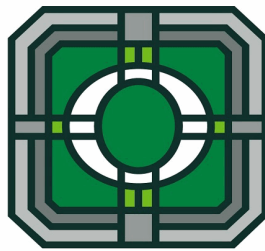


VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, March 18, 2025

7:00 PM

Village Hall

Plan Commission

*Nick Parisi, Chairman
Edward Schussler, Vice Chairman
Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zaatar,
Daniel Sanchez and John Nugent*

CALLED TO ORDER/ROLL CALL

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

Present: 5 - Chairman Parisi; Member Nugent; Member Paul; Member Schussler, Member Zomparelli

Absent: 2 - Member Sanchez, Member Zaatar

APPROVAL OF MINUTES**2025-0214 Minutes for the February 4, 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

Absent: 2 - Member Sanchez and Member Zaatar

PUBLIC HEARINGS**OPEN PUBLIC HEARING**

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

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

Nay: 0

Absent: 2 - Member Sanchez and Member Zaatar

2025-0073 Southbridge Church Subdivision - 15500 73rd Avenue - Development Petition for Subdivision

Chairman Parisi explained to members of the public that at this meeting, we're not making any decisions or anything on what if or what is going to eventually be done on those lots. We're not here to approve the construction of anything. That'll be at a future meeting once they come back and decide they want to put a few townhouses or whatever. That'll be another meeting and then at that time you could attend that meeting as well. This is just for the division of that one bigger lot into two lots just to make that clear for all of you.

Village Attorney Anne Skrodzki swore in Petitioners on behalf of the Southbridge Church Subdivision.

Chairman Parisi stated it's laid out here what you're going to do. I see that overall,

your plot of subdivision conforms to the Village's Land Development Code and the policies for this area. Is there anything you would like to say?

Stanislaw Skupien, attorney on behalf of the petitioner responded, not necessarily. Thank you for taking the time to hear us out today. I think your introduction encompasses what we asked for in our petition which is merely for a subdivision of the land. Southbridge Church has been trying to sell this land for quite some time. There has been quite a bit of prospective purchasers along the way. At this point, what my client is asking to do is simply divide the land so that we can comply with the Plat Act in closing on the purchase. As for any development, we would submit separate plans and petitions in the future whatever they may be when the time comes. At this time, it is his contemplation that there will be townhouses, but again it's not set in stone as is subject to Village approvals.

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

Ms. Gorman stated that the petitioner is seeking approval of a subdivision to re-subdivide three lots into two lots. The subject property is located at 15500 73rd Avenue which is occupied by the Southbridge Church. The property is zoned RSB Residential and Supporting Business District. Under the comprehensive plan the property falls within the Silver Lake South Planning District. (refer to audio)

Ms. Gorman stated staff recommends the Plan Commission approve a plat of subdivision.

Chairman Parisi added importantly I noticed in the planning discussion, in the future once it's subdivided, the petitioner is going to have to submit a petition application to proceed if they want to develop the property and any future improvements will require compliance with our storm water management and parking reconfiguration. Very important and I know it's important to you.

[Members of the Public]

Ms. Skrodzki swore in Judith Daly, address is 7344 W. 154th Street, Orland Park.

Ms. Daly asked, what I saw on the plat it looks like the two vacant properties are going to be spilt in two. Is that right? They're not going to raise the church, are they?

Chairman Parisi responded correct me if I'm wrong, but the church is on the parcel but it's one large parcel and they're just going to cut off a piece of the parcel to make it two.

Ms. Daly replied so the vacant part is going to be put in two pieces? The whole

piece or we call it the field is going to be one piece?

Ms. Gorman responded right now the church property includes that vacant lot. It's actually three lots technically. The intent is to subdivide that large square to separate the church from that vacant property. The vacant property would be its own lot, and the church would be its own lot. They'd be two lots. Does that answer your question?

Ms. Daly replied. yes it does. Obviously, you are all familiar with the neighborhood there. We're all just low dwelling properties. We had someone come some years back and proposed building there again. They were going to put up three-story buildings. Is this something that the Plan Commission would accept?

Chairman Parisi responded I was at that meeting. The Plan Commission would accept the recommendation of our development department provided that they are in compliance with our codes. It's really that cut and dry. Somebody can't build whatever they want there. We have all kinds of restrictions where lot lines, height, and number of units per acre we're strict on that.

Ms. Daly added as you look around that interior, 73rd Avenue and Wheeler, you'll see that all those properties are just little low dwelling homes. To have somebody come in there and plop some three-story buildings there, we don't think that would be a good thing. I'm probably putting the cart before the horse.

Chairman Parisi stated that's OK. You're expressing what's concerning to you.

Ms. Daly continued we're concerned that what might go in there would not fit with the rest of the properties around there.

