

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, October 8, 2019

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Shussler, Vice Chairman

*Commissioners: John J. Paul, Laura Murphy, Patrick Zomparelli, Yousef Zaatar
and Daniel Sanchez*

CALLED TO ORDER/ROLL CALL

- Present:** 5 - Chairman Parisi; Vice Chairman Schussler; Member Paul; Member Zomparelli, Member Sanchez
- Absent:** 2 - Member Murphy, Member Zaatar

APPROVAL OF MINUTES

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

2019-0735 Minutes of August 20, 2019 Plan Commission Meeting

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

- Aye:** 5 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli and Member Sanchez
- Nay:** 0
- Absent:** 2 - Member Murphy and Member Zaatar

PUBLIC HEARINGS

OPEN PUBLIC HEARING

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

- Aye:** 5 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Zomparelli and Member Sanchez
- Nay:** 0
- Absent:** 2 - Member Murphy and Member Zaatar

2014-0494 Nahhas Subdivision - Rezoning, site plan, subdivision with plat, landscape plan and special use permit for a three lot residential planned development, with modifications, all subject to annexation into the Village.

I move to continue file #2014-0494 Nahhas Subdivision petition to the November 5, 2019 Plan Commission meeting.

A motion was made by Chairman Parisi, seconded by Member Paul, that this matter be CONTINUED to the Plan Commission due back on 11/5/2019. The motion carried by the following vote:

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

Nay: 0

Absent: 2 - Member Murphy and Member Zaatar

CLOSE PUBLIC HEARING

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

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

Nay: 0

Absent: 2 - Member Murphy and Member Zaatar

OPEN PUBLIC HEARING

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

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

Nay: 0

Absent: 2 - Member Murphy and Member Zaatar

2019-0661 LaMichiocana Azteca Ice Cream Shop - Special Use - 9173 & 9177 151st Street

Staff presentation given by Kyle Quinn in accordance with report dated October 8, 2019.

Regarding Case Number 2019-0661, also known as LaMichiocana Azteca, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated October 30th, 2019.

And

I move to recommend to the Village Board approval of a Special Use Permit for LaMichiocana Azteca to allow for a restaurant within 300 feet of a residential property in the BIZ General Business District, subject to the following conditions:

1. Meet all Building and Land Development Code requirements; and
2. Obtain the necessary permits from the Village's Building Division prior to initiating work, and
3. 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;

4. Add two handicap parking spaces located at the front of the building and centered in the middle;

5. Village to work with owner of commercial center to repair rear fence.

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

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

Nay: 0

Absent: 2 - Member Murphy and Member Zaatar

CLOSE PUBLIC HEARING

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

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

Nay: 0

Absent: 2 - Member Murphy and Member Zaatar

OPEN PUBLIC HEARING

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

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

Nay: 0

Absent: 2 - Member Murphy and Member Zaatar

2019-0534 Seritage OSM - Special Use

Staff presentation given by James Harris in accordance with report dated October 8, 2019. John Paul asked Petitioner how many theatre seats there will be for the Seritage theatre. Petition, Matthew McDonnell responds 10 theatres, 1,000 seats.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated October 08, 2019.

and

I move to recommend to the Village Board of Trustees the approval of a special use permit allowing the operation of a fitness center within the COR Mixed-Use zoning district subject to the following conditions:

- (1) Meet all the building code requirements.
- (2) Apply for building permits for any proposed work.
- (3) Meet all final engineering requirements.
- (4) Any changes to façade will require an appearance review.
- (5) Screen all mechanical units.

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

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

Nay: 0

Absent: 2 - Member Murphy and Member Zaatar

CLOSE PUBLIC HEARING

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

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

Nay: 0

Absent: 2 - Member Murphy and Member Zaatar

NON-PUBLIC HEARINGS

OTHER BUSINESS

2019-0734 Memo for 10/08/19 Plan Commission Meeting

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

Meeting adjourned at 7:32 pm.

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

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

Nay: 0

Absent: 2 - Member Murphy and Member Zaatar

Respectfully submitted,

Gerianne Flannery
Recording Secretary