

# VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue  
Orland Park, IL 60462  
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## **Meeting Minutes**

**Tuesday, October 13, 2015**

**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:** 5 - Chairman Stephens; Member Jacobs; Member Aubin; Member Parisi, Member Paul

**Absent:** 2 - Member Dzierwa, Member Murphy

**APPROVAL OF MINUTES****2015-0067 Minutes of the November 10, 2015 Plan Commission Meeting**

A motion was made by Commissioner Aubin, seconded by Commissioner Jacobs; to approve the minutes of the September 9, 2015 Plan Commission with the following change:

Strike "I don't have any comments" from Parisi's testimony on Page 6.  
APPROVED

**Aye:** 3 - Member Jacobs, Member Aubin and Member Parisi

**Nay:** 0

**Abstain:** 2 - Chairman Stephens and Member Paul

**Absent:** 2 - Member Dzierwa and Member Murphy

**PUBLIC HEARINGS****2015-0381 St. Coletta's of Illinois Residential Care Home**

MAZZA: Staff presentation made in accordance with written staff report dated October 13, 2015.

STEPHENS: Thank you Mr. Mazza. Is the petitioner present? Would you care to make any statements in regards to your petition?

AUBIN: Swore in Ray Bryan, 18350 Crossing Drive, Tinley Park.

BRYAN: I wanted to give people an idea of the group home that we are asking for. These clients have been at St. Coletta's for over 30 years. They currently reside in an apartment setting in Tinley Park and they have asked to be in a group home for more space and privacy between them. These clients have lived together in an apartment for over 21 years. These are not new clients. We were hoping to have 6 clients with 24 hour supervision which would entail a first shift staff, a second shift staff and a third shift staff. These clients range in ages from 40-46. They are male clients and they are not new at all. They have been with the agency for a long time. They also have very active guardians. You might hear from time to time that some group homes, the legal guardians are the State because they have no active

parents. That is not the case with these clients. They all have active parents that are involved. Some of them go home every weekend. Some of them go home every two weekends. Some of them go home on holidays. During the week, they attend our day program and workshops. Monday through Friday, these clients will be at our St. Coletta's campus in Tinley Park. During the day time they will not be at the house at all unless it is a weekend or holiday. I have known these clients personally for 30 years. 4 out of 6 have been here over 30 years. They are in the community right now. The only thing that we are doing is purchasing them a group home to provide more space for them.

STEPHENS: Ok we may need you to answer any questions that the public may have. Thank you. At this time, we would like to invite anyone from the public who would like to come up and address this petition.

AUBIN: Swore in Paul Colby, 14519 Highland Avenue, Orland Park.

COLBY: My concerns are that the people coming in here are fine. However, what is to stop that? If this group goes out, now we have a not so friendly group, drug rehab or something like that...

STEPHENS: We will have them come up and answer that. Your question is what happens if the mix changes? Thank you.

AUBIN: Swore in Joe Ujka, 14550 Oakley Avenue, Orland Park.

UJKA: We are a bit concerned because this came up rather swiftly. None of us heard of it until the sign went up. We are rather surprised that it is a done deal already for 5. So we thought we would come in and say we are concerned. I have some experience with the disabled and there are problems that do come up. The change in the group if someone passes away or moves to another facility, I have seen some problems so I feel that if it's a done deal for 5, leave it for 5 and make peace that way.

STEPHENS: Thank you. Staff, would you address that it's a done deal for 5?

MAZZA: That is part of the code. It is a permitted use as a small residential care home. It is defined as 1-5 residents is a permitted use.

STEPHENS: It is a permitted use within the code?

MAZZA: Correct.

STEPHENS: Ok. Thank you.

AUBIN: Swore in George Cachares, 14434 Oakley Avenue, Orland Park.

CACHARES: My question would be what degree of disability or nature of disability do these individuals have? Is it cognitive, behavioral or physical or a combination thereof?

STEPHENS: We will ask that question to the petitioner.

AUBIN: Swore in Kim Mallon, 14322 Oakley Avenue, Orland Park.

MALLON: Just in doing some research, I have a sister-in-law who places disabled people for the State. She also works through St. Coletta's. She has filled me in on a lot of the process of this. I do understand through my phone call to the Village that this property was already purchased and it is allowed and so forth. Along with the other gentlemen, I second those questions. Does the Village have any guidelines in terms of group homes that aside from St. Coletta's, drug use or that type of thing? This was a surprise to me and a lot of my neighbors when we saw the sign that there are three areas in Orland that are zoned for this higher occupancy homes. What are the uses for another group home going in on the next block? What distance is that?

STEPHENS: He explained that. Its 660 feet.

MALLON: So the question is, if there is another group home, do they have to petition you to go 660 feet away?

STEPHENS: Yes.

MALLON: So there can be one on this street and then one a street over as long as its 660 feet away. Going forward, what can you do to work with the residents in our area to get that word out to people? Because home values if you have one on every block it is a little tricky.

STEPHENS: What is your question?

MALLON: It is a second meeting at some point for what those rules are about that 660 feet? Can you make that a variance down the road? Can that be a separate issue?

MAZZA: I can say that medium residential care homes and large residential care homes have a different distance requirement. So medium has 660 feet and large are 1000 feet. There is a difference in distances when it comes to the number of residences in each.

STEPHENS: And that is the code.

MALLON: There are 5 areas in Orland that will allow group homes?

MAZZA: Small residential care homes (1-5 people) are allowed in E-1, R-1, R-2, R-3, R-4, RSB, VCD, and OOH. They are not permitted in any respect in the BIZ, COR, MFG or ORI (office, research, industrial).

MALLON: My question going forward is how can any group, for instance St. Coletta's, can buy a house every 660 feet or 1000 feet based on the plan within these areas to put group homes in?

MAZZA: As long as it complies with the code.

AUBIN: The zoning changes and if you look at the medium residential, there is a special use that is associated with that. Each situation would change depending on where you are located.

MALLON: I guess my concern going forward is how many such as Old Orland maintain.

STEPHENS: Ok, I would like to stick to the petition that is at hand.

AUBIN: Swore in Tracy Keenan, 14355 Oakley Avenue, Orland Park.

KEENAN: I know right now you are petitioning for 6 individuals and if they rezone it and they allow it to be a medium care home, is there a possibility for it to increase to 8?

STEPHENS: If it passes tonight, I would think so.

