

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, July 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 7:02 p.m.

Present: 6 - Chairman Parisi; Member Sanchez; Member Nugent; Member Paul; Member Schussler, Member Zomparelli

Absent: 1 - Member Zaatar

APPROVAL OF MINUTES**2025-0543 Minutes for the June 3, 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:

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

Nay: 0

Abstain: 1 - Member Sanchez

Absent: 1 - Member Zaatar

PUBLIC HEARINGS**OPEN PUBLIC HEARING**

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

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

Nay: 0

Absent: 1 - Member Zaatar

2025-0469 Lorenz Residence - Variance for a Single-Family Residence - 11300 151st Street

Petitioner and homeowner, John Lorenz, stated my wife and I both grew up in this area. I'm from Frankfort and she's from Orland Park. We both hope to raise our family here as well. We purchased this property back in September of 2024, with hopes to put this addition on and make it our forever home. We have three little boys under the age of four and this addition will help meet the needs of our growing family, one of which is to put the master bedroom on the same floor as our boys. As of now, we have not been able to live in the home, so we are very anxious to move forward. The specific shape of the property along with the presence of a creek running along the entire rear of the land make the proposed

spot the only area we have to expand the house. We are seeking relief from the current Land Development Code requirements due to the unique shape of the lot. We had our architect update the plans to have the retaining wall built into the garage wall. Although it's more costly, one of the reasons we bought the home is because of its trees and the surrounding area. This will help preserve the area and trees on our property. Thank you for your time and consideration tonight.

Chairman Parisi asked which wall, or direction would that retaining wall be built in?

Mr. Lorenz responded west.

Chairman Parisi replied the west side.

Mr. Lorenz responded yes.

Chairman Parisi asked that's where the setback is?

Mr. Lorenz replied correct.

Chairman Parisi responded thank you, staff.

Development Services Assistant Director Carrie Haberstich respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Ms. Haberstich stated the property at 11300 151st Street was recently rezoned to R-3 Residential and it's in the Orland Grove Planning District. The comprehensive plan calls for this area to be both Open Space and Single-Family Residential. The petitioner is seeking approval of a variance to reduce the minimum required sideyard setback from 20' to 10.7' to allow an addition to be constructed on the existing family home. We settled on R-3 as the recommendation and as you recommended to the Board because it's contiguous with the R-3 zoning across the street to the south. As noted by the petitioner, this is a very irregularly shaped lot with Spring Creek running along the north and east of the property. The minimum front yard setback is 40'. The existing sideyard setback along the west side of the property between the existing point of the house, since the garage is rotated slightly, and the west property line is 13.4'. (refer to audio)

Ms. Haberstich read into the record a letter from the resident to the west of the property, Mr. Jim Stanek:

"My name is Jim Stanek, my wife and I are owners and residence of property P.I.N. 27-07-401-011-0000 for almost 50 years. Our property is adjacent to petitioner Lorenz residence. I strongly object to the petitioner's request for a minimum side setback variance of 20' to 10.7' to construct an oversize garage

addition. If an oversized garage addition, (of 1,150 sq. ft.) was reduced to a reasonable size from proposed approximately 35' depth to 25.7 (which would be the same as existing garage depth), a variance would probably not be needed. Because of various elevation differences on this section of land, excavating is required to a depth up to 12', plus added depth of foundation, while excavating coming as close as 7' proximity to adjacent dense woods on my property. This close excavation next to woods could potentially damage root systems of Oak, Hickory and other variety of trees. Thank you for your patience and consideration."

Ms. Haberstich continued, on the back side of the letter is a drawing where he took a copy of the site plan that was posted with the packet. Yellow is to keep, and orange is to consider not approving.

Ms. Haberstich stated staff recommends the Plan Commission approve a variance from Section 6-204.E.2.a of the Land Development Code to reduce the minimum required sideyard setback from 20' to 10.7'.

Chairman Parisi asked why is the setback increased to 20' when you have a side-load garage?

Ms. Haberstich stated the spirit and intent of that dimension when it was originally added to the Land Development Code was to enable side-load garages where the garage doors are facing the nearest property line to accommodate a turning radius.

Chairman Parisi responded that's what I thought.

Ms. Haberstich added it didn't specify if it was facing inward. Front-facing is considering the garage doors facing the street. They're still facing a side, just more of the inward side. It didn't specify which side the garage doors were on.

