

VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue
Orland Park, IL 60462
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Meeting Minutes

Tuesday, June 26, 2012

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

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

CALLED TO ORDER/ROLL CALL

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

Present: 6 - Chairman Stephens; Member Aubin; Member Dzierwa; Member Parisi; Member Paul, Member Murphy

Absent: 1 - Member Jacobs

APPROVAL OF MINUTES**2012-0364 Meeting Minutes for the May 8, 2012 Plan Commission**

A motion was made by Commissioner Dzierwa, seconded by Commissioner Paul to approve the minutes of the May 8, 2012 Plan Commission Meeting with no corrections.

APPROVED

Aye: 6 - Chairman Stephens, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

Absent: 1 - Member Jacobs

PUBLIC HEARINGS**2012-0202 Parkview Christian Church - SUA, RZ, SUB, SP, EL**

PITTOS: Staff presentation made in accordance with the written Staff Report dated June 26, 2012.

STEPHENS: Very well done, Mr. Pittos. Thank you. Does the petitioner wish to speak to this Commission this evening? You do not have to but if there is anything you want to add.

AUBIN: Swore in Wayne Krahn of 18027 66th Avenue, Tinley Park, Illinois.

STEPHENS: Mr. Krahn, is there anything you would like to add to Mr. Pittos' presentation?

KRAHN: I think Mr. Pittos did a great presentation. I don't even need our architect and our civil engineer. I just wanted to thank the Commission for their time. We have been blessed here. We have been here ten years now. Our attendance has gone from 1,600 to 6,000 in that ten year time. This is the original building and then we had an addition and this is the third time that we will be adding on. We have a 2,000 seat auditorium right now and part of the reason that we're adding on is that 2,000 seats is great for worship on Sundays but its not too good for weddings and funerals. We always wanted to have a chapel and part of the second floor that you're going to see on the east end is a 250 seat chapel. We

also wanted more community space not to just get people in and out because we have to turn the services over. The east foyer will provide us that. We wanted to do something outside, landscaping wise. We brought a picture here. I know that is not necessarily what the Commission is meeting about tonight. But this is what we would like to do on the outside of that east side. We want to add some fire pits, some gathering areas and maybe some heaters for the in between weather before it gets too cold. We are really excited about that, adding community space.

STEPHENS: That will be on the east side of the building?

KRAHN: Yes on the east side of the building. We are going to do this in two phases as financing allows us. We are going to do the east side first and then we will pick up the second part of this as the south expansion of the worship center.

STEPHENS: That's why your plan shows here phase one and phase two?

KRAHN: Correct. We feel that the foyer space and the chapel are the most important things. Then we will come back, wrap around and take that wall. I don't know if you're familiar with it or not but it's a big blank wall on Orland Parkway and move it to the south. That will accommodate about 800 more seats when we get to that.

STEPHENS: Sounds good.

KRAHN: Yes, we are excited about it.

STEPHENS: As well you should be. Thank you very much. Being a public hearing, we always look to any comments from anybody out there who wishes to address the Commission. Since there is no one out there who wishes to address the Commission, we will go to our Commissioners. Commissioner Paul?

PAUL: Thank you Mr. Chairman. I have no other questions. You've mentioned that this is just two phases and when would the second phase begin, assuming the first phase would be completed rather quickly?

KRAHN: We would like to do it as soon as possible, realistically within the next few years but it all comes down to funding.

PAUL: Ok, thank you. That's all I have Mr. Chairman.

STEPHENS: Thank you Commissioner Paul. Commissioner Dzierwa?

DZIERWA: Thank you Mr. Chairman. I agree with Commissioner Paul. I really don't have any questions. Getting rid of that blank wall is definitely an exciting thing for you and for everybody who rides by it in town. I have just one question that is probably for staff. The very first part of the motion that we talked about the rezoning

of 34 acres of land, we are talking minus the area constituting the east parking lot and detention pond. Should we also include the Waters Edge Drive in that part of the motion or would it just be assumed because it is part of the parking field?

PITTOS: No and the reason is because I think the complete motion is actually citing the attached proposed plat of subdivision.

DZIERWA: Ok, so that really has nothing to do with Waters Edge Drive.

PITTOS: Right, that whole portion of Waters Edge Drive will effectively remain part of the co-petitioning property.

DZIERWA: The other side. Ok, that is all I wanted to know. That is all I have Mr. Chairman, thank you.

