

# VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)*



## **Meeting Minutes**

**Tuesday, August 11, 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 Murphy

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

**APPROVAL OF MINUTES****2015-0067 Minutes of the August 11, 2015 Plan Commission Meeting**

A motion was made by Commissioner Parisi, seconded by Commissioner Aubin; to approve the minutes of the July 28, 2015 Plan Commission.

APPROVED

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

**Nay:** 0

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

**PUBLIC HEARINGS****2015-0384 Calvary Church - Special Use Permit Amendment, Site Plan Amendment, Landscape Plan Amendment**

MAZZA: Staff presentation made in accordance with written staff report dated August 11, 2015.

STEPHENS: Thank you. Is the petitioner present? My question is why didn't you come to the Village for the approval?

AUBIN: Swore in Rich Schuler, 8431 Brookside Glen Drive, Tinley Park.

STEPHENS: What is your position with the church?

SCHULER: I serve as the executive administrator/pastor.

STEPHENS: Didn't you know that you had to go to the Village for approval on this?

SCHULER: I was not holding this job at the time. The senior pastor retired after 28 years there. He moved on and in between that they were vacant and one of the board members, Russ Bonnema, who passed away, said that we needed to do the parking lot. He said that it was part of our building plan and we should have done it when we started. So, my understanding is that they went ahead because they had it in the original plan so they just put it in. As I came across what was

wrong and tried to make it right, it was overwhelming. So now the board knows and our new pastor knows that we don't do anything to the property unless I sign off on it and it has been approved by the City.

STEPHENS: Ok. So any time you are going to do any further expansion, you have to come to us.

SCHULER: You got it.

STEPHENS: Thank you. Do any of the Commissioners have any comments they would like to make regarding this petition? No Comments. 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 August 11, 2015.

AND

I move to recommend to the Village Board approval of the preliminary site plan titled "Site Improvement Plans for Calvary Church Parking Lot and Entrance", by SPACECO Inc., pages C1, TS1, ET1, ENG1, EP1, S1, D1, PM1, LP1, and L1, issued 03/20/2015 and updated on 07/22/15; subject to the following conditions.

1. Ensure all stormwater run-off from the parking lot expansion area and right turn lane area drains to the existing detention pond.
2. Update plan set page ET1 to reflect the updated parking lot layout as shown in plan set page ENG1 and PM1.
3. Include additional pathway lighting along sidewalk connecting expanded parking lot and church.
4. Meet all final engineering and building code requirements.

AND

I move to recommend to the Board of Trustees to approve a Special Use Permit Amendment for Calvary Church to permit parking space quantities that exceed Code minimums by more than 20%, subject to the following conditions.

1. Ensure that no future projects are constructed on site without prior Village approval.

AND

I move to recommend to the Village Board approval of a Site Plan Amendment for an expanded parking lot and new right turn lane at Calvary Church subject to the same conditions as outlined in the Preliminary Site Plan motion.

AND

I move to recommend to the Village Board approval of a Landscape Plan Amendment for the parking lot area and new right turn lane area at Calvary Church subject to the following conditions.

1. Replace any damaged or removed landscape materials as part of this project before final approval is granted.
2. Submit a Final Landscape Plan, for separate review and approval within 60 days of final engineering approval, meeting the following minimum specifications:
  - a) Indicate the size, common and botanical name, and quantity of all proposed plant materials. Also include planting detail and notes.
  - b) Include a diverse variety of trees and shrubs, with no more than 10% of any one species represented throughout the plan.
  - c) Include a parking lot island detail that indicates that parking lot islands shall contain six (6) inches of stone base and at least thirty-six (36) inches (depth) of topsoil per Island.
  - d) Indicate any plant materials that will be removed as a result of the right turn lane project and where said plant materials will be located within the existing landscape buffer.

PARISI: Second.

RECOMMENDED FOR APPROVAL

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

**Nay:** 0

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

**NON-PUBLIC HEARINGS**

None.

**OTHER BUSINESS**

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

None.

**ADJOURNMENT**

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

STEPHENS: This meeting is adjourned at 7:13pm

Respectfully submitted,

Heather Zorena  
Recording Secretary