

VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue
Orland Park, IL 60462
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Meeting Minutes

Tuesday, November 10, 2009

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

*Commissioners: Judith Jacobs, Paul Aubin, Steve Dzierwa,
Patricia Thompson, Nick Parisi and John J. Paul*

CALLED TO ORDER/ROLL CALL

The meeting was called to order by the Plan Commission Chairman, Mr. Louis Stephens, at 7:00 p.m.

STEVENS: Welcomed the newest member of the Plan Commission, Commissioner John Paul.

Present: 7 - Commissioner Jacobs; Commissioner Dzierwa; Commissioner Aubin; Commissioner Stephens; Commissioner Thompson; Commissioner Parisi, Commissioner Paul

APPROVAL OF MINUTES

The September 22, 2009 Plan Commission were approved, with the following corrections:

Page 3 – line 15, change loose to lose

Page 7 – Under O'Brien, line 5, change what ever to what other

Page 9 - Under the 4th paragraph, Stephens, line 2, change Dzierwa to Karaopoulos

Page 11 – Under the 4th paragraph, Stephens, should read, ...should not affect the...

Page 12 –Under paragraph 7, Sosin, line 2. should read, They're really not parts....

Page 21 – Under paragraph 2, Stephens, line 1, change you to you're

Page 22 – Under 1st paragraph, line 2, change consistence to consistent

Page 24 – Under paragraph 4, Griggs, line 10 change heavy rain to have rain

Page 27 - Under paragraph 4, Sinnott, line 1, change in to is

Page 32 – Under paragraph 15, Stephens, line 3, change be to am

Page 37 – Under paragraph 2, Dzierwa, line 13, Koalas to Kowalis

Line 21, Koalas to Kowalis

Line 21, I talked to I wanted to talk to

Line 41, change loose to lose

Page 38 – Under the 1st paragraph, line 22, change site to sight

Page 39 – Under paragraph 13, Stephens, line 5, change property to problem.

A motion was made by Commissioner Paul Aubin, seconded by Commissioner Patricia Thompson, that this matter be APPROVED. The motion CARRIED by the following vote:

Aye: 5 - Commissioner Jacobs, Commissioner Dzierwa, Commissioner Aubin, Commissioner Stephens and Commissioner Thompson

Nay: 0

Abstain: 2 - Commissioner Parisi and Commissioner Paul

APPROVAL OF MINUTES

The minutes of the October 13, 2009 Plan Commission were approved with the

following corrections:

Page 17 – Under the 3rd paragraph, Dzierwa, line 2, change ...after hour? To ...after hours?

A motion was made by Commissioner Paul Aubin, seconded by Commissioner Patricia Thompson, that this matter be APPROVED. The motion CARRIED by the following vote:

Aye: 5 - Commissioner Jacobs, Commissioner Dzierwa, Commissioner Aubin, Commissioner Thompson and Commissioner Parisi

Nay: 0

Abstain: 2 - Commissioner Stephens and Commissioner Paul

PUBLIC HEARINGS

2009-0371 Covenant Orthodox Presbyterian Church - Classrooms

FLOM: Staff presentation made in accordance with the written Staff Report dated November 10, 2009 as presented.

AUBIN: Swore in:

Peter Onnink, 7928 Wheeler Drive, Orland Park, IL

ONNINK: Ms. Flom did a wonderful job of pretty much giving an overall synopsis of what we are doing. Last year we were pretty much just a home school cooperative, but with interest from a couple of the families we thought we better look into whether or not we are doing everything above board and legal. Therefore we contacted the Village and that is what brings us here this evening. This is for the most part temporary; we do realize that the church is small. For this use we are currently looking for other locations and we have no qualms at all with the stipulation of 25 students, I don't foresee us out growing that, in the near future. In two years I don't see us at the church just because it's not the best of locations for us. But it was a starting location that the church fathers allowed us to have for our access and use and since we are new that is why we are there.

STEPHENS: You have 14 students there currently?

ONNINK: That is correct.

STEPHENS: Is that just one classroom?

ONNINK: No we are using 4 of the classrooms in the church building. They spread from kindergarten to eighth grade.

STEPHENS: Asked for comments from the public.