STEPHENS: Thank you. Commissioner Aubin?

AUBIN: Thank you Mr. Chairman. Mr. Krahn, obviously you have had a chance to look at the report. There are a lot of conditions; obviously you have no objections to any of them. I must defer to the experts when I see that preliminary engineering has been granted. Of course you will have to meet final engineering. The overall project conforms to the Village Comprehensive Plan and the Land Development Codes and Policies are all met. There is a nice comment here in the staff report that the proposed elevations will improve the appearance of the existing church building. I like to see that. Preliminary engineering granted; otherwise I do not have any questions for you. I think it's a good project. Thank you.

STEPHENS: Thank you. Commissioner Murphy?

MURPHY: Thank you. I don't have any questions at this time either. I think that the expansion flows nicely from the existing building. I do have a comment. I realize that the graphic panels will go through a separate signage review that is probably my only concern with the expansion and the changes that have been made. I think everything else really flows very nicely and good luck to you.

STEPHENS: Commissioner Parisi?

PARISI: I agree. My only concern was with the image panels. I would ask Mr. Pittos, what do they look for in an image review; the materials, the quality?

PITTOS: The sign review does look at materials and quality. Mostly the sign review will essentially look at the panels to see if there is a message that's being conveyed. The elevation drawings obviously don't show any kind of text on the image panels. But when we see things like that it is always good to be thorough and go through the sign permit review for transparency purposes and to make sure that all these things meet code.

PARISI: How many services do you currently have?

KRAHN: We have four services during the year with the three in the summer. There are two on Saturday and two on Sunday.

PARISI: That is going to stay the same?

KRAHN: Correct.

PARISI: You can always tell when services are going on because Wolf Road is a mad house.

KRAHN: Hopefully that will improve now because they are working on the street there. That whole intersection is being widened. We are hoping that will help.

PARISI: Right well it cant hurt. I don't have anything else. Thank you.

STEPHENS: Thank you Commissioner Parisi. I have a couple of things. Mr. Pittos, they are required to fully develop the Waters Edge that is contiguous to the property?

PITTOS: They are not required to build it. The petitioner is proposing to build it and if they do build it, they have to build it to public standards because eventually the roadway, itself, will connect to Fountain Hills. When the future development to the east comes through, that will become Village right of way. Therefore, if they do build it they are required to follow public standards for the roadway.

STEPHENS: So in this petition here we are not requiring them to build that roadway that is contiguous to the property?

PITTOS: Correct, it is voluntary on their part.

STEPHENS: And the water main will be extended this time?

PITTOS: Yes that part we are requiring.

STEPHENS: Because it was not extended last time in 2008.

PITTOS: Right and the water main is only on Orland Parkway. So that has nothing to do with Waters Edge.

STEPHENS: Ok and you said that we are subdividing and consolidating. What are we subdividing and what are we consolidating?

PITTOS: I think this graphic probably shows it the best. The area here is the

detention pond and this is the east parking lot just to the south of it. Currently this whole triangle here is one lot (but it is a few lots up in the corner here). Effectively it is one property over here. What has to happen is a subdivision of this area here in green. So you cut that from the greater triangle and then consolidate this green area to the church parking lot so that the church property constitutes this whole area in total.

STEPHENS: So that will be a one lot consolidation, basically?

PITTOS: Correct.

STEPHENS: Ok, and the remainder?

PITTOS: The remainder will remain undeveloped with exception to that portion of Waters Edge Drive.

STEPHENS: And are we going to change the zoning of the remainder this evening?

PITTOS: That is correct. The remainder was mistakenly rezoned to E-1 in 2008 although that was not the intent. All of the zoning maps show the current zoning as ORI but technically by law it is E-1. So this petition is seeking to correct the zoning back to ORI.

STEPHENS: Correct the mistake. Ok, I have no other comments. Chair will entertain a motion.

AUBIN:

I move to recommend to the Village Board to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated June 26, 2012

And

I move to recommend to the Village Board to approve the rezoning of 34 acres of land identified by parcel number 27-32-301-017, minus the area constituting the east parking lot and detention pond for Parkview Christian Church, from E-1 Estate Residential District to ORI Mixed Use District.

