

VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us*



Meeting Minutes

Tuesday, May 11, 2010

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 Chairman, Mr. Lou Stephens, at 7:00 p.m.

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

APPROVAL OF MINUTES

A motion was made to approve the minutes of the April 27, 2010 Plan Commission meeting. With the following corrections:

Page 3 Under Parisi – line 2 change an to any

Page 6 Under Sullivan – line 9 add comma after “...with the Fire District on,....”
- line 10 change them to they.

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

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

Nay: 0

PUBLIC HEARINGS**2010-0165 Assumption Greek Orthodox Church - Special Use Permit****2010-0165 ASSUMPTION GREEK ORTHODOX CHURCH**

TURLEY: Staff presentation made in accordance with the written Staff Report dated May 11, 2010 as presented, with the correction that the Development Services Committee will see this issue before the board meeting.

AUBIN: Swore in: Fr. Sam Dimitriou, 18712 Summergate Ct, Mokena, IL

Fr. DIMITRIOU: The whole purpose, which was stated in the report, was that we sold our church and it came rather quickly rather than later. The buyer moved to close within just weeks of getting his mortgage and we were basically uprooted from the parish. We closed on Good Friday and we found out on Palm Sunday that they wanted to make the sale and we were given 45 days to vacate the premises, or we would have petitioned a while ago and tried to find other places and so forth. We came to this facility not too long ago, and we thought this might work the best for the church. We are group, but we are not a big group. During the summer and during the year we are sporadic, we're Greeks, and so what can I say. So none the less we are looking to have 40 to 50 people at the most on a Sunday morning, as the report says. From 9:00 when I would start my preparatory prayer service for myself and the chanter, the rest of congregation shows up around 9:30, by 10:30 we are done and by 11:00 they are in their cars and going home, so we wouldn't be there all day. During the week it's just myself and my secretary, who is my wife, and we do have a cleaning service and some other

people that do work for the church and will come in. In the summer there are no meetings, but during the regular season there is a parish council meeting once a month and that is an hour long. We also have ladies auxiliary, they meet once a month, but they usually go to the local restaurants here in town, usually Southfork and they go in the back for their meeting. That is why our request is here before you. I'd be happy to answer any questions.

STEPHENS: Asked the public for comments.

AUBIN: Swore in: Arnold GACKI, 18228 Hidden Valley Ct, Orland Park, IL

GACKI: I was going to start with a 10 minute prayer, I'm only joking. Before we welcome this church to our neighborhood, I have a few questions. I would like to ask the church if they would like a trash receptacle in the back of their building.

STEPHENS: If they would like a trash receptacle?

GACKI: Yes, and the reason I ask is because that lot has been designated for a trash receptacle and one has never been put there. It's in the plan for that lot and there has been no trash receptacle put there on that lot. Now the...

STEPHENS: They are going to just be renters and I don't know that that is their obligation.

GACKI: I am not saying it's their obligation.

STEPHENS: It's the developers building.

GACKI: That was promised through....

STEPHENS: Mrs. Turley, who would we give that to?

TURLEY: It may show on the plan, but it's the landlord that is responsible for that. With a restaurant we will make it a specific requirement that there be a dedicated separate dumpster. But in this case, general office space is just expected to meet code as far as not creating a mess.

GACKI: Well it is designated in the plan for the developer.

TURLEY: A dumpster?

GACKI: Right. When Eva Marie Tropper was here I worked on her and the guy from John Charles Midwest said he would put it in and I don't know why it's not in. That was about 3 years ago. You can ask him why he is here.

STEPHENS: But I don't think that that applies to this particular petition. This is a

petition for a special use permit.

GACKI: It might have an adverse effect on the neighborhood.

TURLEY: Maybe if the owner is here, he could speak to how their trash is disposed of.

STEPHENS: If the owner of the building is here.

TURLEY: Yes.

GACKI: I'll step aside if he wants to answer that right now.

STEPHENS: Is the owner of the building present? He is not here.

GACKI: The manager is, the manager of the property is.

STEPHENS: Who would that be?

