density is beyond dense for our neighborhood. Our children live there. We live there with our children and our families because we care about the 1-acre lots. We care about the trees. We care about the open space. (refer to audio)

Chairman Parisi asked is there anyone from [Corley-Turk] who would like to respond to the houses being to the very edge of where the swale is going to be?

Mr. Patera responded there are a couple of questions that have to do with the setback of the homes along the east property line as well as on the south and north property lines. The homes are setback a minimum of 30' from those property lines. A swale is a fancy name for a drainage ditch. It's a vegetated drainage conveyance. Those will be swales on the east side of the property to protect your property from what's now running off. (refer to audio)

Mr. Turk added there's not only a swale there's sewer pipe too.

Mr. Patera continued along that east property line and between the various houses there's catch basins that will be absorbing the water that comes from the swales. (refer to audio)

Chairman Parisi stated aside from you being the developer, I would like our engineer from the Village to address that.

Village Engineer Aladdin Husain stated the site is capturing the storm water through the swales to the storm sewer. Then it's going to the detention basin. It's doing the same thing around the north side of the site and they're bringing it back into the detention basin and then from the detention basin it outlets to the 108th storm sewer. Overall, the discharge rate from the site is going to be less than what's existing. The water is going to discharge slower.

Chairman Parisi asked less than what's out there now?

Mr. Husain responded there's no infrastructure out there now. Like this gentleman was saying it just runs off. Right now, we're capturing it. We're putting it through a restrictor structure in the detention basin. It's going to come out slower and it's

going to be a more managed site than it is now.

Chairman Parisi asked you've considered the effects of having 20 properties on the site?

Mr. Husain replied yes. This has been designed to comply with the Village requirements as well as MWRD (Metropolitan Water Reclamation District) requirements.

Mr. Patera added we are not allowed to discharge any water offsite to a volume greater than what's there today. We're adding rooftops and roadways. Yes, it's impervious. There're also sidewalks for the public to use on 108th as well as our interior road. We can't discharge any increase of water. We're actually capturing water that's presently running off. Even if we didn't put anything on the site, what we're doing is an improvement to the existing conditions. (refer to audio)

Mr. Kryszczak stated right now the city code is asking for our fencing to be 5' from our property lines. If you approve this development, can we move our fences 5' to the property line because we're giving them 5' of our properties to use?

Mr. LeVigne responded yes, you can have your fence up to the edge of your property line.

Mr. Kryszczak replied OK.

Ms. Skrodzki swore in Mara Jevtovic, address is 10800 142nd Street.

Ms. Jevtovic stated I'm on 108th and 142nd Street.

Chairman Parisi stated on the corner.

Ms. Jevtovic replied yes. The dense property, you figure, two to three cars per house these days is pretty average. My concerns are the traffic and safety. We do have children. We do have walkers. A lot of people walk their pets up and down 108th. That's an additional, probably 50 cars added into our subdivision. I think that a traffic report needs to be done. That's one concern. The other concern I have is a lot of the neighbors are not aware of what is going on. We didn't even know about this until two weeks ago when we got the certified letter from the attorney's office and then we became informed ourselves. None of the neighbors on Doyle Court that I spoke to were aware that this was happening. There needs to be better communication. (refer to audio)

Ms. Skrodzki stated we do have an affidavit of all legal required statutory notice having been met.

Ms. Jevtovic replied the neighbors are not aware. They didn't know about the

hearing tonight. I'd like to have more time for the neighbors to be more informed about the whole development.

Chairman Parisi stated it's my understanding that all the required notifications were sent out and not to mention that the property itself is posted.

Ms. Jevtovic responded I got a certified letter, but my neighbors did not.

Mr. LeVigne added this happens frequently, that anyone within 300' of the property is required to be notified. Certain properties, like if you're on the east side of Old Tamerack Lane, you might not have gotten a letter because you're further than 300'.

Chairman Parisi added the same with the edge of Doyle Court to the west end.

Mr. LeVigne replied correct.

Ms. Jevtovic responded Diane, who lives on the corner, and she received a certified letter. The rest of Doyle Court did not receive a letter. I think they need to be informed. That's all I'm saying. I think we need more time.

Chairman Parisi added I guess I would assume that there were objections, they'd be the same objections that you folks have raised here tonight.

Mr. Hovey stated we do need more time to be informed. There are a lot of neighbors that are not aware of this. This will change our lifestyles. It will impact us on how we traverse 108th which will be overrun with too many cars. It is a tight road. This development does nothing to address that. (refer to audio)

Chairman Parisi stated R-2 would have enough open space. It would just have 18 homes instead of 20. Now I will turn it over to my fellow commissioners.