MAZZA: There are two things, the planning side would allow up to 8 residents but the building code only allows up to 6 so that would require another variance to the building code.

AUBIN: Because of the size of the property.

KEENAN: And if they wanted to do that, we would be notified again.

PITTOS: If the building code were to vary, it would happen at a public meeting so the public would be made aware that a change was going to be made.

KEENAN: I know that the gentleman had said that there would be a supervisor 24 hours a day. Does that include when the gentlemen are not in the home as well? My biggest concern is what types of disabilities these people have. I want to know how they interact. If there is an issue, to whom do any of the neighbors address it with obviously to avoid confrontation with one of the residents. Is there a contact person?

STEPHENS: Your question is what is the experience of the supervisors? We will

ask St. Coletta's.

PARISI: Are you asking if the residents are allowed to move freely outside of the home unsupervised?

KEENAN: Of course they would be. I assumed that. I'm asking who do we talk to if there is a problem? Is it a constant problem or is it changing?

AUBIN: Swore in Bob Summers, 14411 Oakley Avenue, Orland Park.

SUMMERS: I have several questions; I appreciate everything that St. Coletta's does. A CILA house is beneficial to the people that live there but there are also studies that have been performed for 7 DuPage County towns with an outside auditor to look at the decrease in property values because of these structures. The research has shown that anything within eye sight of the house and up to 200 feet near the house has decreased property values in DuPage County for similar type CILA based homes. I'm sure that they can vouch for the residents that have been there for 30 years, I am going to be there for the next 30 years, we don't know if these people are going to be there for the next 30 years. They may move on. Part of the CILA housing plan was so that they could get more space. Now we're talking about rezoning a 4 bedroom house that is a single family dwelling to have at least 6 and quite possibly up to 8 people.

STEPHENS: We are not rezoning.

SUMMERS: That is what can be done. We are asking for special zoning for 6. It's already been given for 5 adults.

STEPHENS: It is not a rezoning however.

SUMMERS: However you would like to call it.

AUBIN: There is no petition to rezone anything.

SUMMERS: Well you want special use to allow 6-8 individuals.

STEPHENS: That is what it is.

SUMMERS: The end result is the same. You are putting 6-8 people in a single family home which is a residential area. It is zoned single family residence. I understand that there have been issues which allow it but I ask this question: the people that live there receive social security and Medicare payments which are then paid to St. Coletta's to pay for these people to be supervised and watched in this home. By definition, that is rent. So basically they are turning this house into a rented property for 6-8 adults. We bought into the neighborhood and I think all of us did because we wanted to move into a residential community not the rental

area. I do have questions about that.

STEPHENS: Let me ask you a question in regards to your question. Do you believe that in the neighborhood, there may be some houses being rented?

SUMMERS: Sure. To single families, yes.

STEPHENS: Would this make it any different?

SUMMERS: It would because by your own rules, the Village of Orland Park identifies families as grandparents, parents, children, sisters, and brothers.

STEPHENS: But I think your question was about rentals? You asked if it was going to be a rented community.

SUMMERS: It is. It's not being rented out to a single family. It is being rented out to 6-8, currently 5 gentlemen that are unrelated.

STEPHENS: What is your point?

SUMMERS: That is not what our community is about. That is not why I bought into the neighborhood. I bought into a residential neighborhood with families. I have concerns. This isn't what I bargained for. It affects property values and these 5 people that are currently allowed, there could be a rotating group of people that come through there. Someone else mentioned with respect to the supervisor. According to State law, what is required is that they are over 18 and they have 120 hours' worth of training. Other than that and a background check, we don't know these supervisors or how long they have been working with the people that live in Tinley Park in this area. There are a lot of what ifs. I have concerns. The people from St. Coletta's can come up here and talk about the fact that we have nothing to worry about these 6 people that are going to be living here but that's not to say if there is going to be a rotation and other people are going to be moving in.

STEPHENS: So the question is about the change of occupancy?

SUMMERS: It is. But I also want to voice my objection to this council allowing special use. First I'd like to voice my objection to even doing it initially but also going from 5 people to 6. That's why I'm here. The only other thing that I point out is Mr. Bryan, while I have no reason to disagree with his representation of these people; they talked about moving from apartments in Tinley to this home for more space. If we are talking about giving them more space, were all of these individuals living in a 4 bedroom apartment living in one unit? That is a question I have because I can't see how they are getting more space if we are talking about taking this house if they were all in individual apartments and now putting them all in one house?

STEPHENS: We will ask them that question.

AUBIN: Swore in Matt Coch, 14452 Oakley Avenue, Orland Park.

COCH: I understand that these residential areas, including our own neighborhood, are zoned for group homes for up to 5 people but at the same time you can get a variance to get more than 5 people in there. There are certain factors that you need to consider. One of those things is the amount of traffic in the street or on the driveway. You have a group home here with potentially up to 8 people. What kind of car is going to be transporting these people to and from the other location in Tinley. I imagine that will be a pretty big car. Is that going to be something that is ordinarily allowed under Orland's other rules. I've seen group homes elsewhere and they are essentially vans that are transporting these people. That is an eyesore to a neighborhood as are multiple parked cars in a driveway or on the street. If you have 8 people there, you know they are going to have visitors. I assume these people have family, they may have friends that are going to come visit them. That is more traffic. It is like anything. The more people you have at something, I wouldn't want 8 18-year-olds living there. It is just a lot of people. That is the concern. I would like this board to consider that and ask these questions to St. Coletta's and have them addressed.

AUBIN: Just to let everyone know that the function of this body is not an approving body in any way shape or form. We are residents of Orland Park as you are. We are charged with looking at the facts that our staff has come up with in their report and then we recommend to the Village Board that indeed this petition meets all code and requirements that are required by the Village of Orland Park. There is no absolutely no approving of anything on this dais. What we will do is recommend that what the people are doing from St. Coletta's meet all of the requirements as required by the Village of Orland Park. There are two more levels that this petition will go through before approval. The final approval for this particular petition will be the Village Board as approved by the Trustees and the Mayor.

COCH: There is a decision that is made as to whether it will allow more than 5 people to live in this group home. That is the concern that everyone has. What are the factors that are considered in making that decision? I'm assuming you are aware of what those factors are.

MAZZA: From a planning point of view, the two criteria that the petitioner has to meet are that they are licensed by the applicable state agency, which they are; and that the home is located no closer than 660 feet to any residential care home.