Chairman Parisi responded we were talking about possibly putting townhomes there and I don't think we'll see too many three-story townhomes. Like you said, we're all putting the cart before the horse. There's a requirement that you're notified, and you will be notified ahead of any such plan. They would have to come back before us at which time you can come back before us.

Ms. Daly replied we don't want to be too late to the party. We want to make sure that what we would expect to go in there would be something that reasonably fits in there. Not three-stories, not Section 8, before they wanted a retention pond, we don't want dumpsters. We want to maintain not just where we live in these townhomes but there's also single-family houses and we'll all be affected by that. We want to make sure it fits in with what we have now.

Chairman Parisi responded as do we.

Ms. Daly replied, good. It's a pleasure. Thank you.

Ms. Skrodzki swore in Dennis Corrigan, address is 7304 W. 155th Street, Orland Park.

Mr. Corrigan stated, I face the empty lot right now. I'm for development, we need development; however, we do flood there. We have people here replace their sump pumps all the time. I want to make sure that what we put in there is in the character of the neighborhood and you address the flooding. I don't want to swim with my family, to be honest with you.

Chairman Parisi responded to that point, I'll remind you that before bringing the subject up I mentioned that in the planning discussion it's firmly stated any future site improvements will require compliance with stormwater management and parking. We're really tough on that.

Mr. Corrigan replied right now we do flood there. I lived there for 28 years, and it's been like that.

Chairman Parisi stated we deal with that in various areas.

Mr. Corrigan responded we try our best.

Chairman Parisi added it's good for you to bring that to our attention. Showing that you're here is a reflection of how important it is to all of you. Once again, thank you for coming.

Mr. Corrigan replied I just flew in about two hours ago. I purposely came here. I was supposed to be in Texas this Saturday, but I wanted to be here. This is important. This is my home just like everybody else. We're a good community. I just want to make sure that what we put in will stay in character of the neighborhood. It's very important.

Chairman Parisi added, agreed.

Mr. Corrigan responded thank you very much for your time. I appreciate it. Thank you and have a nice day.

Chairman Parisi replied you too.

[Commissioners]

Commissioner Zomparelli stated it's pretty cut and dry. I thought it was a nice thing. I know this land's been for sale for a pretty long time. I'm happy to see it get cleaned up over there. I didn't know it flooded. I'm sure staff will address that and probably make an improvement. Other than that, I like the project.

Commissioner Nugent stated for staff, other than appearance, the reason we don't

have a straight line and we're veering around is to get every inch possible to the developer?

Ms. Gorman responded that's likely. I'm not sure.

Commissioner Nugent asked we don't require a straight line obviously?

Ms. Gorman replied, no.

Commissioner Nugent continued and they both meet, obviously, minimum square footage?

Ms. Gorman responded, correct.

Commissioner Nugent replied and it's not part of tonight, but if we do put in say six pairs of ranch townhomes, there has to be a detention pond doesn't there?

Ms. Gorman responded there has to be a what?

Commissioner Nugent repeated there would be a detention pond, correct?

Ms. Gorman replied certainly. They'd have to address any stormwater requirements and it's possible that flooding issues could even be improved by a new development here if they implemented some sort of stormwater management for the area.

Commissioner Nugent stated somewhere in here would be detention if Mr. Kowalkowski does something like that?

Ms. Gorman responded correct.

Commissioner Nugent asked there's no requirement? They're able to get rid of this land and stay 100 percent conforming to their current zoning use, right?

Ms. Gorman replied correct.

Commissioner Schussler stated I would just point out that this property probably will be developed in the future. As the chairman has said, and it's been repeated several times, if they desired to do that which is probably inevitable it probably will solve whatever water problem is there. Oftentimes, development of vacant land that floods ends up solving the water problem because they have to create detention.

Chairman Parisi added that's important.

Commissioner Schussler continued the other thing that I'd mention is that when

Catalina was developed, I forget how many years ago, probably the 70's or 80's, there were certain codes in effect with regard to dealing with water and those codes were from the Metropolitan Water Reclamation District and the Village of Orland Park. Today, those codes are much stricter than they were back in 1972. I think Mr. Corrigan is the one that mentioned that vacant lot floods now. In all likelihood that flooding will be rectified in the event the property gets developed. It's probably in the best interest of everybody in this room that it does get developed; however, it will have to be developed appropriately with respect to the building codes that we have. The density, the character of the development, it all has to come together. It can't fight with what's in the neighborhood now and that's probably going to be when we see all of you folks back when you get a notice that there's a petition to develop this vacant lot.

Chairman Parisi added we've had many developments over the years here and, generally speaking, when something like this happens that we have the effect of improving drainage conditions, I think that's something that would ease any fears you may have.

Commissioner Paul asked who owns this property now?

Ms. Gorman responded the Southbridge Church I believe.

Commissioner Paul replied they own the whole thing?

Ms. Gorman responded yes.