[Commissioners]

Commissioner Paul stated it's a good use of the land. I understand the surrounding areas are concerned. That's always a concern that something new is going to be developed. Something's going to be there, and this is a pretty reasonable project. I understand the concern about the traffic, but you have to remember there's 20 homes there and the likelihood of all 20 or 40 people leaving and going at the same time is unlikely. As far as parking, that was a concern I had as well. If you're the type of person that has a lot of people over all the time, you realize there's really no place for people to park. Maybe I'll get another place. You either adjust to it, or you decide I'm not going to move there in the first place. I think the developers have bent over backwards to accommodate what the Village requested. I support this. Thank you.

Commissioner Schussler stated with regard to the guest parking and the reduction in size of the streets from right-of-way, what is going to be the width of the streets? Wait, I see it's 24', correct?

Mr. LeVigne responded correct.

Commissioner Schussler added what if we had a 60' right-of-way? What would be the width of the street from curb to curb?

Mr. LeVigne replied the right-of-way could be its minimum required 60'. However, the street is anywhere permitted from 24' to 30' wide. You could still do a 24' street with a wider parkway and have the sidewalks further away and that would still be a 60' right-of-way.

Commissioner Schussler asked what in a conventional subdivision that has a 60' right-of-way, what is the normal width of the street itself?

Mr. LeVigne replied we typically request 30' as like a basic example.

Commissioner Schussler stated so we're going from 30' to 24'?

Mr. LeVigne responded correct.

Commissioner Schussler continued, does that mean there's going to be no parking on either side or is parking going to be allowed on one side?

Mr. LeVigne replied we've requested no parking on either side and that was a comment from the Fire District.

Commissioner Schussler stated no parking on either side.

Mr. LeVigne responded they requested that, correct.

Commissioner Schussler continued with regard to the parkway trees, there's some reference to certain species being selected and required. I think that's important because when you have a reduced right-of-way for planting, the roots can break up the sidewalk or the curb. I hope that's strictly enforced.

Mr. LeVigne replied yes, our Public Works Department reviewed the plans and they listed a few recommended species just because they also did not want the [tree] canopy to overhang the street as well.

Commissioner Schussler stated it appears to me that there is a significant attempt here to save as many of the mature trees as possible, which I'm in favor of because that is a developed site and there are a lot of nice trees on there. On the standards worksheet special use, it mentions fences. Is the homeowner's

association CCR's, the covenants, conditions, and restrictions, going to prohibit fences in this development?

Mr. Turk responded yes.

Commissioner Schussler replied thank you. There are some fences shown. Where are those fences going to be if fences are not going to be in the development?

Mr. Patera responded there is a photograph on the last sheet of a board-on-board fence.

Commissioner Schussler replied yes, a board fence.

Mr. Patera continued right, a 6'-high wood solid board fence.

Commissioner Schussler asked where is that going to go?

Mr. Patera replied the Village does have a mandatory requirement, what they call their corridor landscape, and they require the fence to occupy the area where the two homes are flanking 108th. We would like to retract that idea and make it a much more neighbor-friendly fence with a three-rail type fence that would go along with the Bridlewood theme. That's not a property line fence. That's not a borderline fence that would be used in backyards, but it was a fence that was shown that extended out from those entrance monuments going north along 108th and going south along the facades of those two homes that are parallel. (refer to audio)

Commissioner Schussler stated if this gets approved, I will leave that to you and staff to work out.

Chairman Parisi added work it out with the developer.

Commissioner Schussler stated we've heard a lot about water, roads, and density. I think, if I heard this right from both the developer and from the Village engineer, the requirements of the Metropolitan Water Reclamation District and the Village prohibit any developer from allowing more water to flow from the development onto the adjacent property that is there now. Is that correct as a general statement?

Mr. Husain replied yes, that's correct.

Commissioner Schussler continued but the developer stated that they're putting in additional drainage that will actually reduce some of the present sheet drainage that flows from high point to low point, and the low point might be the adjacent property. Is that correct?

Mr. Husain responded in general, the east side is a little higher from what I recall.

Commissioner Schussler asked will this development cause any more water than is presently going somewhere to go onto adjacent property?

Mr. Husain replied no, they certify on their plans that there's no adverse drainage impact to adjacent properties.

Commissioner Schussler stated because they're putting a pond in there'll probably be less water going to adjacent properties. Is that correct?

Mr. Husain replied correct.

Commissioner Schussler continued so the situation will be better with regard to drainage for the adjacent properties with this built than without it built. Is that correct?

Mr. Husain replied correct.