COCH: Those are the only factors that are considered? I don't think that's accurate.

STEPHENS: We listen to what our fellow neighbors here and when we make our decision here we are listening to your input.

COCH: I'm just responding to what he said. Based on my research, I don't think that is accurate. I think there are things that I mentioned before like vehicular traffic that can be taken into consideration.

STEPHENS: Don't you think that within that area, there are families with 3 or 4 kids and maybe they have 4 or 5 cars in some instances?

COCH: Yes and I don't like it. So this is going to inevitably contribute to that. I don't appreciate you discounting my concern. I am just voicing my concern. It is not for you to go back and forth with me.

AUBIN: It is not discounting at all. This board does not have that in our jurisdiction. You can take that further and go to the Committee meeting and the Board of Trustees meeting but we do not have that power.

PARISI: If we are talking about factors in any of the group homes, whether it's small, medium or large, you have to be licensed. What are the additional factors to go from 5 to 6 to 8 in this area? Right?

COCH: Right and I don't want to debate with you. You seem to be the one that wants to engage in a debate with me.

STEPHENS: I don't want to debate with you. You were making a point and I was making a point as well.

COCH: You're still doing it.

STEPHENS: And so are you.

PARISI: I was just asking what the additional factors are that take this from a small group home to a medium?

PITTOS: Like any other land use that requires a special use, there are 8 special use standards that must be answered by a petitioner in order to apply for a special use permit. In addition to the zoning criteria that we see on the overhead and then also the state regulations that would apply to these types of facilities, the petitioner has to also submit their responses to the special use standards that we have in Orland Park. Their responses to the standards are to the effect of comparing the residents that will live in their facility to a traditional family. You can go through all of the special use standards, the public can review them. Nonetheless there are 8 standards by which they have to answer and they are measured and weighed against when we review the project.

PARISI: So those are the additional factors and what you are recommending is that they have responded to those additional factors to the Village's satisfaction.

COCH: That's what I wanted clarification on.

AUBIN: Swore in Dennis Beachey, 14400 Oakley Avenue, Orland Park.

BEACHLEY: I have a question concerning the staffing. I have done a little bit of research where currently the house has 5 occupants where the staff member is charged with not being able to control the people in this home. He is currently under arrest and is being held on \$100,000 bond. How are these people going to handle 6-8 if they're having difficulty controlling 5? I also spoke with some of the neighbors of other St. Coletta's homes under the Freedom of Information Act and they spoke of some of the occupants being outside, vulgar language and if there is only 1 person taking care of 5, how are they going to take care of more?

AUBIN: Swore in John Michaza, 14344 Ridge Avenue, Orland Park.

MICHAZA: I had a multi dwelling property that I used to live in. When I started a family, I left the multi-unit dwelling property because I wanted to move to a single residential neighborhood. If we knew that something like this was going to happen, we probably would not have bought in the area. It is a concern that I have about people moving into this home and the big question I have is when is the Board meeting that these questions will be addressed at and what is the date?

MAZZA: Next Monday, October 19th, the Development Services Committee will review this at 6 pm.

STEPHENS: The Village Board meeting is scheduled for Monday, November 2nd. They would have the recommendation from the Plan Commission meeting and the Development Services Committee meeting. Both are public meetings.

AUBIN: Swore in Joe Kessan, 10275 144th Street, Orland Park.

KESSAN: My question is who out of the Village is going to monitor this place? Who will know that there are 6 people and not 12 living there?

PITTOS: Like all zoning and land use questions, it is a matter of inspections. Many times these are handled by complaints. If there is an issue, a resident complaint can be addressed to the Village and we can then either bring it to the State's attention or solve the matter through the zoning requirements. If they exceed what is allowed by zoning, they can be shut down.

KESSAN: So we have to watch realistically. The residents have to watch and I have to do the counting to see what is coming and going. That is what you are telling me.

PITTOS: Yes.

AUBIN: That is the same way that occupancy is handled in any other situation like a restaurant, retail outfit or some other business. A complaint must be made.

STEPHENS: I would like Mr. Bryan to come back up and we would like you to answer some of these questions. What happens when there is a change of residents? You have 6 people coming in between ages 40-46 that have been with your facility for 30 years. What happens when there is a change?

BRYAN: We very seldom have changes but if there is a change that is made where a new client is coming in, we have a screening process of us accepting clients based on our admission policy. There is a screening process that we go through. This is not a drug rehab house or an alcohol rehab house. These clients do not have any criminal activity. They are not sex offenders or anything like that. I just wanted to clarify that.

STEPHENS: What is the nature of the disability of the people that are going to be residing there?

BRYAN: They are developmentally disabled. Our psychologist will talk about that. Somebody mentioned the supervision. I have the supervisor here that will talk. She has been with the agency for 20 years. It is our intent to answer all of these questions that have been raised here tonight.

STEPHENS: We will bring them up and swear them in and ask them to answer those questions.

AUBIN: Swore in Deanna Wetzel, 18350 Crossing Drive, Tinley Park.  
Swore in Heather Benedick, 18350 Crossing Drive, Tinley Park.

STEPHENS: What is the nature of the disabilities?

BENEDICK: They all have a cognitive disability. That is the requirement for admission into our agency. What that means is that their cognitive functioning is below what is the norm for an average person in our community. Like Mr. Bryan said, they do not have drug addiction, or alcohol. They are not sex offenders. All 3 of those things would exclude them from admission into our agency.

STEPHENS: What are the qualifications of the supervisors and how is the staffing managed?

BENEDICK: Cognitive disability is what used to be known as mental retardation. The average person probably knows our consumers as mentally retarded. That is how they are commonly referred to. That is not the current acceptable term but that is how most people would recognize them. The other diagnoses that fall under that category are if the person is on the autism spectrum. That is a wide variety

however the individuals that would be moving into this particular home do not fall under that criteria. They have mild mental retardation. Their IQ is below 70. If you know your own IQ, that explains to you the difference between you and them.

SUMMERS: My understanding is that some people with cognitive disabilities also have impulsivity issues. As someone that has young children, and I'm not saying they have attacked some of the kids, impulsive behavior and the inability to control themselves is my concern.

BENEDICK: The individuals that are moving into this group home, while every person who is diagnosed with an intellectual disability, he is correct a lot of time that does go along with poor decision making and impulsivity; however, these individuals they might make poor decisions in the sense of they don't want to brush their teeth twice a day without prompting or they need help with making good choices with what they eat, he is implying that their impulsivity is going to put all of their people at risk. That is not the case with these individuals.