Village Attorney Anne Skrodzki swore in Petitioner John Lorenz, who resides at 11300 W. 151st Street, Orland Park.

Chairman Parisi asked where would the cars enter the garage from?

Mr. Lorenz responded where the existing garage is now, it's going to be going towards 151st Street. We'll still be using the same driveway, just expanding it a little bit.

Chairman Parisi replied the car will be entering the garage from north to south? It's not going to be entering the garage near this setback?

Mr. Lorenz responded correct.

Chairman Parisi continued there's not a 20' necessity for a car to make a turn to

get into that side?

Mr. Lorenz responded there wouldn't be for a car.

Chairman Parisi stated I just wanted to clarify. That's all. Thank you.

[Commissioners]

Commissioner Paul stated if we approve this, the neighbor to the west may want to build something in the future. If the petitioner destroys a tree, is that OK?

Ms. Skrodzki responded I don't really know what OK means because there's code requirements, there's Village requirements, and then there's legal liability. Generally, if you don't encroach onto your neighbor's property, you can do things on your property as long as it's not overhanging. If a tree is fully placed in someone else's property, but it overhangs yours, there might be issues if you trim the branches that are overhanging on your property. Disturbance of root systems is not generally prohibitive of property activity on a neighboring property.

Commissioner Paul responded are we jeopardizing trees? That's what I'm concerned about. If we approve this, this won't have a negative impact on the neighboring property.

Mr. Skrodzki replied I don't know how you would define that. We have to either allow or prohibit specific behaviors versus... Maybe that the landscape plan will be approved by the Village. We could do something like that.

Commissioner Paul stated if we can do this without hurting anybody else. We don't want the neighbor to lose a bunch of trees on his property.

Chairman Parisi replied as you can see, the setback area faces a wooded area. So, it won't be a negative impact of site view for instance. We're not taking down the forest or anything like that.

Commissioner Paul responded I'm concerned about damaging a root system on the property. If this can be done without a negative impact, I have no problem with it.

Chairman Parisi added the setback is already 13.4' as-is. I don't know that an extra 6' is going to destroy any root system. But I appreciate your comments. Thank you.

Commissioner Schussler stated I don't really see a problem here. We've got an irregularly shaped parcel that makes any addition a difficult issue. I went out and looked at it this morning. It's going to involve significant excavation into a hill to put the garage in, but the place they're proposing it is really the only place it can go on

the lot even though it's over an acre. The neighbor that sent the letter to the west, you can't even see his house from the Lorenz property. There's a heavily forested area to the left of the property. I don't think they're going to be adversely affected. I think it's a reasonable request.

Commissioner Nugent stated a few things to clarify for the record. The surrounding properties to the west, the Stanek's, and to the north remain E-1 Zoning, correct?

Ms. Haberstich responded yes.

Commissioner Nugent continued only the Lorenz's became R-3, correct?

Ms. Haberstich responded correct.

Commissioner Nugent replied those adjoining properties have a greater setback standard than the E-1 standard, correct?

Ms. Haberstich responded yes, they're bigger standards.

Commissioner Nugent continued, Mr. Stanek and his wife would be limited with what they could do in those first 20'. Doesn't 151st continue on an upward incline as you go westbound towards Will-Cook Road?

Mr. Lorenz responded yes.

Commissioner Nugent stated you're converting your attached garage so that you can have a master bedroom, correct? It's not that you're deficient of a garage. You want to convert it to a living space.

Mr. Lorenz responded correct. The existing garage will be made into storage and an office. We're adding another garage with our master bedroom above it.

Commissioner Nugent replied Mr. Stanek was inferring that your 1,000 sq. ft. is 1,000 one level? So, it's a 2,000 sq. ft. addition?

Ms. Haberstich responded I believe it's the same footprint on the second floor as well.

Commissioner Nugent added so it is going to be 1,000 ft. It is rather large, correct? Like Mr. Stanek pointed out.

Mr. Lorenz replied I'm not an expert.

Commissioner Nugent responded like 3 ½ or something?

Mr. Lorenz replied we tried to make it reasonable.

Commissioner Nugent continued, and this retaining wall, you have a retaining wall now with the existing garage, correct?