Commissioner Schussler responded OK. With regards to roads, there's always going to be more traffic. Orland Park is not built out yet. There's still a lot of cornfields, soybean fields, vacant no fields, that someday is going to be developed. Unfortunately, in the state of Illinois, the roads that are major roads, county and state roads, are always behind in development. The development happens first and then they widen the roads. If we decided not to allow any development to happen because there might be more traffic, there would never be any more houses built. (refer to audio)

Commissioner Fenton stated I'd like to thank you for welcoming me, so nice this evening, being my first Plan Commission meeting, but it's not my first rodeo sitting up here. One of the things that was brought up was about the E-1 going to an R-3 and everyone has to understand that when property is brought into the Village, we have to zone it as something. So, it's always zoned as E-1 and then it goes from there based on what the surrounding area is. I've very familiar where all of you live. It would be wonderful if this piece of land could stay open or if there was just one house plunked on there like it was before, but I would like to see 18 houses versus 20, yes, but I also don't want R-2 regulations versus the R-3 with open space and the drainage. One of my concerns is the elevations of these homes. Being \$900,000, I wouldn't like my house to look like the house next door. I think there needs to be more character brought into these homes. In your elevations, every one is the same color. What happens if everybody picks the same model and now you have based on your renderings 20 of the same houses. I think you need the character that is on [Old] Tamerack Lane. I'm concerned about the wooden fence. Wooden fences look absolutely beautiful for the first couple of years and then they look horrible. It's going to be a major adjustment, and I totally get it. I'm also sitting you here knowing that we shouldn't say no to something that's going to be a quality

product. (refer to audio)

Mr. LeVigne commented that staff has the same concerns regarding the elevations, which is why we added the anti-monotony condition to the report and that's something we will be working with the petitioner on.

Chairman Parisi asked you're going to add a condition?

Mr. LeVigne responded there is a condition added about anti-monotony. We would like a concept plan that would show various styles of homes and where they could be located. (refer to audio)

Chairman Parisi replied you address the anti-monotony, and you also address aside from facades, the brick colors and the roof colors.

Mr. LeVigne responded yes, they would have to meet the design standards that we have.

Chairman Parisi stated that's a great point. Thank you.

Commissioner Sanchez stated most of my questions have already been asked. Marcus, can you flash that picture of the property to the west again. I'm curious about the differences. I know they're kind of similar lots. Is it wider street parking on the street and the new proposed property cannot. Is that correct?

Mr. LeVigne responded Doyle Court?

Commissioner Sanchez replied yes.

Mr. LeVigne responded Doyle Court is actually a 30'-wide street.

Commissioner Sanchez replied compared to 24'?

Mr. LeVigne responded yes.

Commissioner Sanchez replied OK. It looks like there's 20 lots there.

Mr. LeVigne responded one of them, I believe Lot 6, is someone's basketball court and then Lots 13, 15, and 17 are not built yet.

Commissioner Sanchez replied OK. I know that you mentioned that the traffic study is not required for this size property, but I do feel like we probably need to do that just based on all the concerns from the residents. There's a lot that I really like about the plan. I was glad to see Commissioner Fenton brought up the colors so I'm glad to see that you put that request in there. I think I'm going to vote no tonight just based on the traffic study. I understand why we didn't because it's not required

but just based on all the concerns and the higher density, I think we should do that before moving forward.

Commissioner Shalabi stated I didn't think my first meeting would be this eventful. Thank you to all the residents that came out. One thing that I've always loved growing up in Orland Park and going through the Old Tamerack community is that it's got tons of character. It's a beautiful area. I did want to piggyback off of Commissioner Fenton's elevations and character concern to be more in line with that and it looks like that's been addressed by staff. I was very concerned about stormwater. I think, Mr. Husain, you've alleviated that for me that this project will be better for the neighbors that are surrounding, and you can confidently say that. I do have a concern about all of the mature trees being uprooted. I think we talked about 50 trees. Is there any possibility that we can minimize that?

Mr. LeVigne responded there were trees that we would have liked to save on-site. We've asked the petitioner, but based on foundations and root systems, they just wouldn't survive in the long term there.

Commissioner Shalabi continued I'm concerned about parking. I do want to ask staff the feedback on how do you feel the density for 20 homes with one in and out in comparison to other projects like Charleton Highlands that's similar to this.

Mr. LeVigne replied I would say similar developments, that's a good example of one. Another one would be the Crossings at Brook Hills off of Southwest Highway and Route 6 and Wolf Road. They have a similar layout where you have one entrance and exit to the cul-de-sac on the south side of Southwest Highway. We reach out to other Village departments like the Fire District and the Police Department and they're OK with the proposed layout for safety purposes.