Commissioner Paul added so by [a developer] buying it puts it on the tax rolls, correct?

Ms. Gorman responded correct.

Commissioner Paul continued which it's not on the tax rolls now because it's a church, OK, that's one positive thing there. It's been said, this petition is strictly about do we allow them to subdivide the property. They've met every requirement to be able to do that. We can't deny them that. What they come back with is going to be a different issue. We'll see what you come back with and like Commissioner Schussler said, the requirements are much stricter now. If you have a house that was built in 1920, all the electrical is up to code for 1920. If you redo that house, guess what, it's got to be up to this code and it's different. Subdividing a property and developing a property now has to be up to the code today, not what was in the 70's. That's the burden of these gentlemen here when they take it over and they develop it that they have to conform to all that. That gets looked at by engineering. When we come back that'll be all spelled out and you'll know in detail what's going to be going on.

Chairman Parisi stated great discussion. I have nothing to add.

Regarding Case Number 2025-0073, also known as 15500 73rd Avenue Subdivision, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated February 3, 2025;

And

Staff recommends the Plan Commission approve a Plat of Subdivision.

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

Absent: 2 - Member Sanchez and 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: 5 - Chairman Parisi, Member Nugent, Member Paul, Member Schussler and Member Zomparelli

Nay: 0

Absent: 2 - Member Sanchez and Member Zaatar

OPEN PUBLIC HEARING

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

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

Nay: 0

Absent: 2 - Member Sanchez and Member Zaatar

2025-0126 Special Use Permit for Honest Restaurant - 9176-9178 W 159th St

Ms. Skrodzki swore in Petitioner Abel Suga, address is 9178 W. 159th Street, Orland Park.

Chairman Parisi commented you've told staff what you plan on doing, right?

Mr. Suga responded right. I've spoken to Ms. Gorman and she's been helping.

Chairman Parisi added looking at this, you know what the special use standards are that have been outlined to you and they're part of the Land Development Code. Any objections to anything?

Mr. Suga responded, no.

Chairman Parisi asked is there anything you'd like to say ahead of our consideration of your request?

Mr. Suga replied, no. We are hoping that we can introduce a vegetarian option for a lot of people in Orland Park. I know there's a big South Asian community in Orland Park and our restaurant would be an all vegetarian for people that have dietary restrictions. If you give us your blessing, hopefully, we can move forward and get this done for everybody and provide that option to everyone. Thank you for your time.

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

Ms. Gorman stated Honest Restaurant is seeking approval of a special use permit for a restaurant within 300' of a residential parcel. The subject property is located within two vacant tenant spaces at the Park Hill Plaza commercial center at 9176 and 9178 W. 159th Street. The property is zoned BIZ General Business District and under the comprehensive plan the location falls under the 159th and Harlem Planning District with a land designation of Community Commercial. (refer to audio)

Ms. Gorman stated staff recommends the Plan Commission approve a Special Use Permit for a restaurant within 300' of a residential parcel at 9176-9178 W. 159th Street, subject to the condition that all building code requirements are met, including obtaining all require permits.

[Commissioners]

Commissioner Paul commented, the big concern that I had was parking, so I drove through there. We're showing 108 spaces shy so I'm assuming a restaurant...what are your busiest hours?

Mr. Suga responded I would say during the evening.

Commissioner Paul replied in the evening is typical. You've got the medical center that's allotted 45 spaces that closes at 5:00. That's not going to be an issue. I drove by there the last two days and there was nobody in that lot even at 4:00 today. I'm not worried about that. Eggspert restaurant closes at 3:00 and they're allotted 42 spots. There're a few other smaller businesses in there that close pretty

early. I really don't see it being an issue for the parking and I don't think another restaurant's going to cause a problem there.

Commissioner Nugent asked if the automotive businesses to the west have a shared parking arrangement between the collective automotives and Park Hill?

Ms. Gorman responded no, they're a separate development.

Commissioner Nugent continued because they tend to max out their parking space as well?

Ms. Gorman replied correct.

Commissioner Nugent stated with the letter you got from the landlord, this is more for the record, he's got a couple more spaces to fill which is pretty good. This place used to be more than half empty, so he's really got to watch who he moves in next, correct?

Ms. Gorman responded correct, yes. Our calculations consider the vacant spaces as retail right now. That's how we calculated it because that's our more basic requirement. For example, if they wanted another restaurant, then we'd have to revisit that and calculate parking again and make sure that wouldn't create a shortage.

Commissioner Nugent stated we're here because the streets of north Brookside Court have a couple houses. All the businesses get their garbage in the rear, delivery and garbage is in the rear, north of Brookside, right?

Ms. Gorman responded correct.

Commissioner Nugent added a lot of times when you have had proposals in front of us, we've talked about things like garbage enclosures. Now granted nobody's here from Brookside Court but we've covered that already?

