

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)



## Meeting Minutes

Tuesday, August 8, 2017

7:00 PM

Village Hall

## Plan Commission

*Louis Stephens, Chairman*

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

**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:** 4 - Chairman Stephens; Member Jacobs; Member Aubin, Member Murphy

**Absent:** 3 - Member Parisi; Member Paul, Member Shalabi

**APPROVAL OF MINUTES****2017-0045 Minutes of the August 8, 2017 Plan Commission Meeting**

A motion was made by Commissioner Aubin, seconded by Commissioner Jacobs to approve the minutes of the July 25, 2017 Plan Commission with corrections.

APPROVED

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

**Nay:** 0

**Abstain:** 1 - Chairman Stephens

**Absent:** 3 - Member Parisi, Member Paul and Member Shalabi

**PUBLIC HEARINGS****2017-0454 Eco-Site Wireless Communication Facility, 15655 Ravinia Avenue-Special Use Permit**

A motion was made by Commissioner Aubin, seconded by Commissioner Murphy, to continue the petition to the August 22nd Plan Commission meeting.

I move to continue file number 2017-0454, Eco-Site Wireless Communication Facility, Special Use to the August 22, 2017 Plan Commission meeting.

CONTINUED

**Aye:** 4 - Chairman Stephens, Member Jacobs, Member Aubin and Member Murphy

**Nay:** 0

**Absent:** 3 - Member Parisi, Member Paul and Member Shalabi

**2017-0484 Dykas Lot Consolidation - Plat of Subdivision**

VUKELICH: Staff presentation made in accordance with written staff report dated August 8th, 2017.

STEPHENS: Is the petitioner present? Would you care to add anything? No? Ok, thanks. Is there anyone who would care to make public comment on this meeting?

AUBIN: Swore in Quintoria Dumars of 17440 Deer Trail Court

DUNMARS: I'm on the other side of this lot that is in consideration and I have a statement to read.

STEPHENS: You're on the south side of this lot?

DUNMARS: I'm on the south side of this lot. Can I read my statement now?

STEPHENS: Absolutely.

DUNMARS: My husband and I were the first family to have a home built in the Olde Mill Subdivision Phase III. We chose this subdivision because there were going to be 22 upscale homes due to be built in the neighborhood. Now there are two homes that have combined adjacent lots which reduces the homes to 20. We totally object to anything being put on the adjacent lot other than a home. There is already a mini golf course and putting green approximately five minutes and a half mile away from this area called White Mountain. There is no need for a recreational lot right next to my house. Other amenities nearby are Sportsplex and Lifetime Fitness. Both of these facilities have recreation. I have personal concerns about this proposal being discussed tonight. When my house was built my husband and I witnessed neighborhood youth throwing water bottles at the house. We called the Orland Park Police. When the officer came he stated we could press charges, and we did. Secondly, after we moved in we put down grass sheets and seed directly behind the driveway. We watered the area, and the next morning noticed bicycle tracks through the grass. The sheets were destroyed and we had to start all over again. Thirdly, in this subdivision, our house is the only one that has pillars with planters attached at the edge of either side of the driveway. The pillar closest to the lot we are discussing has been damaged. Fourthly, one of my garage doors has an indentation that looks like a ball hit it. Fifthly, I have stone pots in my driveway by my garage. One of them was broken because it was hit by a ball or someone just came and knocked it over. The past two summers, nothing happened to the pots. The vehicle we park in the driveway has suffered damage to the exterior and the tires. All of these incidents have happened with the lot being empty and from time to time kids playing sports in the lot. I cannot imagine what would happen if a recreational edifice was put up next to my house. The cost of repairs would be astronomical for my family with no one to reimburse me. I have no confidence that my property would not be affected, and the effect would be negative. The entire idea of making this a recreational lot is ludicrous. In conclusion, I say again, I do not want this lot to be used for anything else other than what it was originally intended to be: a home.

STEPHENS: It seems to me that a majority of your comments are vandalism related. I don't know that that has much to do with a lot consolidation.

DUNMARS: We received a certified letter that this family intends to put a mini-golf course, a shed, and a sporting type recreational in the lot. So that brings children

to damage. I have already suffered damage. There will be no home on that lot. Why do you need a mini-golf course when there's a mini-golf course five minutes away? Why do you need a shed there? This is a neighborhood for homes. Even if you want to say that that wasn't vandalism, that is going to bring more children over there to destroy my property. I have the certified letter if you want to read it.

STEPHENS: Certified letter for what?

DUNMARS: For the people that bought the lot, that's what they intend to put in the lot.

STEPHENS: We'll ask them. But it doesn't seem to me that the intention of what they have to do on that lot really pertains to what we're talking about. If they purchase the lot, they are well within their rights to use it as they see fit as long as it complies with the codes.