Commissioner Shalabi stated lastly, I do have concern for parking. I think this is very tight. 20 homes. I do see the extra 10 spots in the middle of the cul-de-sac. I think one of the residents on Doyle Court brought up a good point. I do think that you're going to end up having some overflow into the neighboring subdivision. I can see some legitimate concern there. I understand that a new development will go here. I understand that the requirements have all been made by staff and approved by staff and we've gotten this far. I think 20 is a little bit tight, but that's my feedback.

Chairman Parisi stated I too have some concerns about the parking. As far as drainage, I'm satisfied with that. We're going to have 24'-wide streets instead of 30'-wide streets. If we had 30'-wide streets, obviously you'd have off-street parking. No?

Mr. LeVigne responded I would say yes. We would allow that for a 30' street.

Chairman Parisi replied and we can't have 30'-wide streets, I should know this,

but because...

Mr. LeVigne responded just based on the proposed layout of the plans, you would lose a lot of driveway space. You would lose your setbacks.

Chairman Parisi replied if we had 30'-wide streets, we'd lose a lot of driveway. It would just expand.

Mr. LeVigne responded it would push everything back.

Chairman Parisi stated and then it would have to be reconfigured.

Mr. LeVigne replied correct.

Chairman Parisi stated which could result in fewer homes. I'm not suggesting that. I'm asking a question.

Commissioner Schussler added I was concerned about the parking too because of the reduction in the size of the streets and the 10 extra parking spaces. I live in a duplex development where we've got 86 units, 43 duplexes, and it was originally a planned development with private streets, but they were subsequently sold back to the Village. We have 30 off-street parking spaces, and they're hardly ever used. Based on that experience, I don't think having 10 extra spaces for the 20 houses should be a problem.

Chairman Parisi stated we had a similar situation in terms of off-street parking in Metro East. We just had the driveway as additional parking. Do you recall?

Commissioner Schussler responded yes.

Chairman Parisi asked do these homes have basements?

Mr. Turk responded yes, they do.

Chairman Parisi stated I asked that question for a reason because we approved another one that just had driveway parking, but they were on slabs. The garage wasn't going to be used for cars. That's why I asked that question.

Mr. Patera stated we did have parking on the street with the wider street, but it didn't generate as much parking as what we're having now. The two groups of five that are the 90-degree parking that are internal to the park space, we can increase that number. We thought that we had an appropriate number.

Chairman Parisi stated would you say that again? I'm sorry.

Mr. Patera continued right now, the parking that we have, the guest parking, in

addition to two cars in the driveway, and if it's Super Bowl Sunday, if people have large gatherings, we can add more parking. We are just trying to create a balance. If it's a concern of the neighbors that we do that, we don't have to try and widen the street. We don't want to impose traffic.

Chairman Parisi stated it is a concern.

Mr. Patera added right, a public safety point of view, but we can have off-street parking similar to the two sets of five that we have. We can make those two sets of six. We can make them two sets of eight. One other comment that didn't get made yet, but has been brought up by the neighbors is that we are putting in sidewalks, not only on our internal street and the loop of walkway with the asphalt path that's going around between our homes. We're also adding sidewalk in 108th and two crosswalks, one at Doyle and one at 143rd or 142nd. (refer to audio)

Chairman Parisi stated adding extra parking spots like you suggested, I would totally support that. We've covered a number of concerns.

Ms. Skrodzki stated I'm sorry. We cannot have any more comments from the public.

Commissioner Shalabi stated I think there's a question from the group that the picture that was depicted on Doyle Court was depicting that there were 20 homes that we're trying to show that there's a fair comparison to this number of homes here, right? Are there not 20 homes on Doyle Court currently? I know there might be one or two vacant lots.

Mr. LeVigne responded on Doyle Court itself, there's 11. There's a basketball court on Lot 6.

Chairman Parisi asked there's 11?

Mr. LeVigne replied yes.

Commissioner Shalabi responded right, so I could see some frustration of where the depiction was.

Mr. LeVigne replied yes, I was not comparing Doyle Court subdivision specifically, just the overall 9.5 acres.

Chairman Parisi stated thank you for clarifying that.

Commissioner Schussler stated before I make the motion, I would like to read what the plan, what staff has recommended as conditions that will be incorporated into the motion. There are seven conditions. (refer to audio)

Regarding Case Number 2025-0171 - Bridlewood Residential Planned Development, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated September 19, 2025;

And

Staff recommends the Plan Commission approves a Zoning Map Amendment from the E-1 Estate Residential Zoning District to the R-3 Residential District.

And

Staff recommends the Plan Commission approves a Special Use Permit for a Planned Development.

And

Staff recommends the Plan Commission approves the following Modifications to the Planned Development:

1. Allow for a reduction in the right-of-way width from 60' to 50' (Table 6-405(A)(2)).
2. Allow for a reduction in parkway planting strip width from 8' to 5'-5" (Section 6-406.A.2.a).

