

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, October 21, 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*

CALLED TO ORDER/ROLL CALL

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

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

APPROVAL OF MINUTES**2025-0854 Minutes for the October 7, 2025 Plan Commission Meeting**

A motion was made by Member Schussler, seconded by Member Paul, 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

Abstain: 1 - 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: 7 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler,
Member Zaatar, Member Fenton and Member Shalabi

Nay: 0

2025-0721 Sportsplex Zoning Map Amendment - 11351 159th Street

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

Mr. LeVigne stated there are no changes or plans currently proposed for this site. The purpose is to align this property with our other Village-owned sites and a zoning district that better serves the use of the property. This is consistent with many of our previous open lands rezonings and Village-property rezonings that we've been doing this year. The subject property is about 10.3 acres in size. It's currently zoned E-1 Estate Residential, which is the default zoning classification assigned to annexed parcels within the Village. The Village is requesting approval to rezone this property to OS, our Open Space District. (refer to audio)

Mr. LeVigne stated staff recommends the Plan Commission approves a Zoning Map Amendment for 11351 159th Street from E-1 Estate Residential to the OS – Open Space District.

[Commissioners]

Chairman Parisi stated thank you, Marcus. Are there any questions or comments from my fellow commissioners? I'll start with Commissioner Zaatar.

Commissioner Zaatar stated I have no questions.

Commissioner Sanchez stated same, no questions here.

Commissioner Paul stated no questions.

Commissioner Schussler asked are there more of these cleanup things coming down the pipe or is this about the end of it?

Mr. LeVigne responded we thought we were done but this, I hope, is the last one. I believe it is.

Commissioner Schussler replied looking at the size of the Sportsplex and the parking lot, and looking at what's behind it, there's a pond back there, I think there's a proposal to put a pickleball courts there. It doesn't look like there's that much room.

Mr. LeVigne responded we haven't seen a concept plan for where they'd be located yet. I believe in previous discussions it was in the rear of the property, but it's all very preliminary right now.

Commissioner Schussler replied I have nothing further. Thank you.

Commissioner Fenton stated anytime we can make any land open space, I'm all for it. Good job.

Commissioner Shalabi stated no questions. Thank you.

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

Regarding Case Number 2025-0721 - Sportsplex Zoning Map Amendment - 11351 159th Street, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated October 13, 2025;
And

Staff Recommends the Plan Commission approves a Zoning Map Amendment for 11351 159th Street from E-1 Estate Residential to the OS - Open Space District.

STAFF RECOMMENDED MOTION

Regarding Case Number 2025-0721 - Sportsplex Zoning Map Amendment -

11351 159th Street, 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 Shalabi, seconded by Member Fenton, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Zaatar, Member Fenton and Member Shalabi

Nay: 0

CLOSE & 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: 7 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Zaatar, Member Fenton and Member Shalabi

Nay: 0

2025-0820 Land Development Code Amendment: Revise Rooftop Solar Panel Review Process

Mr. LeVigne respectfully requested the staff report be entered into the record as written and during this presentation. (refer to staff report)

Mr. LeVigne stated we're seeking a proposed code amendment to allow all flush mounted rooftop solar panel installations to be approved through the building permit process rather than going through our current Appearance Review application process. Currently, all non-residential rooftop solar installations continue to require appearance reviews where planners will review setbacks, screening, and other items. Some of the commissioners may recall all solar panels used to require special use permits and would come to the Plan Commission as well as the Board. Later that was amended. Back in 2023, we did eliminate the Appearance Review process for residential [flush-mount] solar applications. They only require a permit. We are looking to make all non-residential [flush-mount] solar panel requirements a building permit as well. (refer to audio)

Mr. LeVigne stated staff recommends the Plan Commission approves the Land Development Code Text Amendment for Section 6-314.B.1.

[Commissioners]

Chairman Parisi stated any comments or questions from my fellow commissioners?

Commissioner Paul responded just reducing red tape, that's always a good thing.

Commissioner Zaatar added this is easy, no questions.

Regarding Case Number 2025-0820 - Land Development Code Amendment: Revise Solar Panel Review Process, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated October 13, 2025;

And

Staff Recommends the Plan Commission approves the Land Development Code Amendment for Section 6-314.B.1.

Staff Recommended Motion

Regarding Case Number 2025-0820 - Land Development Code Amendment: Revise Solar Panel Review Process, 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. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Zaatar, Member Fenton and Member Shalabi

Nay: 0

CLOSE & OPEN PUBLIC HEARING

Commissioner Zaatar asked in the historical district, does that still require them to come here?