MALLON: Is that all of the clients at St. Coletta's or is that this particular group? What is to say that it is not going to change if people move out and new clients move in?

BENEDICK: There are a wide variety of diagnoses in our individuals that live at St. Coletta's. However, we have things in place for those other individuals that also will prevent them from putting other people at risk. That is what I do, that is my business. I assume the implication in her question is what is to prevent us from moving a person into this particular home who has a different diagnosis that is going to present a threat to her. My response to that question would be that while it may be that 20 years from now one of these particular individuals is going to pass away and we will move somebody else into that home, our protocol has always been to move individuals into a home that are similar to the other individuals that live there. That is for their own good; so that they can be with other people that are similar in their diagnoses, similar in their level of functioning and similar in their ability to function in the community.

JACOBS: How do you determine who gets to move into a facility such as this one?

BENEDICK: St. Coletta's has admission criteria. The primary criterion is that you have an intellectual disability. Everyone who lives with us must have an intellectual disability in order to get funded to live with us. That is the primary criteria; however, the list of exclusionary criteria is longer. I have already mentioned that alcohol and drug addiction, status as a sexual predator are all exclusionary criteria. We also exclude people based on other behavioral issues that would make them not a good candidate for living in the community. So things that would put people at risk might also exclude them from admission to St. Coletta's. We have a committee that makes those determinations.

STEPHENS: Thank you. The qualifications and the monitoring of the supervisors: is there somebody there when all clients are at St. Coletta's during the day? They go from 9 am to 3:30 pm.

WETZEL: I am the group home manager. I have been over this group home for 21 years. I have had the same group of individuals for 21 years. I have had the same staff for 21 years. Some of the staff has been there 29 years. They go through an intense training, 3 weeks long with the Department of Human Services. They get trained yearly. They are trained on CPR, first aid, tornado and fire procedures. They are trained on behavioral issues. They get trained on everything. We have monthly meetings. I come into the house unannounced all the time. In the morning, the consumers leave out about 8:15 to go to work. No one is in the house from 8:15 am until about 3:00 pm. At 3:00 pm, my second shift comes on, goes to the workshop and picks them up. They come home, have a normal dinner, and go out into the Community and do whatever they normally would do. They're involved with the Orland Park District. There is a second shift, there may be one or two staff. There is also a third shift on duty. There is always staff with the consumers when they are home.

STEPHENS: How are they transported back and forth?

WETZEL: They have a van. It is an 8 passenger van that fits in the garage.

STEPHENS: It will stay at the house? Who drives it?

WETZEL: Yes. It stays at the house. The staff is trained to drive it.

STEPHENS: So the staffers that stay in the house drive them there and park the van in the garage and then stay there for about 8 hours and then another staffer comes in after that? Does that other staffer then take the van, load them up and drive them to St. Coletta's?

WETZEL: Yes.

STEPHENS: Those are all of the questions that I had written down from everyone who spoke. Did I miss anything?

AUBIN: Swore in George Sintic, 14540 Oakley Avenue, Orland Park.

SINTIC: I just had a question as it relates to public safety of the folks that will be living in the home as well as externally. What is the incident frequency that has been recorded? Certainly if something has happened to the folks that live there or something on the premises where these homes are, is there any sort of record of frequency of incident?

STEPHENS: You mean a frequency of incidents of people who may be staying in the house? We will ask them to answer that. Thank you.

BENEDICK: For these particular individuals, it is zero.

STEPHENS: How long have these individuals been at St. Coletta's?

BENEDICK: Around 30 years.

STEPHENS: You said they have been living in a group home prior to this. Where is that and how does that compare to this home?

BENEDICK: Currently, they live in a rental apartment in a multi-unit building in Tinley Park.

STEPHENS: All 6 of them?

BENEDICK: Well there are only 4 in there right now. But that is why we are requesting this because we would have additional people move into the home. There are 4 living in that apartment and there are 2 living in another place.

STEPHENS: Is that a 2 bedroom apartment?

BENEDICK: 3 bedroom apartment. It is small.

AUBIN: Swore in Phil Bell, 14531 Ridge Avenue, Orland Park.

BELL: The house is zoned for where they can have up to 5 residents and they are going for 6. What is the difference to St. Coletta's between having 5 and 6 people? How is that going to change the welfare for these individuals? It is a house that has 4 bedrooms. They are grown adults and I know from living in that neighborhood that the bedrooms are not huge. I would like to know about the welfare of these individuals because I work with special needs kids and adults all the time. I know a lot of them are housed and they like to have their own rooms. How are you getting 6 people into a room that has 4 bedrooms?

AUBIN: Swore in Annette Scafguard, 18350 Crossing Drive, Tinley Park.

SCAFGUARD: The consumers have asked for some time to actually have a home such as many of their other residential cohorts at our facility. They are in a tiny apartment and what we wanted to do was give them a nicer, roomier home. In order to do that, we had to bring the number of clients in there to 6 rather than 4 or 5. The home is very large. There is plenty of room for them. They are thrilled. They can't wait to move in but that was basically an economic decision so that we could give them more room and a nicer home to live in as they have been cramped in an apartment for 30 years.

PARISI: So there are 4 currently?

SCAFGUARD: There are 4 in the apartment and 2 in other housing.

PARISI: So they have lived together for 21 years?

SCAFGUARD: The 4 of them, yes.

PARISI: And the 2 additional, they are familiar with each other?

SCAFGUARD: Yes. The 4 of them are in one apartment and the other 2 are with St. Coletta's other housing.

PARISI: But when they go for their daily activities, they all interact together?

SCAFGUARD: Oh, yes.

STEPHENS: Do you assign the bedrooms to them or do they decide?

WETZEL: We already sat down and decided who was going to be roommates and who would be getting a single room. There are 2 master bedrooms in this house so the 2 people that want to be roommates are already roommates and then the 2 people that wanted singles would have singles.

STEPHENS: So there would be 2 in each master bedroom and then 1 in each bedroom. You are assigning that?

WETZEL: They already worked it out themselves.

STEPHENS: Ok. Thank you.

JACOBS: When you said that the residents go to participate in other activities, how do they do that? Does the staff member drive them to those places and then pick them up and bring them back? They don't drive themselves.

WETZEL: No. The staff member is in charge of driving them everywhere.