And

Staff recommends the Plan Commission approves a Special Use Permit for the Disturbance of a non-tidal wetland.

And

Staff recommends the Plan Commission approves the Site Plan and Landscape Plan for Bridlewood, subject to the following conditions:

1. The development shall be in substantial conformance with the preliminary site plan titled "Bridlewood Site Plan Set," prepared by Teska Associates, last revised September 5, and the landscape plan titled "Bridlewood," prepared by Teska Associates, last revised September 5, 2025; the preliminary civil engineering plans titled "Bridlewood Subdivision Preliminary Engineering," prepared by Engineering Resource Associates, last revised September 8, 2025.
2. Meet all building code requirements and final engineering requirements, including any required permits from outside agencies.
3. Prior to the issuance of building permits, the petitioner shall submit for approval fully developed civil engineering plans that comply with the county WMO requirements and Village's stormwater control provisions, engineering plans to address all aspects of private and public utility services.
4. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in Section 6-308.J.

5. 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.

6. A dormant Special Service (SSA) shall be established to ensure the privately owned detention pond will be maintained to Village standards.

7. An Anti-Monotony concept plan for proposed building elevations shall be provided to the Village prior to proceeding to the Village Board of Trustees.
And

Staff recommends the Plan Commission approves a Plat of Subdivision, subject to the condition that the final copy of the plat is printed on mylar and submitted to the Village with all non-Village related signatures ready for recording at the Cook County Recorder of Deeds office.

STAFF RECOMMENDED MOTION

Regarding Case Number 2025-0171 - Bridlewood Residential Planned Development, 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 PER THE STAFF RECOMMENDED ACTION PRESENTED IN THE STAFF REPORT TO THE PLAN COMMISSION AND THAT THE BOARD CONSIDER ADDING ADDITIONAL OFF-STREET PARKING SPACES. The motion carried by the following vote:

Aye: 5 - Chairman Parisi, Member Paul, Member Schussler, Member Fenton and Member Shalabi

Nay: 1 - Member Sanchez

Absent: 1 - Member Zaatar

CLOSE PUBLIC HEARING

Chairman Parisi added we as part of the motion added a condition that additional parking spaces would be recommended. It's been approved by the Plan Commission, but this will go to the Board of Trustees and since it's not a unanimous vote, it will first proceed to the Committee of the Whole.

Mr. LeVigne stated the Committee of the Whole meeting is November 3. It's on a Monday evening at 6:00 p.m.

Additional comments made by Chairman Parisi. (refer to audio)

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

Aye: 6 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Fenton and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar

OPEN PUBLIC HEARING

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

Aye: 6 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Fenton and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar

2025-0072 Special Use Permit Amendment for Waterfall Plaza Site Improvements - 8752 159th Street

Ms. Skrodzki swore in petitioners on behalf of Waterfall Plaza.

Attorney Nick Petrovski with the law firm of Grogan Hesse & Uditsky, address is 2 Mid America Plaza, Suite 110, in Oakbrook Terrace, Illinois. Mr. Petrovski stated with me today is the architect for the plan as well. Our firm is representing two applicants here tonight. I believe there are two public hearings. The first is for the Waterfall Plaza improvement and the second one is a tenant from Miraj Coffee House & Company. We are making this as a one dual presentation to save everyone's time and effort. In short, what we're trying to do today is we're requesting an update to modernize and beautify Waterfall Plaza and this property is located at 8752 W. 159th Street. Specifically, we're looking for a couple of special use permits to the current planned development that is on the property, as well as a permit for a restaurant with a drive-through service window. Mirage is seeking a special use permit for a restaurant with a drive-through service window and then outdoor seating as well. The ultimate goal is to request that Waterfall Plaza continues to be a welcoming site to visitors both by vehicle, pedestrian, and bicycles by upgrading the building's façade, patio, parking lot, lighting, landscape and other amenities of the plaza. A brief presentation was given by Mr. Petrovski. (refer to audio)

Chairman Parisi asked they've satisfactorily answered the special use conditions?