GACKI: Mr. Charles Midwest, he is right here.

STEPHENS: Inquired to the audience and determined that the property manager was not present either, the general contractor.

GACKI: Is he John Charles?

STEPHENS: Let's continue with your questions.

GACKI: First of all I am not trying to stop the use of this church, even though this is a dedicated industrial area. I am not trying to stop the use of the church. But there should be some conditions. First of all I would like to know if there are enough parking spaces, so they don't park on 183rd street, because that is designated no parking on 183rd, even though the signs were once up they have been taken down and it is still designated no parking. So are they aware that they can not park on 183rd street? There are 2 other churches in the area....

STEPHENS: The other 2 churches are east of Wolf road.

GACKI: But part of this petition states that 183rd street is going to be used as a designated entrance and exit, and the other 2 churches use the same entrance and exit. In fact one of the churches has an 80 year old gentleman standing out there to direct traffic and I know he is not a policeman, and they put traffic cones up and down there to block traffic. So if these 3 churches let out at the same time....

STEPHENS: Lets stay out of this; you are getting off the subject, lets not discuss

traffic right now. The other churches you are talking about are significantly east of this property, so let's stay on the petition.

GACKI: This would have an adverse effect on the traffic.

STEPHENS: That is an opinion by you.

GACKI: Well that is an opinion that should be shared by everybody.

PARISI: This location has 121 parking spaces, and we were told that there would be an average of 40 to 50 people on Sunday and that means that there are plenty of parking spaces there.

GACKI: Well he mentioned that on Sunday, except Pump Up.....

STEPHENS: I did not say that.

PARISI: It is mentioned in the petition but it is adequately covered. That has already been addressed.

STEPHENS: Thank you Commissioner Parisi.

GACKI: Is there going to be any food served at this location?

STEPHENS: It's not a restaurant. It's a church.

GACKI: According to the annexation agreement there is to be no preparation on food on that premises.

STEPHENS: It's a church.

GACKI: I know, I am still asking that question.

STEPHENS: Okay, we will ask that question.

GACKI: Because that has to do with trash receptacles.

PARISI: Mr. Chairman, with the children's party center there is there any food preparation going on there?

STEPHENS: We will ask the petitioner.

PARISI: It's a recreational facility there. I can actually answer that question. They cater in and out.

GACKI: I know it's going to pass, and I would like to welcome the church to the

neighborhood. I would like to know what kind of signage they are going to put up because that does block traffic.

STEPHENS: Their signage is not part of this petition; it does not have to do with this petition. Let's stay on this petition.

GACKI: Well she did talk about signage didn't she?

TURLEY: They may petition for signage, it may be a separate petition.

GACKI: Okay then I will talk to the police department. It's probably the best way; we can sit down and have a cup of coffee over there. I know its going to pass anyway. But there are concerns about the neighborhood, like the people coming out of the business park, there is supposed to be a right turn sign up there and there isn't. They have got a zero with a no left hand turn, but according to the annexation agreement there is supposed to be right turn only. And I see the people from the business park doing that all the time.

STEPHENS: Mrs. Turley, can you get him the information for the people he needs to be talking to at the police department?

TURLEY: He can talk to Kevin Lehman our engineer.

STEPHENS: Great, would you do that, please.

TURLEY: If you would call the general number they will connect you.

STEPHENS: We will ask the petitioner to come back. Is there going to be any food preparation?

Fr. DIMITRIOU: No.

STEPHENS: Thank you. Seeing no other comments or questions from the public we will go to our commissioners.

PARISI: I see there are 20 available tenant spaces there, so I am glad to see we are putting one to use and it's not a tax exempt use either. I think it's a good use of the property. And if I can call you Fr. Samuel, I wish you growth and prosperity.

THOMPSON: I also have no problem. I welcome you to Orland Park, I look forward to seeing a new church in the future and I hope it's in Orland Park.

AUBIN: Ditto!

