

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, January 16, 2024

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 7:03 p.m.

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

Absent: 1 - Member Zaatar

APPROVAL OF MINUTES**2024-0046 Minutes for the December 19, 2023 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: 5 - Member Parisi, Member Schussler, Member Paul, Member Sanchez and
Member Nugent

Nay: 0

Abstain: 1 - Member Zomparelli

Absent: 1 - Member Zaatar

PUBLIC HEARINGS**OPEN PUBLIC HEARING**

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

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

Nay: 0

Absent: 1 - Member Zaatar

2023-0919 15126 and 15128 Penrose Court Lot Consolidation

Ms. Skrodzki swore in John Pigatto on behalf of the Petitioner.

Marcus LeVigne respectfully requested the staff report be accepted into the record as amended and presented during the meeting. (refer to staff report)

Mr. LeVigne gave a brief presentation regarding the Petitioner seeking approval to consolidate Lots 17 and 18 in the Waterford Pointe Subdivision into a single lot in order to construct a single-family home. (refer to audio)

Staff recommends the Plan Commission approve a Plat of Consolidation subject to the conditions that a final copy of the plat must be 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.

Commissioner Paul asked if the house is going to be similar to the other houses or if it's going to be a larger home.

Mr. Pigatto stated the plan for his new home is between 4,000 and 5,000 square feet. The developer is putting in a model home that is about 3,200 square feet so it will be slightly bigger.

Commissioner Schussler commented on no neighbors to the west and it being a great location. (refer to audio)

Commissioner Nugent asked if the house will be on what was effectively 2 lots or one side.

Mr. Pigatto responded the plan is to straddle both lots.

Commissioner Nugent commented on not being able to divide the lot.

Commissioner Zomparelli made a statement about the size of the lot and combining the 2. (refer to audio)

Regarding Case Number 2023-0919, also known as 15126 and 15128 Penrose Court Lot Consolidation, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated 12/28/2023;

And

Staff recommends that the Plan Commission approve a Plat of Subdivision subject to the conditions that a final copy of the plat must be 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.

Recommended Motion

Regarding Case Number 2023-0919, also known as 15126 and 15128 Penrose Court Lot Consolidation, 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 Edward Schussler, seconded by Member John J. Paul, that this matter be APPROVED. The motion carried by the following vote:

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

Nay: 0

Absent: 1 - Member Zaatar

CLOSE PUBLIC HEARING

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

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

Nay: 0

Absent: 1 - Member Zaatar

NON-PUBLIC HEARINGS

OTHER BUSINESS

2024-0045 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 7:08 p.m.

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

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

Nay: 0

Absent: 1 - Member Zaatar