Mr. LeVigne responded that's correct, yes. I will be presenting both cases together. I would like to begin by requesting that the staff report for Waterfall Plaza and Miraj Coffee House & Company are entered into the record as written for this presentation. (refer to staff report)

Mr. LeVigne stated the petitioner is requesting an approval for a special use permit amendment to the existing planned development at Waterfall Plaza, a special use permit for a restaurant with a drive-through service window and outdoor seating for Miraj Coffee House & Company, a site plan approval, landscape plan approval, building elevation approval, and three modifications from the Land Development Code. The site is located in the 159th and Harlem Planning District. It's designated as Neighborhood Mixed Use. It's one of the only Neighborhood Mixed Use designated sites for smaller businesses along the 159th Street corridor. The proposed site improvements are consistent with the Neighborhood Mixed Use designation as well as the BIZ General Business District requirements and land uses. The Lover's Lane site is not part of this petition. It's a different property owner. This amendment updates the site plan while maintaining the existing building footprint. (refer to audio)

Mr. LeVigne stated staff recommends the Plan Commission approve a special use permit amendment for the planned development, a special use permit for a drive-through service window [and outdoor seating] subject to meeting all requirements in the Land Development Code, modifications to the planned development, and approve the site plan, landscape plan, and building elevations for Waterfall Plaza subject to conditions.

[Members of the Public]

Ms. Skrodzki swore in Mike Nolan, address is 15834 Orlan Brook Drive.

Mr. Nolan stated he mentioned that the fence, now, I'm all for them redoing the subdivision over there because it's terrible. The fence is broken, it's been broken for years. Where that parking area is, where they're going to have the drive-through, sits up at this level (uses hands to show). If they have a 6' fence, all of the lights are going to go directly into the commercial building, the residential apartment buildings right behind it because it's raised. I'm not sure they looked at that at all. What times are they going to be open? Are there set times that they're going to be open where you're not going to get any traffic through there?

Majd Alomari for Miraj Coffee House & Company stated 7:00 a.m. until midnight.

Mr. Nolan stated yeah, that's going to be... Does anybody here drive down Orlan Brook Drive? OK, so you know how bad it is there. Are you going to put a traffic light on the end of the street there on 159th Street?

Mr. LeVigne replied that is not proposed with this project.

Mr. Nolan responded if you're going to do that, you're going to have to put a traffic light because you cannot get out of 159th Street with the traffic there right now. There's a lot of accidents right there. It's two double intersections that you're going to try and pull out on and it's just not going to work. The noise, if it's going 7 in the morning to 12 at night, he's going to have outdoor parking/outdoor seating, it's already loud enough from 159th Street. It's going to be even worse. You mentioned that it wasn't going to affect the traffic.

Mr. LeVigne replied yes, there was a traffic study provided by KLOA Associates and their determination was that it would operate at the existing level of service through 2031.

Mr. Nolan responded it's already bad now. If you add two parking lanes that merge into one, I don't know if I believe that traffic study or not. That's all I have to say. Thank you.

Mr. LeVigne stated for the 6' fence at the rear of the property, we did ask for an 8' fence in the area closest to the drive-through and that'll be towards the top of the hill, that way the headlights don't shine over it.

Mr. Nolan replied that building directly across from them is a three-story building. An 8' fence with lights is just going to flash above as they come around from 159th Street it's going to come to the top of the hill, and there's going to be an 8' fence and that's where the lights are going to go directly into the apartment building.

Ms. Skrodzki swore in Elizabeth Urbas, address is 15837 Orlan Brook Drive.

Ms. Urbas stated I'm a little concerned because if they're going to go through the drive-through and exit there, I'm in the long building, first door/window. Each time when they're done in the drive-through, the light will come into my windows. There are a lot of accidents on Orlan Brook Drive and bad traffic. (refer to audio)

Chairman Parisi asked any comments or suggestions regarding that?

Mr. LeVigne responded it is a valid concern. The only thing I could think of is restricting hours, but at the same time, I'm not sure if that would be feasible.

Chairman Parisi added you could restrict hours, but in the winter, it's going to be dark at 5:00/4:00, and you're still going to have lights in her condominium. You're limited to the height of the fence you can put up?

Mr. LeVigne replied there's the height of the fence, but I believe the concern is when you're turning out of the drive-through on the east side of Orlan Brook, there's some homes back there as well.

Chairman Parisi responded yes.

Mr. LeVigne continued and it's just because of the existing grading on the site.

Chairman Parisi added yes, that's a problem.

[Commissioners]

Commissioner Paul stated I'm concerned with the drive-through and the lights.

Chairman Parisi added it's the end unit and that's logically where the drive-through would go.

Commissioner Paul responded right. It's been sitting there in not so good condition for a long time. This shopping center needs some love. I like the elevations, and a coffee shop would be a great addition. I want this to work but be fair to the people that live there as well.

Chairman Parisi replied understood.

Commissioner Paul stated I'd like to see this work.

Wesam Rahman Karaja for Miraj Coffee House & Company stated in regards to the car lights as they're exiting, instead of exiting off that driveway on Orlan Brook Drive, we might have to study a bit further to switch the rear access of the plaza to go the opposite way.

Chairman Parisi asked is that something that staff could work with them on?