Ms. Gorman replied we're not concerned about it especially because they have a lot of existing restaurants so they're used to frequent garbage pickup and accommodating that extra garbage that might be created by this restaurant.

Commissioner Nugent responded as far as you know nobody from Brookside Court called and voiced concerns to you?

Ms. Gorman replied we haven't received anything, no.

Commissioner Nugent asked is his space going to be equivalent to Mo's?

Ms. Gorman responded yes, it will be equivalent to that, actually, exactly the same

square footage.

Commissioner Nugent added but somehow Burrito Jalisco is bigger?

Ms. Gorman replied yes, they're three spaces.

Commissioner Nugent asked is there a pizzeria in the Indian grocery?

Ms. Gorman responded yes, that's new. I'm not sure if they're open yet but it'll be like a pick-up grocery store-style pizza place. I don't believe there's any dining inside.

Commissioner Nugent asked before Pizzeria Uno was there, they were already at 30 spaces? This mall can accommodate it. At night, if there's no agreement with the auto center, if we max out what's the plan?

Ms. Gorman replied the Village could always intervene if there is a parking issue. For example, restriping the parking lot or entering into a parking agreement with a different adjacent property owner. That would be something we could address in the future and brainstorm different ideas. We would work with the property owner with that.

Commissioner Nugent responded McDonald's can restrict anybody, right? You're saying they're separate?

Ms. Gorman replied yes, they're separate. In their approvals they did not want to share parking. They supply their own.

Commissioner Nugent stated I think if I were going to his place to enjoy the vegan food I can park in Fresenius and there probably will always be just enough. If they have the success that they all want and we have an issue, I just don't know if we have a backup plan. We can't go north, south, east or west. They have to go to the auto, right?

Ms. Gorman responded correct. That's something we would deal with later on down the road, but I think there are enough regulations in place for us to figure out a solution.

Commissioner Schussler stated Ms. Gorman addressed two of the issues I called about this morning when I talked to Ms. Haberstick, I asked her how the staff was coming to the conclusion that parking was not a problem. This shopping center, as those of us who've been around this town a long time, know it has hardly even been totally leased out. There have always been vacancies in there and one time, as it was mentioned, half the place was empty. Having at this point, two vacancies in addition to the two vacancies that would constitute the new restaurant. The other thing I asked her to look at was what agreements are in writing, and she alluded to

the fact that Culver's has a shared parking agreement with the shopping center and McDonald's doesn't. I don't see a problem right now for the reasons that have been stated. You've looked at the information back a few years and there's always been vacancies and adding a restaurant doesn't seem to be burdensome. However, in the future, if we end up with more restaurants in 9170 and 9172, you'd be short another 17 spaces and you'd be up to 125. Even that would not be a problem but if you get other intensive uses where tenants change in the future, then that letter by the landlord is significant because you're going to have a parking problem. I don't see any problem with it right now for reasons that have been mentioned in the presentation. I have no problem with the proposal.

Commissioner Zomparelli stated it's funny I didn't think parking was going to be an issue, but I had a concern. I was shocked to see we had a deficit of 108. I remember when they built that strip mall. It was half full in that parking lot anytime I go there, I've never had a problem parking. I'm amazed to see we all have a concern about it. I guess the only thing I would say is we have to make sure that we don't put any more restaurants in there or we're going to have a parking problem. I'm sure you have it under control but be careful on your restaurants or medical. Other than that, I like to see somebody going in there. I think it's been empty for four years now. Best of luck to you.

Chairman Parisi stated personally I have nothing to add, and I wish you luck as well.

Mr. Suga responded thank you.

[After Motion]

Commissioner Zomparelli asked, how did you get the name?

Mr. Suga responded it's a franchise from before.

Commissioner Zomparelli responded it's a very honest name. Good luck.

Regarding Case Number 2025-0126, also known as Special Use Permit for a Restaurant for Honest Restaurant, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated March 12, 2025;

And

Staff recommends the Plan Commission approve a Special Use Permit for a restaurant within 300' of a residential parcel at 9176-9178 W. 159th Street, subject to the condition that all building code requirements are met, including obtaining all required permits.

Recommended Motion

Regarding Case Number 2025-0126, also known as Special Use Permit for a

Restaurant for Honest Restaurant, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

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

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

Nay: 0

Absent: 2 - Member Sanchez and Member Zaatar

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

Nay: 0

Absent: 2 - Member Sanchez and Member Zaatar

OTHER BUSINESS

Chairman Parisi asked looking at these Appearance Reviews, is there much time expected for Egg Harbor to open?

Ms. Gorman responded they said they want to get their final inspections done within the next couple of weeks, so I believe they're anticipating opening by the summer.

2025-0209 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 7:43 p.m.

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

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

Nay: 0

Absent: 2 - Member Sanchez and Member Zaatar