And

I move to recommend to the Village Board to approve the preliminary site plan titled "Parkview Christian Church Parking Lot Expansion Overall Concept Plan" and dated "5/24/12", prepared by Robinson Engineering, Ltd. subject to the following conditions:

1. Include bicycle parking facilities for up to 30 bicycles.
2. Maintain private control of any constructed Waters Edge Drive roadway segments until such time that the property to the east is developed and Waters Edge Drive is completely built and connected to the Fountain Hills subdivision.
3. Construct any Waters Edge Drive segments to public standards, including utility infrastructure.
4. Undergo a separate sign review for any new signage, including the image panels on the proposed south elevation.
5. Provide a landscape plan that appropriately accommodates foundation landscaping requirements in the proposed outdoor plaza area.
6. Install the outstanding water main segment along the south property line of the east parking lot before building occupancy is granted.
7. Screen all mechanical and utility equipment from view of neighboring properties and rights-of-way.
8. Screen all garbage enclosures from view of neighboring properties and rights-of-way with appropriate landscape screening.
9. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
10. Meet all final engineering and building code related items.
11. Update the site plan's figures as they relate to existing and proposed building area.

All changes should be made prior to the Committee meeting wherever possible unless otherwise noted.

And

I move to recommend to the Village Board to approve the Elevations titled "Parkview Christian Church Worship Center Expansion Elevations" and dated 6/14/11, prepared by Visioneering Studios Architecture, sheets A5 and A6, subject to the same conditions outlined above.

And

I move to recommend to the Village Board to approve the subdivision of the land on which the east parking lot and detention pond are located from the property to the east and the consolidation of that same land to the Parkview Christian Church property as shown on the preliminary plat of subdivision titled "Parkview Christian Church Re-Subdivision", prepared by Robinson Engineering, Ltd, dated 5/28/12 and subject to the following condition:

1. Submit a final Record Plat of Subdivision to the Village for recording.

And

I move to recommend to the Village Board to approve a Special Use Amendment for a 38,601 square foot building expansion, the reorganization of the center and east parking lots, the construction of portions of future Waters Edge Drive right-of-way, and the re-orientation of pedestrian access on the site plan subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Increasing the permitted building height in the E-1 Estate Residential District from 35 feet to 45 feet, with an 80 foot allowance for the bell tower.

RECOMMENDED FOR APPROVAL

Aye: 6 - Chairman Stephens, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

Absent: 1 - Member Jacobs

NON-PUBLIC HEARINGS

None.

OTHER BUSINESS

STEPHENS: Is there any other business from the Commissioners?

PARISI: I was just commenting at the onset of the meeting that driving down Lagrange Road past the new Miroballi Plaza, it just does not match up to what I thought we had approved. I am hopeful that with the addition of awnings and some signage it will present a much more attractive front. It just looks so much different than the drawings we had seen. Is it the same? It is so plain. Has anything changed?

PITTOS: I am not aware of any changes. There have not been any appearance reviews that changed anything on those elevations. There has been one administrative review related to their site plan and landscape plan. They did swap out some green space in exchange for a potential outdoor seating area. I am not aware that they have changed anything as far as the elevations themselves. I can certainly double check although it probably does look a little plain at the moment because there is no landscaping in and there are no lights.

PARISI: There are going to be awnings around this building?

PITTOS: I cant recall off the top of my head but there may have been awnings associated with this building.

PARISI: I guess it is just somewhat less than what I had expected.

AUBIN: What would it take for them to move off from what we approved?

PITTOS: If they were proposing changes to the elevations of the building they would have to come in for an administrative review and that includes any kind of changes related to lighting, windows, signage obviously, any kind of brickwork changes, really anything that you can see on the building. If it were to be changed physically then it would have to be reviewed administratively at least.

PARISI: Just a comment really.

DZIERWA: Well that is brought up by the inspectors. If it is not built to specifications then they bring it up and they would consult.

PITTOS: I can take the board approved plans and compare it to the building and see where we are at.

STEPHENS: Ok, any other comments?

DZIERWA: All I had Mr. Chairman was that I noticed in the paper today that Tinley Park is doing a downtown building with a 167 rental units kind of like what is happening over here. So it is definitely a trend. It is hitting all communities and it is also near a railroad station. I thought I'd bring that up.

STEPHENS: Any other business from Commissioners? Any other business from staff?

ADJOURNMENT

There being no further business before the Plan Commission, the Chairman adjourned the meeting.

STEPHENS: This meeting is adjourned at 7:39 p.m.

Respectfully submitted,

Heather Rosignolo
Recording Secretary
ADJOURNED