AUBIN: Swore in: Larry Collura, 9314 W 147th street, Orland Park, IL

COLLURA: I live directly across from the parcel. I have lived there for 38 years and the church are really good neighbors, I am really not concerned about what they are doing, but I just thought this would be an opportunity to bring back a couple of things that had been over the years missing. Particularly; no parking signs. 147th street is no parking on the north side of the street and there is a number of no parking signs that have disappeared. One when the new parsonage was built and one is sitting on the ground right across from my house. 94th avenue is a very narrow street and its no parking on both sides of the street and one of the no parking signs is missing on the east side of 94th avenue, from the corner of 147th and 94th. Just like to get it out. They have been really good about not parking, they have been great neighbors. Can't deny that, I'd just like to see the signs there.

STEPHENS: So Mr. Collura, your comment is not about the school at all, it's just about a little bit of housekeeping for the Village, correct?

COLLURA: Yes.

STEPHENS: Mrs. Flom, who would you bring that forward to?

FLOM: Probably the traffic advisory board, which does accept resident comments on a regular basis. I think Mr. Parisi would concur that would be the best group to approach to get out that information. (Mrs. Flom exchanged contact information with Mr. Collura)

STEPHENS: So you will get him the contact information so it can be brought to the traffic advisory board?

FLOM: Sure.

STEPHENS: With no further comments from the public, the Chairman addressed the Commissioners.

PARISI: No comments.

THOMPSON: No comments.

AUBIN: Staff, our lawyers have all gone over this and approved it and the petitioner has agreed not to exceed 25 enrolled students. I say we move ahead with it.

DZIERWA: Mr. Onnink, who is David Bea?

ONNINK: He is a lawyer we used to form the school to get our 501c3. He has just

been helping us out forming the school.

DZIERWA: I figured that but, I had to ask. Are there any other classrooms set up anywhere else?

ONNINK: Yes, its just 4 classrooms in one wing of the church.

DZIERWA: I was just wondering if you were operating anywhere else.

ONNINK: No, we do not operate any other schools.

JACOBS: No comments.

PAUL: No further comments.

STEPHENS: I want to thank you just for how you addressed your answers to the Special Use standards; I thought they were very well done. I appreciate that. Also for your letter here from the Church telling us that they are giving you permission to operate your school there. We think that is a good thing too. I will now entertain a motion.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated November 10, 2009

and

I move to recommend to the Village Board approval of the Special Use Amendment for Covenant Orthodox Presbyterian Church to allow for the operation of Reformation Christian School, subject to the following condition:

1) That the school not exceed 25 enrolled students or require any changes to the site or existing exterior building.

A motion was made by Commissioner Paul Aubin, seconded by Commissioner Patricia Thompson, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning Committee, due back on 11/23/2009. The motion CARRIED by the following vote:

Aye: 7 - Commissioner Jacobs, Commissioner Dzierwa, Commissioner Aubin, Commissioner Stephens, Commissioner Thompson, Commissioner Parisi and Commissioner Paul

Nay: 0

2009-0500 LDC Amendment: Drive-Through Lanes and Stacking Requirements

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report dated November 10, 2009

and

I move to recommend to the Village Board of Trustees approval of the proposed amendments to the Land Development Code Sections 6-205.1 LSPD Large Scale Planned Development, 6-207 BIZ General Business District, 6-208 MFG Manufacturing District, 6-210 COR Mixed Use District, 6-211 ORI Mixed Use District, and 6-306 Off Street Parking and Loading Requirements as written in the attached Exhibit "A".

OTHER BUSINESS

STEPHENS: Asked if staff had any other business and as they had none he went to the Plan Commissioners for any other business.

DZIERWA: The Village was looking for Green ornaments for the Village Christmas tree this year and they were asking for them from the children. I think we are all children at Christmas so I decided to put one together for the Plan Commission and would like to have everyone sign it. With your approval I'll submit it.

STEPHENS: Absolutely. It's very nice Commissioner Dzierwa.

ADJOURNMENT

There being no further business before the Plan Commission for discussion, the Chairman entertained a motion to adjourn.

A motion was made by Commissioner Paul Aubin, seconded by Commissioner Nick Parisi, that this meeting be ADJOURNED. The motion CARRIED by the following vote:

Aye: 7 - Commissioner Jacobs, Commissioner Dzierwa, Commissioner Aubin, Commissioner Stephens, Commissioner Thompson, Commissioner Parisi and Commissioner Paul

Nay: 0