Mr. LeVigne responded that's something we could definitely consider. Essentially, you're saying turning the rear of the property one way, making it so all traffic has to exit behind the building. I don't know if that would work with the turn radius.

Mr. Karaja added the little landscape buffer that is there, shift over some of the trash enclosures, it might be a possible solution to address some of the concerns that the residents have. Thank you.

Chairman Parisi stated before I poll my commissioners, I want to take a three-minute recess so we can confer with you. See what you want to do.

Mr. LeVigne replied thank you.

A motion was made by Commissioner Schussler, granted by Chairman Parisi, to take a FIVE-MINUTE RECESS. The motion carried by the following vote:

Aye: Member Schussler, Member Paul, Member Fenton, Member Shalabi,

Chairman Parisi, Member Sanchez

Nay: 0

Abstain: 0

Absent: Member Zaatar

Chairman Parisi stated there's some issues regarding two things. One is the configuration of the driveway because of the lighting into people's homes, along with that is the late hours, midnight. I'm going to make a motion. I'm going to request that we continue this to our next meeting. It's still the issue of the traffic. I think we should continue.

Commissioner Schussler asked if it is realistic to think the traffic can be rerouted?

Mr. LeVigne responded realistically, I would say that it would be very difficult for traffic to make a left out of the drive-through and circle behind the entire building. One, just because it's a pretty narrow site. It was not built for that, especially on the northwest corner of the building. One thing we did discuss was limiting hours for exiting vehicles.

Chairman Parisi stated that's true. I would think that having lights shining into your residence is probably worse at 8:00 than it is at midnight when you're in bed. You're not going to have it in there as often, but it's probably going to have more of an impact. I think it's important to reconfigure.

Mr. LeVigne responded I don't believe that a vehicle like an SUV or a van would be able to fit or make a left out of the drive-through, avoid this dumpster enclosure, and then go down and avoid a retaining wall on the west side of the site.

Commissioner Sanchez asked could you do the entrance on the northeast side and then come this way (motioning with hand to the photo)? Exiting where the entrance is now?

Commissioner Schussler stated the window would be on the wrong side.

Chairman Parisi added the other thing is you could limit the drive-through hours.

Mr. Protrovski stated which we are open to.

Chairman Parisi replied if someone wants to frequent your restaurant when the drive-through is not open, hopefully they would park and go in and get their coffee.

Mr. Petrovski responded that's why we have patio service.

Chairman Parisi continued I'd be more inclined to restrict the drive-through hours.

Mr. Petrovski added with that said, I don't think we can guarantee in any way once it gets dark in December, there's going to be lights regardless. I just want to be clear about that, and I'll defer to you guys on what you think are proper hours.

Chairman Parisi stated I'll entertain a motion.

A motion was made by Commissioner Schussler, seconded by Commissioner Paul, that this matter be APPROVED AND TO RECOMMEND TO THE VILLAGE BOARD THAT THE DRIVE-THROUGH HOURS FOR ANY BUSINESS AT THIS SITE BE LIMITED TO NOT BE OPEN AFTER 9:00 P.M.

Commissioner Sanchez stated before I answer that, are we voting on both the property and the coffee shop?

Chairman Parisi stated we covered both and there's two motions to be made.

Commissioner Schussler stated we'll put the same thing in the next motion.

Commissioner Sanchez asked aren't we short 10 spots per the code?

Chairman Parisi stated staff addressed that.

Mr. LeVigne responded I did mention that staff is authorized to approve up to a 20% reduction in parking spaces.

Commissioner Sanchez replied I know Lover's Lane property is not included in this but do the parking spots there, are those included in the total 95 spots?

Mr. LeVigne replied they are not. There's no official agreement with the Lover's Lane property. I know the petitioner's team has been trying to get some sort of agreement with them, but there's nothing with this case that allows that.

Commissioner Sanchez stated that's probably a positive, right. There're some extra spots there. They're just not counted in this 95. OK, that's good. The extra parking that's replacing, like today, on 159th Street, there's a big grassy area with trees, that's all coming out? It's going to be more parking there?

Mr. LeVigne responded that's correct. Basically, it's just a plain grass area. There will be additional parking up towards the street, but also additional landscaping to try to screen that parking.

Commissioner Sanchez replied OK, that's all I have.

Commissioner Shalabi stated thank you as the owner, 159th is one of our main thoroughfare roads and I passed by this site a half dozen times daily and it's in need of a beautiful manicure. The elevation looks great, the aesthetics look great. I

do have a small concern with the parking. I'm just doing simple math and saying there's 12 tenants in the property and you're allocating about eight spaces per tenant including employees. I'm comforted that staff will revisit this once the development keeps thriving. (refer to audio)

Mr. LeVigne stated I would like to make one quick correction. I believe there's currently 12 units but with this proposed use, units 3 and 4, and 6 and 8 will be combined.