JACOBS: These people are supervised for their own welfare. They're not just sent out into the street to make their way wherever they are going.

WETZEL: No. Similar to Orland Special Rec, they are dropped off and then monitored by the Special Rec staff.

JACOBS: So they're not wandering the neighborhood.

WETZEL: No.

STEPHENS: Can they walk out the front door?

WETZEL: They wouldn't. They can sit on the patio or front porch. They're not going to take off running down the street. It's their house, they're excited. They're not going to bolt. These guys are very gentle guys.

STEPHENS: I am just asking you these questions because I think the community wants to know about these things.

WETZEL: I understand that. In the backyard there is a beautiful rose garden.

SUMMERS: If they leave the house, do they do everything together because there is only 1 person that is working with them?

WETZEL: None of our consumers are allowed to stay in the house alone. They always have to be supervised. So if they leave then they all leave together. Unless there is 2 staff, then if someone wants to stay home then one of the staff members will stay home.

STEPHENS: I think that answers your question.

AUBIN: Swore in Don Borling, 15323 Sunset Ridge Drive, Orland Park.

BORLING: I am not going to be able to respond to the questions that the residents have because I don't live in their neighborhood. I do live in a different neighborhood. I just want to speak on behalf of St. Coletta's a little bit. Our church has worked with St. Coletta's for 35 years. They have spent a lot of time at our church and I have spent a lot of time at their homes.

STEPHENS: Where is your church?

BORLING: My church is All Saints Lutheran next to Sandberg High School on LaGrange Road. The residents of St. Coletta's are guests every week. They have picnics at our church and we often have dinner and visit their homes. Obviously, I am not a resident of your neighborhood so I don't seem as legitimate. I am a home owner but St. Coletta's is an incredible organization. When they move from living in cottages on the property at 123rd and Wolf Road and into individual homes throughout the southwest suburbs it made an incredible difference in the lives of those folks and in the aura of St. Coletta's because they are a part of our community and a lot of them are our friends. Even though I don't have one close in my neighborhood, I have been in most of them. What it does to enrich the lives of these adults who are developmentally disabled, it is incredible. I have a developmentally disabled son, of course his burden is he lives with me. He would probably be better off living at St. Coletta's. If this group moves into your

neighborhood, your neighborhood will be better off because of the kind of people that they are. Poquito is the most gentle, most decent man I have ever met and his care for those residents is incredible. Even though I can't address the property value and all of that, I can address the character of the counselors and the character of the residents that will be in that neighborhood. I think you will find out over time that you and your kids will be richer for the experience. They are amazing people. They changed my life and my family's life and our church's life. They just may change yours.

STEPHENS: Thank you. I have a letter here that I need to read:

Dear Mayor, Trustees and Neighbors on Oakley Avenue,  
My name is Joan Hallgren and my family has resided on Oakley Avenue for more than 27 years. We bought our home based on the safety of the neighborhood and the family community it represents. We have four children who have grown up here. One of my daughters was born with Down Syndrome. Dana was able to walk our streets, ride her bicycle and shoot countless baskets on our driveway. She was watched by her extended family, our neighbors. One of the most important things we want for our children is that they be able to live independently. We want them to be safe and to live in a safe community, one that is an extended family to them. One of the final puzzle pieces for a parent of a disabled child is just that. This is such an essential step in securing their child's future and giving us, as parents, harmony in the decision. Please know this home is very important in this process. While we never had the opportunity to see Dana in a group setting such as St. Coletta's, it was our eventual hope that this could be her future. The security of knowing she would be safe, in a loving neighborhood with caring persons to surround her. Please let's embrace this opportunity to have this group home on our street. St. Coletta's has had a long standing commitment to our "special population" and safe guarding their clients also. Again, this home on Oakley Avenue is very important.

Thank you,  
Joan Hallgren

STEPHENS: I think at this point, we have heard all of your questions. Before we go to our Commissioners, Mr. Bryan would like to come up and make one last statement.

BRYAN: Somebody mentioned in regards to a medium group home about this home having 7 or 8 residents. The agency I not interest in having more than 6 residents. The majority of our group homes in the southwest suburbs are at 6. The agency is not interested in having more than 6. I also think someone mentioned what is to stop them from having 12? Well, we also have monitoring agencies that come into our group homes unannounced. We have a past agency that is in Homewood that is called Suburban Access as well as the Department of Human Services. If they come in and we have more than what we are supposed to have, that would be a problem for St. Coletta's. So we do have outside agencies monitoring not just St. Coletta's group homes but all of the group homes. Hopefully

that helps.

STEPHENS: Thank you. I think we have heard all of the questions. Some negative questions and some very positive. At this point we will go to our Commissioners.

PAUL: I want to say that I appreciate everyone coming out from the community and from St. Coletta's. When it comes to things like developmental disabilities, there are a lot of things that we do not understand. I am very fortunate. I have never had to deal with that in my life. It is different and different for our Community. Sometimes you need to know more to understand who is going to be there and why. I know St. Coletta's has 2 other group homes in Orland Park. I imagine there are others. I don't know that I have ever heard of anything going wrong. Am I wrong when I say that?

MAZZA: You are correct.

PAUL: These homes are scattered throughout the community. It hasn't been an issue anywhere and if we can help these people along, I am for it. We are not hurting anybody. There is no sign out in the front yard calling out that this is a group home for developmentally disabled people. There are probably more of these homes than we realize. They just do their thing and they're just helping these folks along. I don't see a problem with that.

JACOBS: I agree with Commissioner Paul. I know some disabled people. I haven't worked with them specifically. I know there are degrees of mental disablement and how they react to certain kindnesses. I think it is our obligation to help these people and this should move along.

PARISI: The remarks from Don Borling and from Commissioner Paul were well said. I understand people's predispositions and people's fears. Having understood them, I have to say that I do appreciate the way that everyone brought their concerns to our attention. It wasn't rude or a mob. It was very controlled and articulate. I concur with Commissioner Paul but what I would suggest is that while a medium home says 6-8, we have the ability to limit that and I think we should consider that.

AUBIN: I have been sitting up here a long time. I have all of the faith in the world in our staff and I will justify that comment. I have read petitions and then motions that have 100 conditions that a petitioner has to do these things. In this particular case, as I read this motion tonight, there are no conditions. What this tells me is that St. Coletta's has met everything to a T, by code and by law. Staff would never have presented it this way to us. In listening to the professionals telling us what their staff is like and how these people are managed, the condition in which these individuals are in as told to us by 2 professionals. You have to give credence to their testimony. In my humble opinion, I am going to recommend pushing this on. But as you hear tonight's motion as I read it, there may be some satisfaction on

your part as well.