Mr. Lorenz responded I would assume so, but I'm not positive.

Commissioner Schussler added you took it down when I was there this morning. It showed part of the retaining wall has been removed. Where the bricks were removed.

Mr. Lorenz stated that must have been in preparation.

Commissioner Nugent asked for the garage, how far into the ground does he need to do to substantiate that retaining wall?

Ms. Haberstich responded I'm going to leave that up to an engineer expert. You still have the frost footing so if you're digging into the hill, then you'll meet more than the 42" minimum depth.

Commissioner Nugent stated we have a high standard for garages, especially since it's going to have a second floor, but maybe a 6' footing.

Chairman Parisi added I would think that stating 12' would be excessive. We're not going into a basement, we're going into level land.

Senior Engineer Peter Puljic stated they didn't provide a retaining wall detail because they took that retaining wall out.

Commissioner Nugent responded for the addition to be properly supported, he's got to go down into the ground 6' to 12'?

Mr. Puljic replied about so, right.

Commissioner Nugent stated if you look at it from Google Earth or from the maps, it'll have an easier access to the garage. The fact that it's a side load is the right way to do it. Anything else would be obtrusive. In this case, I don't want to penalize them because it's a side load.

Commissioner Zomparelli asked do you know how far you're going to dig from the neighbor's trees? It says 10' but you're going to be further than that, aren't you? You have a 10-foot setback.

Ms. Haberstich responded, the 10-foot setback, so whatever excavations needed to put up the forms and that sort of thing. Maybe a few additional feet just to build it.

Commissioner Zomparelli asked but his trees aren't right on the property line, are they? Are they right there?

Mr. Lorenz stated I'm not positive to be honest.

Commissioner Zomparelli stated I'm just curious because if you do disturb the drip line, it does affect the tree, especially those folks. They are a little sensitive. I'll say this, I'm a big believer in big garages. I think the bigger the garage, the more stuff inside instead of out in the yard. I definitely like it, and I think you meet the variance standard on this unique circumstance. Mr. Stanek took the time to write a letter, and we should consider it. I think we all have. Good luck to you.

Commissioner Zomparelli stated one more question, who owns the pipeline that's running along 151st?

Mr. Puljic responded it's called Lindy.

Commissioner Zomparelli asked what's in it? Is it oil?

Mr. Puljic replied I think it's gas.

Ms. Skrodzki added I believe it's natural gas.

Commissioner Sanchez stated after all the questions that everybody asked, I don't have anything additional. I don't have any concerns. I wish you the best of luck.

Chairman Parisi stated I too drove the property and took the liberty of encroaching in your driveway a little bit. I don't have any objections, and I don't see any problems.

Commissioner Schussler added we've had a lot of discussion about sideloaded garages. Perhaps in our ordinances, we should clarify that I think what all of us think about when we hear the word sideloaded garage, we think of a driveway going up the edge of the lot line and the car making a 90-degree turn. I don't consider this to be a sideloaded garage when you come in from a driveway in the center of the lot and make your 90-degree turn. (refer to audio)

Chairman Parisi stated this is kind of a unique property. I'm sure this is why our staff and development department recommend that we approve this variance.

Commissioner Schussler replied I'm just saying I wonder if we need to clarify that a sideloaded garage is a garage that empties onto a lot line and not the middle.

Ms. Haberstich stated we can take a look at our code. (refer to audio)

Commissioner Zomparelli added I would think this fits the description of a side

garage. I wouldn't mess with it. I think it's just a unique situation.

Commissioner Nugent stated we have to look at precedent. In this side of town, a detached garage is almost unheard of. (refer to audio)

Commissioner Schussler added there's really no precedent because of the size of the lot.

Regarding Case Number 2025-0469, also known as 11300 151st Street - Lorenz Residence Variance, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated June 27, 2025;

And

Staff recommends that the Plan Commission approve a variance from Section 6-204.E.2.a of the Land Development Code to reduce the minimum required side setback from 20' to 10.7'.

Recommended Motion

Regarding Case Number 2025-0469, also known as 11300 151st Street - Lorenz Residence Variance, 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: 6 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler and Member Zomparelli

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 Nugent, Member Paul, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Zaatar

OTHER BUSINESS

2025-0541 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 7:30 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 Nugent, Member Paul, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Zaatar