

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, February 18, 2020

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

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

CALLED TO ORDER/ROLL CALL (AUDIO: 3:30)

Present: 6 - Chairman Parisi; Vice Chairman Schussler; Member Paul; Member Murphy; Member Zomparelli, Member Sanchez
Absent: 1 - Member Zaatar

APPROVAL OF MINUTES**2020-0135 Minutes of December 3, 2019 Plan Commission Meeting**

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

Aye: 4 - Chairman Parisi, Vice Chairman Schussler, Member Zomparelli and Member Sanchez
Nay: 0
Abstain: 2 - Member Paul and Member Murphy
Absent: 1 - Member Zaatar

PUBLIC HEARINGS**OPEN PUBLIC HEARING (AUDIO: 5:23)**

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

Aye: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli and Member Sanchez
Nay: 0
Absent: 1 - Member Zaatar

2020-0042 Mastic Pistachia Gelato - Special Use

Staff presentation was given by James Harris in accordance with written report dated February 18, 2020.

The Petitioner was present at the meeting. No members of the public spoke at the meeting. Commissioner Zomparelli asked the Petitioner what the proposed hours of operation would be. The response from Petitioner was in the winter 1 p.m. to 8 p.m. and in the summer 11:00 a.m. to 9:30/10:00 p.m. Commissioner Zomparelli commented that there are a lot of kids in that area and would like to see the hours of operation a little later. Commissioner Schussler questioned what the distance and measurement requirements for triggering a special use. Overall, the Commissioners expressed support for the project.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated February 18th, 2020.

And

I move to recommend to the Village Board of Trustees approval of a Special Use Permit for Mastic Pistachia Gelato to allow for the operation of an Italian gelato restaurant within 300 feet of a single family detached residential lot line in the VCD Village Center District, subject to the following conditions:

1. Meet all Building and Land Development Code requirements.
2. Obtain the necessary permits from the Village's Building Division prior to initiating work.
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.
3. Obtain approval of an Appearance Review for any façade changes.

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

Aye: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli and Member Sanchez

Nay: 0

Absent: 1 - Member Zaatar

CLOSE PUBLIC HEARING

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

Aye: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli and Member Sanchez

Nay: 0

Absent: 1 - Member Zaatar

OPEN PUBLIC HEARING (AUDIO 17:56)

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: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli and Member Sanchez

Nay: 0

Absent: 1 - Member Zaatar

2020-0025 Hope Covenant Church - 14401 West Ave - Text Amendment and Special

Use

Staff presentation given by Ed Lelo in accordance with written report dated February 18, 2020. (Audio: 18:15-38:07)

The following members of the public were sworn in by Chairman Parisi: Petitioner's Attorney David Sosin, Shannon Goold, Clinical Director for Beds Plus, Pastor John Fogel of Hope Covenant Church, Residents John Lawler, Mike Carrol, Margaret Carrol, Deana Walter, Patricia La Vine, Richard Forest and Trisha Kelliher.

Topics of discussions between the residents, staff, attorney for Petitioner, Pastor, Clinical Director of Beds Plus and the Commissioners included: history and overview of Beds Plus organization and operations; concerns regarding walk-up of guests, vetting and background checks of guests; the felony conviction policy and decision making process; building permit process and code requirements; maximum capacity of the shelter; number of local residents that have been helped by the program; concerns about the way the shelter was introduced to the community; advertisement of the shelter; safety concerns for the local school with close proximity to the shelter and that holds late night athletic practices and events; health screening of guests and the impact on the health of the public; contract term length for the shelter; installation of cameras in the parking lot; the staff to guest ratio; studies regarding success of short term shelters; busing of guests and location of where they get bused to following an overnight stay; room accommodations for male, female and families; meal preparation and cleanup; eligibility of types of funding for Beds Plus; time that guests need to leave the next morning after an overnight stay; and policy for where guests are transferred to if the shelter is at maximum capacity.

Chairman Parisi polled the Commissioners for comments. The following items were discussed: safety for our residents as well as helping people in need; separate areas for families as well as men and women; kitchen food area and food service; staff to guest ratio; busing and walk-up procedure; acceptance once shelter is at maximum capacity; typical problems in other communities that have been encountered; eligibility of funding; personal hygiene policy including bathing; clear definition on felony conviction policy; and track record of calls to police.

Regarding Case Number 2020-0025, also known as Hope Covenant Church, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the staff report dated February 18, 2020.

I move to recommend to the Village Board of Trustees approval of a Text Amendment, amending Section 6-209.B to add to #4 of the Table of Uses in said Section, as a Special Use, the following:

4. Civic and Institutional Uses:

“Overnight sleeping accommodations (shelter), without charge from 6:00 p.m. to 7:00 a.m., limited to one (1) such time period in seven (7) day, for people having no regular home or residence address, as an accessory use to an existing place of worship.”

And

I move to recommend to the Village Board of Trustees approval of a Special Use Permit for Overnight sleeping accommodations (shelter), without charge from 6:00 p.m. to 7:00 a.m., limited to one (1) such time period in seven (7) day, for people having no regular home or residence address, as an accessory use to an existing place of worship. Subject to the following conditions:

1. Meet all building code requirements, including required permits from outside agencies if required.
2. Petitioner must comply with the terms set forth in the Settlement Agreement executed by the Village of Orland Park on November 27, 2019.
3. Petitioner must restrict the total amount of overnight guests to the occupancy limits as defined by the Village of Orland Park building code or other applicable codes and ordinances.
4. Petitioner must submit plans for food service that meets the FDA code requirements for pot luck.
5. Petitioner must install surveillance cameras in the existing parking lot, the location of which will be determined in conjunction with the Orland Park Police Department.
6. Petitioner shall submit building permit plans outlining the proposed operations. In instances where the petitioner is seeking relief from a code requirement, they must indicate which specific section they are requesting relief from and provide an alternative to help mitigate the impact of the request.
7. Petitioner must institute a fire watch procedure for volunteers during overnight shelter operations until the sprinkler system and the fire alarm system in the building are evaluated and upgraded.
8. The overnight shelter operations will only be allowed from October 1st until April 30th.
9. Petitioner must submit specific interpretation requests for the Illinois Accessibility Code to the Illinois Capital Development Board. The Village cannot waive or vary any requirement of the Illinois Accessibility Code.

10. Petitioner and staff will work together to detail the protocol to accept a guest who is a "walk-in" and not a registered participant.

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

Aye: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli and Member Sanchez

Nay: 0

Absent: 1 - Member Zaatar

CLOSE PUBLIC HEARING (AUDIO: 2:31:54)

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

Aye: 6 - Chairman Parisi, Vice Chairman Schussler, Member Paul, Member Murphy, Member Zomparelli and Member Sanchez

Nay: 0

Absent: 1 - Member Zaatar

NON-PUBLIC HEARINGS

OTHER BUSINESS

2020-0134 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

Meeting adjourned at 9:28 p.m.

Respectfully submitted,

Gerianne Flannery
Recording Secretary