STEPHENS: I want to thank all of you for coming out and for all of your comments and concerns. They are good concerns. You made good comments and they have been addressed. St. Coletta's is really one of the finest organizations in this kind of a situation that I am aware of. I have been supporting St. Coletta's for years, myself. The people that are there have a right to live as well as we all do. By that letter that I just read, you have someone living in your neighborhood who raised 4 children and your neighbors helped that lady. People like this need help. I don't think St. Coletta's is moving bad people into the community and I think they do a great job with these group homes. I am in favor of moving forward with this petition; however, I do agree with the residents here and I don't think we should approve this for 8 people. I think if we go from 5 people to 6, that I s not going to make a big difference one way or the other. The home is large enough for these people to live a good life and it seems to me that the people that work at St. Coletta's and the supervision is an excellent staff. I understand your thoughts as far as will it reduce my property values. But again there is not going to be a sign out front stating that it's a group home. I took a good look at this house today. The back yard is all fenced in. It is a nice location and I don't think that there are going to be any problems. If there are problems there, you can always go to St. Coletta's to speak your mind and explain to them what the situation is. I am sure that it will be addressed to your satisfaction. I am in favor of moving forward with this for the 6 instead of the 5 that are already allowed.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated October 13, 2015.

And

I move to recommend to the Board of Trustees to approve a special use permit to allow St. Coletta's of Illinois to establish a medium residential care home for six (6) residents in a single-family detached house located at 14401 Oakley Avenue, subject to the following conditions:

1) Meet all final engineering and building code related items.

PAUL: Second.

**RECOMMENDED FOR APPROVAL**

**Aye:** 5 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi and Member Paul

**Nay:** 0

**Absent:** 2 - Member Dzierwa and Member Murphy

**2015-0519 Olde Mill Lot Consolidation - Lots 52 & 53**

SALMON: Staff presentation made in accordance with written staff report dated October 13, 2015.

STEPHENS: This is a public hearing. Does anyone wish to comment in regards to this petition?

AUBIN: Swore in Frank Gabriello, 10729 Millers Way, Orland Park.

GABRIELLO: Our concern is that it is not up to us how to develop their property particularly when they started with Lot 53 but the concern is that by extending the property to Lot 52, it is creating a private park. We are concerned that it will be in competition a block away from a public park if somebody wants to play tennis, it is available there. The whole subdivision suffers so far from underdevelopment in the area of the noise control. Neither of the builders took any particular steps that we are aware of with the developer of the area, John Forkan, to plant at least 200 trees which would be appropriate for the area. To replace those that died and are standing there dead. So if somebody wants to create a private park, then I would imagine that the rest of the residents deserve the Village to take care and consideration of the welfare of what it is going to look like. This kind of a development is habitually prone to excessive noise because when the people come after work, this is when they will be entertaining themselves. Again, it is not our intent to tell the people how they should live but I think the area as such may not be exactly suitable for this kind of lifestyle. I think if you want this kind of compound, go to Manteno or somewhere south and buy 5 acres, put yourself in the middle and you will bother no one. So these are the concerns and we do not think that Lot 52 should be turned into a private park or facility that would be prone to excessive noise and lighting to allow them to use it until 10 pm. Again those people like to have what they like to have. By all means, if they have money they should get it but that might not be the place. Thank you.

STEPHENS: I'd like if the petitioner is present to address these comments.

AUBIN: Swore in David Kane, 17243 Buck Drive, Orland Park.

KANE: I live a couple blocks away from this. I am building the house on Lot 53 and joining the 2 lots together for the people who are buying it.

STEPHENS: Do you know what their intent is to use that lot for?

KANE: It is for recreational use. They want a place for the kids to play volleyball. They're putting a pool in their backyard so they're not going to have much room for grass.

STEPHENS: There is virtually no vacant space for any yard. You're saying that the intent is that they can have a yard. It is my understanding though that when you are consolidating these two lots as one, which Miss Salmon pointed out in her presentation, you are going to keep the utility easements as they are in the middle

and in the back so that later you can eventually sell this off as a buildable site. For the short term, the people that you sell this house to are going to be using that lot just as a backyard like any other resident has the right to use their backyard and put swings in it and other things like that. Is that the intent of the purchaser?

KANE: Yes.

STEPHENS: Is there anyone else who would like to address this petition?

AUBIN: Swore in Martha Gabriello, 10729 Millers Way, Orland Park.

M. GABRIELLO: Our backyards are back to back.

STEPHENS: Well there is a creek that runs through there as well as a detention pond. So you back up to the detention pond, which then backs up to the creek, which then backs up to the lot.

M. GABRIELLO: I would like to know what kind of entertaining facilities are going to be proposed on Lot 52. I have heard from another builder who builds in the area that the party is proposing to put a tennis court on that lot. I don't think that this is something that the residents expected to go in there. For tennis court purposes, you have to have hard surface, and it will affect the noise level in the community. If people want to use it at night, there will be extra lighting that will also disturb people who live next door or even across the pond. You can really be affected by the blaring lights or extra noise so I would like to know specifically what kind of entertaining area is being proposed.

KANE: No decisions have been made. The kids are really into volleyball, baseball and basketball. The driveway is not suitable for a hoop so they may put a court up there but anything that they put up will be pursuant to the codes.

STEPHENS: It would be allowable by code. Ok. Thank you. Seeing no comments from anyone else, we will go to our Commissioners.

PARISI: You had mentioned that they could resubdivide it in the future and sell it off. Obviously there is not going to be any permanent structure on it. Generally speaking, when I am here, if someone is consolidating 2 lots that means that they want to build a bigger house and it is going to be on both lots. Actually they are making it more difficult for themselves to sell the lot in the future because now they have one PIN number instead of 2. In terms of concerns about lighting and basketball courts, we do have standards on the brightness of lights that someone can put on their property and they are pretty strict. If someone wants spot lights on there and then you're trying to sleep. I wouldn't be too concerned about the lighting. The fact of the matter is I have 2 neighbors, one has a basketball court in the backyard and the other has a tennis court. It's within code and they got the required permits. As long as they are compliant with code, it is not my prerogative

to say I don't like it.