Mr. LeVigne responded they don't apply for an Appearance Review. They do a Certificate of Appropriateness, and if it's a historic property, it would come to the Plan Commission.

Commissioner Zaatar replied, thanks. I thought that.

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

Aye: 7 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Zaatar, Member Fenton and Member Shalabi

Nay: 0

2025-0819 Land Development Code Amendment: Establish Surety Bond Rating Requirements

Mr. LeVigne respectfully requested the staff report be entered into the record as written and during this presentation. (refer to staff report)

Mr. LeVigne stated this is a proposed amendment to establish a minimum

financial rating requirement for surety bonds used to guarantee subdivision and public improvements for projects. Currently, we have no minimum financial rating requirement for companies that issue bonds for subdivision improvements. Surety bonds or letters of credit are required when projects proceed to Board or go through final engineering. These are for public improvements like roads, utilities, and stormwater infrastructure. This is just a guarantee that the work will be completed in accordance with the Village standards. (refer to audio)

Mr. LeVigne stated staff recommends the Plan Commission approves the Land Development Code Amendment for Section 5-112.E.3.b.

[Commissioners]

Chairman Parisi stated I think it's a very important amendment and kind of overdue. Glad to see it. Any of my commissioners have any comments or questions?

Commissioner Schussler asked what precipitated this? Have there been any recent problems?

Mr. LeVigne responded there hasn't been any issues that I'm aware of, but this was mentioned during a Village Board meeting a few months ago.

Commissioner Zaatar asked do we currently require surety bonds irrespective of the grade?

Mr. LeVigne responded typically, we require a letter of credit or otherwise an applicant can request that the Village Board approve a surety bond instead of a letter of credit. However, we don't currently have a rating requirement.

Commissioner Zaatar replied this only applies to work for the Village, right? Not private development?

Mr. LeVigne responded this is for private development.

Commissioner Zaatar replied for private development?

Mr. LeVigne responded yes.

Commissioner Zaatar asked you would require that bond be through who? The Village and the private developer on their own land? I don't understand.

Mr. LeVigne replied for example, the Estates of Ravinia Meadow, it's a project. They're going to be building a lot of public improvements.

Commissioner Zaatar interjected oh, so for when they're doing the public work?

Mr. LeVigne responded correct.

Commissioner Zaatar replied OK, that makes sense. Did anyone study the pool of contractor's current grades to understand how many less contractors we will have in the future over this top rating requirement?

Mr. LeVigne responded contractors, as in who's issuing the surety?

Commissioner Zaatar replied well, developers impose these bonds on their GC's, right?

Mr. LeVigne responded yes.

Commissioner Zaatar continued yes, your contractor pool is what I would look at.

Mr. LeVigne added that was not studied with this amendment.

Commissioner Zaatar stated I'd just be curious to understand how many people would no longer want to do construction in this town based on that requirement. Maybe there's no impact, but maybe there is. I think I would have studied it. It's a high grade. You see that for federal work, or military work, right? It's foreign to me here in a small town.

Commissioner Schussler asked, did you look at what other towns require as far as the grade?

Mr. LeVigne responded yes. Most towns require an A, I would say in the southwest suburbs. We were actually behind in requiring anything at all. We just matched with what other towns have in the southwest suburbs.

Commissioner Schussler asked when you did that study was it almost all towns have some kind of a requirement for surety bonds?

Mr. LeVigne replied I would say most towns that are kind of an equivalent population or even similar development style as Orland Park had the same rating.

Commissioner Schussler responded OK, thank you.

Chairman Parisi asked anybody else have any questions, comments? I would entertain a motion.

Regarding Case Number 2025-0819 - Land Development Code Amendment: Establish Surety Bond Rating Requirements, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated October 13, 2025;
And

Staff Recommends the Plan Commission approves the Land Development Code Amendment for Section 5-112.E.3.b.

Staff Recommended Motion

Regarding Case Number 2025-0819 - Land Development Code Amendment: Establish Surety Bond Rating Requirements, 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 Fenton, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Zaatar, Member Fenton and Member Shalabi

Nay: 0

CLOSE 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: 7 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Zaatar, Member Fenton and Member Shalabi

Nay: 0

OTHER BUSINESS

2025-0853 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 7:21 p.m.

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

Aye: 7 - Chairman Parisi, Member Sanchez, Member Paul, Member Schussler, Member Zaatar, Member Fenton and Member Shalabi

Nay: 0