DZIERWA: I don't really have any issues; I think it's a good to have something going on during the weekends in that area. I think it's good to have people

presence on the weekends; I think it's better for landlords and tenants who might not be there on the weekends. You have church going people there they might be keeping an eye on things for them too. As far as parking spaces, I think the parking spaces are totally adequate for what is going in. I did find out that a new traffic signal will be going in on 183rd in the near future. It was campaigned by one of the residents in the Senior Living Center, after the accidents. So I don't think traffic will be a problem in this area.

JACOBS: I am curious about how you got from Olympia Fields to the Industrial Park?

Fr. DIMITRIOU: I used to be a resident of Orland Park; I used to live right behind what was Sluggers. I was there about 8 years. Then I moved to Mokena and took my son to Pump It Up for a birthday party and saw the space from the Space Golf. The church was to be sold 2 years ago and we have always looked in this area, in this part of town for a Greek Orthodox Church. I would drive in the area and see all the vacancies and it started 2 years ago that I started to question and approached the landlord about renting a facility there, but we have not gone through with it because the Church hadn't sold. I do sit on the Metropolis of Chicago's council and we have always thought a church was needed in this area, Orland Park, Homer Glen, Mokena, where ever. Ideally I would love to be in Orland Park, and that was the first step to coming out here. I have been in Olympia Fields 17 years and I was sent there 17 years ago and they said try to sell the church and move west. So it has taken me 17 years to sell the church, so that is how we came here.

JACOBS: The building seems to be in descent condition, but I did notice that the building seems to have some kind of mold on it.

STEPHENS: That is not part of this petition, but please note that Mrs. Turley.

JACOBS: Do you have children? I mean are there classes for children in your church?

Fr. DIMITRIOU: No.

JACOBS: So you won't have that at this point?

Fr. DIMITRIOU: No.

PAUL: I think this is an easy one for me on this commission. We are filling a space that needs to be filled; you have a place for your worship while you find a permanent spot. I understand there can be traffic concerns, but with 40-50 people I am not sure how that would adversely affect anything, plenty of parking spots. I have no problems with any of this.

Fr. DIMITRIOU: The traffic problems there, for what it is worth, I get caught in the

traffic problem there when I am coming home from church in Olympia Fields. That should show you that I am done before that traffic occurs and the Will County Police officer is there directing traffic. So I don't think that we will be contributing to the traffic.

STEPHENS: I think it's a good fit. You are only asking for the use for 2 years and with 20 available spaces there I don't believe there is going to be a problem with parking. With regards to the scavenger, I don't think with you being a church you are just going to let your trash sit out in the back and just collect. I think you are responsible people. I think that its about time a Greek Orthodox Church came to Orland Park and I know that there are a lot of Greek Orthodox people in Orland Park and they go to the surrounding areas for church and I think you're coming here is a good thing. I'd also like to see you find property in Orland Park. I have no problem with what you are doing and I am in favor of it. (The chairman then welcomed them in their native Greek tongue.)

AUBIN: I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated May 11, 2010.

and

I move to recommend to the Village Board approval of a Special Use Permit to Assumption Greek Orthodox Church to operate a place of worship in a 4,453 square foot tenant space located at 11411 W 183rd Street, with the condition that the permit expire two years from the date of Village Board approval.

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THOMPSON: Second.

This matter was RECOMMENDED FOR APPROVAL to the Development Services & Planning Committee, due back on 5/17/2010, by the following vote:

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

Nay: 0

OTHER BUSINESS

STEPHENS: With no other business from staff or the Commissioners Mr.

Stephen's had the following statement.

STEPHENS: I spoke to Mr. Sullivan after the last meeting with regards to Crystal Tree and their landscaping. I just would like it to go on the record that I have not seen Crystal Tree comply with the landscaping issues that they are supposed to put in across their swimming pool area and around 108th avenue. I would like that to be followed through and that the landscaping is put in according to their landscaping plan.

TURLEY: Okay. I will check into it.

STEPHENS: With no other business the Chairman adjourned the meeting.

ADJOURNMENT

There being no further business before the Plan Commission for discussion, the Chairman adjourned the meeting at 7:32 p.m.

Respectfully submitted,

Linda White
Recording Secretary