AUBIN: My comments are very simple. I agree with Commissioner Parisi and I would like to add that everything is under code to be built and if there was a problem with all of the neighbors, they all would have been here.

STEPHENS: I think that if they were buying this lot to use it as a backyard, I don't know that there is any difference from somebody who has a lot large enough with a small house and a large enough back yard that they couldn't build a tennis court or basketball court on there. With regards to the lighting, I agree with the comments made by Mr. Parisi. We have codes that talk about lighting and if it creates a problem for a neighbor then all you have to do is call the Village. They will come out and make sure that this lighting is in compliance with the codes that are in effect. If they are in a position to purchase both lots, there is not much of a backyard left on the first lot due to the pool. They are consolidating 2 lots into one lot. They are going to make it a legal single family lot. They leave the easements in there as they were designed originally and as they have been installed so that at a later date if they want to resubdivide the one lot back into 2 and sell it as a building site, they can do that. I see no problem with this. I understand your perspective but I also wonder how much distance there is?

SALMON: Probably about another 100'.

STEPHENS: So you are about 400' away from Lot 52. I think that it is possible that your comments are an overreaction and I don't see any problem with this lot consolidation.

JACOBS: I do understand your concern. I would be wondering what is going to happen over there. We would hope that it would be done well and look pretty rather than just a lot of equipment there. Hopefully they will do a lot of nice landscaping work and they will have a nice facility for their family. It is compliant with code and that is what we are here for.

PAUL: I don't have anything else to add. If they do something that is disruptive, you have recourse. A tennis court or basketball court are commonplace. I am fine with this.

STEPHENS: We will now move forward with a motion.

PARISI:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated October 13, 2015.

And

I move to recommend to the Village Board of Trustees to approve the subdivision / lot consolidation of lots 52 and 53 in the Olde Mill Addition subdivision for a 26,577 square foot lot as depicted in the "Site Grading Plan" dated July 27, 2015, and proposed plat titled "Spyglass Consolidation" prepared by Lincolnway Engineering and Land Surveying Ltd., subject to the following conditions:

1) That the petitioner submit a Record Plat of Subdivision to the Village for recording

AUBIN: Second.

RECOMMENDED FOR APPROVAL

**Aye:** 5 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi and Member Paul

**Nay:** 0

**Absent:** 2 - Member Dzierwa and Member Murphy

**2015-0526 7420 W. 159th Street - Special Use Permit**

PITTOS: Staff presentation made in accordance with written staff report dated October 13, 2015.

STEPHENS: My first question is how long have you been working with the petitioner on this overall plan?

PITTOS: It has been quite a few months. I think we started discussing this about 6-7 months ago.

STEPHENS: You have done a great job. If the petitioner would like to add anything, please step up to the podium.

AUBIN: Swore in Mitch Goltz, GW Properties, 461 N. Clinton, Chicago  
Swore in Jesse Conrad, Manhard Consulting, 4345 N. Kenmore Avenue, Unit 3, Chicago

GOLTZ: short presentation made in conjunction to staff's presentation.

STEPHENS: What you're showing on Lot 1 & Lot 2 other than the east building are just illustrations of what possibly could go.

GOLTZ: Yes I just wanted to clarify. What looks like an automotive building on Lot 2 but that is not part of the petition.

STEPHENS: Thank you. On those cross access easements, the dotted line running down, is there going to be sidewalk running east and west along those cross access easements and north to south as well? Or is the dotted line the only sidewalk that will be there?

PITTOS: I have illustrated the main pedestrian access routes linking the amenity space from Outlot A with the commercial spaces near 159th Street. With the addition of future phasing in the development, it may be required that additional sidewalk is required along the interior access drives. Right now we are requiring that they complete this gap on 159th Street. Whatever comes in for Lot 4, if it makes sense to have more sidewalk there then we would add that. It is important to note what is happening on the neighboring properties. You can see that Good Will doesn't have any sort of sidewalk connection that could bring you to Home Depot. It is difficult to get that east west cross access going. We will take into consideration what neighboring properties are also doing.

STEPHENS: You pointed out Lowe's and they have the sidewalks running back and forth.

PITTOS: Yes but Lowe's has the advantage of being an entire Planned Unit Development across the whole block. Whereas here they have to plug into existing infrastructure.

STEPHENS: So there may not be a sidewalk connection running east to west?

PITTOS: Yes there may not be a connection going into Good Will just because they don't already have that east west sidewalk.

STEPHENS: Interior wise, as it develops, will they put sidewalks in on other sides of that cross access?

CONRAD: I know that there will be crosswalks at all the intersections where the lots connect. If the use warranted it, we would be putting in additional ones.

STEPHENS: Yes I read that. You're going to make the connection along 159th Street.

CONRAD: We would be connecting to an existing sidewalk to the east.

GOLTZ: To install a little bit of additional sidewalk in the north south direction is fine to get to the front of the potential building on Lot 4 would seem to make more sense so people from the street could get back to Lot 4 as opposed to an east-west direction where there is no receiving sidewalk or sidewalk along that full access. That way you can come to the middle of the property, come up the central thoroughfare and cross the street at a crosswalk, stop sign controlled, further back into the property where there is less traffic and enter to the entrance of building 4.

STEPHENS: Thank you for the clarification. This is a public hearing and I don't see anyone left in the audience who wishes to comment on this petition so we will go to our Commissioners.

PAUL: What kind of time frame are we looking at?

GOLTZ: Avis is ready to go and we used that as the catalyst to get this project off the ground. We are looking to proceed with this as soon as we can. We would like to get going at least on this building. Our goal is to get full engineering done and have full approvals by the end of the year, early next year so we can be in the ground in the spring. The temporary facility we are looking to get done as soon as possible before the weather turns. Part of the reason why we are doing an Avis here is because they are relocating from 159th and Harlem. They are right now on the hard corner in Orland Park. That property is being sold and redeveloped for retail. They are basically being forced out and relocating here. The purpose of this facility is to have less interruption to their business rather than shutting down and restarting. They're not thrilled about a temporary facility but it makes sense. The whole aspect with the asphalt parking lot, I could use best efforts to make that happen but given the time of the year and when the plants close, I would like to suggest that it might be impractical to have that completed in the time we would need to facilitate that.

PAUL: That's all I had.

JACOBS: It is a very ambitious project and I wish you lots of success. I agree with everything that has been stated by staff.