Commissioner Fenton stated thank you very much for improving this site. It is very sad that it hasn't been kept up. I am a little concerned about the lights coming out from across the street. If there's anything that staff or the developer can come up with, some miracle idea, that would be wonderful. Thank you for taking the hours down to 9:00 versus midnight. My concern was the drive-through and the hours. (refer to audio)

Commissioner Schussler stated everything's been said. I agree with everything that's been said.

Chairman Parisi added I agree with everyone. I'm happy to see that site get improved. It really needed it badly. I'm happy as I think the residents will be to see it improved. I will entertain the motion again. (refer to audio)

STAFF RECOMMENDED ACTION

Regarding Case Number 2025-0072 - Special Use Permit Amendment for Waterfall Plaza Site Improvements, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated September 30, 2025;

And

Staff recommends the Plan Commission approves a Special Use Permit Amendment for the Planned Development.

Staff Recommends the Plan Commission approves a Special Use Permit for a Drive-Thru service window, subject to meeting all requirements in LDC Section 6-302.K Drive-Through Accessories.

And

Staff recommends the Plan Commission approves the following Modifications to the Planned Development:

1. Allow parking lots within the setback area between the building and the street (Section 6-207.F.4).
2. Allow for a reduction in the required width and number of landscape plantings in the foundation planting area (Section 6-305.D.5.a).
3. Allow drive-through facilities between the building and the street (Section 6-207.F.4).

And

Staff recommends that the Plan Commission approves the Site Plan, Landscape

Plan, and Building Elevations for Waterfall Plaza, subject to the following conditions:

1. The development shall be in substantial conformance with the preliminary site plan titled "Waterfall Plaza," prepared by WMK.20, LLC, last revised September 28, 2025; the landscape plan titled "Landscape Development Plan Waterfall Plaza," prepared by Tomek Design, last revised September 28, 2025; and the preliminary civil engineering plans titled "Project at 8752 159th Street," prepared by Damas Consulting Group, last revised May 15, 2025, subject to revisions listed below.
2. The project shall meet all Building Code and final Engineering requirements, including any required permits from outside agencies.
3. The site plan shall be revised to match the Civil Engineering Plan by removing the right-in/right-out access at the southern Orlan Brook Drive entrance and retaining the full-access intersection.
4. All wheel stops shown on the plans shall be removed prior to the final engineering submittal.
5. Additional directional and "No Parking" signage shall be added to the plans as requested by the Engineering Department.
6. The bicycle racks shown on sheet SP.1.5 shall be Inverted-U racks, installed in accordance with LDC Section 6-306.H.3.
7. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in Section 6-308.J.
8. 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.

STAFF RECOMMENDED MOTION

Regarding Case Number 2025-0072 - Special Use Permit Amendment for Waterfall Plaza Site Improvements, 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 Sanchez, that this matter be APPROVED AND TO RECOMMEND TO THE VILLAGE BOARD THAT THE DRIVE-THROUGH HOURS FOR ANY BUSINESS AT THIS SITE NOT BE OPEN AFTER 9:00 P.M. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Fenton and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar

2025-0071 Special Use Permit for a Restaurant with a Drive-Through Service Window and Outdoor Seating - Miraj Coffee House & Co.

STAFF RECOMMENDED ACTION

Regarding Case Number 2025-0071 - Special Use Permit for a Restaurant with a Drive-Through Service Window and Outdoor Seating - Miraj Coffee House & Co., Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated September 30, 2025;

And

Staff Recommends the Plan Commission approves a Special Use Permit for a Restaurant with a drive-through service window and outdoor seating, subject to the following conditions:

1. All exterior improvements shall be constructed in compliance with the submitted plans and brand specifications.
1. 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.
2. Drive-thru digital menu boards, canopy, clearance bars, and bollards shall comply with Village standards for placement, illumination, safety, and volume.
3. The project shall meet all Building Code and final Engineering requirements, including any required permits from outside agencies.

STAFF RECOMMENDED MOTION

Regarding Case Number 2025-0071 Special Use Permit for a Restaurant with a Drive-Through Service Window and Outdoor Seating - Miraj Coffee House & Co., 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 AND TO RECOMMEND THE DRIVE-THROUGH SERVICE WINDOW BE CLOSED AT 9:00 P.M. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Fenton and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar

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: 6 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Fenton and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar

NON-PUBLIC HEARINGS

OTHER BUSINESS

2025-0806 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 9:43 p.m.

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

Aye: 6 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Fenton and Member Shalabi

Nay: 0

Absent: 1 - Member Zaatar