STEPHENS: Where do you propose to park the Avis cars? Are they going to park their entire inventory there?

GOLTZ: The temporary facility we had envisioned that they park to the north of the Good Will. As far as the more permanent building, they will be parking vehicles in the shared parking area and probably put the trucks further back in the lot where it is not as disruptive.

STEPHENS: So the idea is that Avis will have their office there in the commercial building in the front. They will be parking their inventory in the back of the lot. Staff, is there enough parking there for that type of situation as well as other commercial areas?

PITTOS: We have analyzed the building from a retail standpoint and the parking lot is sufficient. The existing Avis site on that hard corner on Harlem, it is a much smaller lot. We do believe that the parking capacity for Lot 1 will suffice for them as well. It is important to know that the parking lot is located to the rear of the property and the intent of the building being at the frontage is to screen as well. Even if Avis were to park in this area back here, it will be screened by the building and whatever other user may go into that has the rest of the parking lot.

STEPHENS: Are you limiting the number of parking spaces that Avis will use?

PITTOS: Not specifically.

STEPHENS: Is there going to be entrances on the south side of the building as well as the north side?

GOLTZ: No. They would have windows but the main entry point will be in the rear of the building.

STEPHENS: Ok thank you.

AUBIN: Obviously Orland Park is very business oriented and always interested in attracting new businesses into the area. We are a persnickety suburb as well. I heard you say something about this paved lot. We are all well aware that the plants shut down in the winter time. Is there any room for negotiations in Condition #3? Will that impair them from getting started because we have that attached?

PITTOS: There may be room for negotiation. I know that the developer may have a definitive time frame in mind but we are looking at this from an indefinite time frame. We are giving zoning approval for a property and so the only suggestion would be if this goes into spring and then turns into summer and then turns into fall, we need to make sure that the parking field meets code.

AUBIN: There are a number of conditions attached to this petition and the gentleman only objected to one of them. You have worked really hard to put this together and it looks like an empty piece of property will turn into something really nice for Orland Park.

GOLTZ: That is the hope. We are trying to do what we can to attract the best possible users to the site. I think this is a very good start to make that happen.

PARISI: I am just curious what type of big box retail user you would potentially place on Lot 4?

GOLTZ: We have had people enquire about super centers. We have talked to a boutique movie theater like a brew & view. We have talked to a couple fitness users. It is an attractive site for those that want to be in Orland Park. We have other projects in Orland Park and we are able to offer some things at this site that we are unable to offer at LaGrange Road or the Ring Road. I don't have anything set in stone yet. We're hoping to land a bigger user. We are prepared to wait for the right user until we commit to anything.

STEPHENS: I wanted to comment on your elevations. I think the architect did a beautiful job. The difference in the colors in the awnings and all of that. If you don't get a big box, you might get something else.

GOLTZ: Right. The zoning allows for a lot. I could justify a lot of different types of

uses. The site is 2.5 acres. We are open. We will sell it, lease it, build it, whatever.

STEPHENS: At this time, we will move forward with a motion.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated October 13, 2015

And

I move to recommend to the Village Board of Trustees to approve the preliminary site plan for the Planned Unit Development titled "GW Property Subdivision Village of Orland Park, Illinois, Data Box Exhibit - Overall", prepared by Manhard Consulting Ltd., dated 8/26/15, sheet 6 of 6, subject to the following conditions:

- 1) Remove the proposed Lot 1 drive-aisle connection to the east access drive to restrict ingress/egress.
- 2) Pave a temporary asphalt parking lot to service the temporary structure.
- 3) Employ pergolas along the main interior access drives to frame pedestrian pathways between parking lots.
- 4) Address and enhance the central intersection of the interior access drives to serve as a focal point for the PUD.
- 5) Remove the temporary structure from the site entirely within one (1) week of an occupancy permit being issued by the Village.
- 6) Submit an updated tree survey and catalog indicating total removal, tree species, size and health to assess tree mitigation requirements.
- 7) Submit a final landscape plan for separate review and approval within 60 days of final engineering approval. It must include all pertinent site amenities such as pergolas, street enhancements and furniture, sidewalk walkway enhancements and other landscaping and site amenities.
- 8) Submit a final plat of subdivision for recording.

And

I move to recommend to the Village Board of Trustees to approve the preliminary site plan for Lot 1 of the PUD titled "Commercial Development Village of Orland Park, Illinois Site Dimensional and Paving Plan", prepared by Manhard Consulting Ltd., dated 7/22/15, sheet 5 of 11, subject to the same conditions outlined above;

And

I move to recommend to the Village Board of Trustees to approve the elevation drawings titled "Site Development 159th and Harlem Orland Park, Illinois", prepared by Site Design Studio 24, LLC., dated received 9/28/15, sheet ST1, subject to the same conditions outlined above, and the following:

- 1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 2) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
- 3) Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

And

I move to recommend to the Village Board of Trustees to approve the subdivision of 7420 W. 159th Street as shown in the plan set titled "GW Property Subdivision Orland Park, Illinois, Preliminary Plat of Subdivision", prepared by Manhard Consulting, Ltd., dated 9/24/15, sheets 1 through 3, subject to the same conditions outlined above;

And

I move to recommend to the Village Board of Trustees to approve the special use permit for 7420 W. 159th Street to establish a Planned Unit Development and allow for a motor vehicle service use on Lot 1, subject to the same conditions as outlined in the Preliminary Site Plan motion above. Modifications to the special use permit include:

- 1) Reduce detention pond setback from 25 feet to ten (10) feet.
- 2) Reduce north Bufferyard Type C from fifteen (15) feet to five (5) feet.
- 3) Reduce east Bufferyard Type B from ten (10) feet to five (5) feet.
- 4) Enable construction of a temporary facility on site until the permanent structure is complete.
- 5) Reduce wetland buffer and setback from 50 feet to zero (0) feet.

All changes must be made prior to the Board meeting.

PAUL: Second.

**RECOMMENDED FOR APPROVAL**

**Aye:** 5 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi and Member Paul

**Nay:** 0

**Absent:** 2 - Member Dzierwa and Member Murphy

**NON-PUBLIC HEARINGS**

**OTHER BUSINESS**

**2015-0040 Memo: New Petitions & Appearance Review**

**ADJOURNMENT**

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

STEPHENS: This meeting is adjourned at 9:46 pm

Respectfully submitted,

Heather Zorena  
Recording Secretary