AUBIN: Swore in Sam Dunmars of 17440 Deer Trail Court.

DUNMARS: I understand about procedures. I understand what you're doing, I know what they want to do. What's amazing to me is that when we first came there, my house was completed. Someone from this commission, or planning commission, came into my home. I was told the insulation in my basement was inadequate.

STEPHENS: Nobody from the plan commission came to your home.

DUNMARS: They ripped that insulation out and installed different insulation, which was totally incompetent when the work was done. I remember when they first moved in, all the codes that had big steps so I could walk in the door, they moved in that house and I don't think they had occupancy to get in. They were still doing construction on the interior and exterior when they moved in. Now we're going to get a lot here? It's amazing to me. Deep down in my soul, I feel there's two sets of rules. I can't control if someone bought a property. I can look you right in the eye and tell you I totally object to them doing anything else to that property other than what it was designed to be: a home. I didn't come here from Chicago to sit up here and be a referee. I didn't come here from Chicago to worry about people who don't even live in the subdivision who have friends with kids. My kids are grown. You can do what you're going to do, but I need you to know. Look at my face, I totally object.

AUBIN: Objection noted.

STEPHENS: Is there anyone else who wishes to comment? Your objection is noted and it's on the record. Mr. Pittos, do you have any comments to make on the vandalism?

PITTOS: In terms of the vandalism, it is unfortunate that those types of activities do happen in various neighborhoods not just in Orland Park but across the metropolitan region. I can sympathize with the speaker in the sense that I've also been victimized by those events. They don't necessarily pertain to the land use. Those are instances that have occurred in time that are matters for the police but not necessarily to the plan commission or the Development Services Department.

STEPHENS: In regards to the land use, is there anything that disallows what they intend to put on the lot?

PITTOS: At this time there are not any codes that would preclude the use of the property in question as additional yard space. The Land Development Code establishes certain types of uses that are allowed in the R-3 Zoning District. One of those land uses is single family detached residential. The way the subdivision is originally designed created lots, one lot per building. There is nothing in our code that says a property owner can't own more than one lot, and if they wanted to combine the lots they couldn't do it. Our code allows for lot consolidation if they want to extend the usefulness of their yard into the next lot over. That said, it's important to note that this isn't public property. It's private property. Private property owners have a use to their private property, within the zoning code of course. In this particular case, if you have an existing residential home, and you own the vacant lot next door, and you combine the lots, you've created one larger lot still with one single family home on it. The net effect is a decrease in the density of the area. One thing to keep in mind is in the future is that if the current property owner wishes to subdivide again, they would recreate Lot 46, and a single family home could be built on Lot 46 in the future. The potential for a single family home still exists. At this point in time, the property owner who owns Lot 45 and Lot 46 wishes to have them as one lot versus two. That is perfectly acceptable by the standards of the Land Development Code.

STEPHENS: For our purposes, this petition is in compliance with our codes and ordinances?

PITTOS: Yes. In terms of the building patterns, as Elyse noted, it's all in conformance.

STEPHENS: I sympathize with both of you for the problems that you're having. I don't know that our committee has any control over them. Our committee here has to decide over matters of consolidation and subdivision. As Mr. Pittos mentioned, they're within their rights as property owners to consolidate the lot and use it as a yard. I think that's where we are at with this petition. I sympathize with your problems, but they are not land use problems. What did you call them?

PITTOS: They are police matters.

STEPHENS: Yes, they're police matters. You need to inform the police.

DUNMARS: So if you're saying this is to be a yard, then there shouldn't be a mini-golf course on it, right?

STEPHENS: No, that's not correct. They have a right to use their property as they see fit if it's in compliance with our codes and ordinances.

DUNMARS: So they can make it a recreational yard, like a park? That's not really a homeowner's yard if there's going to be a mini-golf course and a shed. We were told you can't put a shed in Orland Park.

STEPHENS: If they put anything up on that lot that's not in compliance with the codes and ordinances, you have a right to contact our Planning Department and make them aware of it.

DUNMARS: I have the letter in my bag, do you want to read it? With what they intend to put up there?

STEPHENS: "Once consolidated the petitioner plans to construct a number of permitted accessory structures such as a basketball court and putting green on the empty lot."

DUNMARS: Mine says a shed. Do you want to see mine?

STEPHENS: It doesn't matter because if it's in compliance with the codes and ordinances.

DUNMARS: You didn't hear what I said. A shed is not allowed in Orland Park.

STEPHENS: Sheds are allowed in Orland Park. It may not be allowed in that subdivision, if your subdivision has bylaws. I'm unaware of the bylaws.

DUNMARS: Above ground pools are not allowed in Orland Park but there's one two blocks away from me. Like my husband said, you have different rules for different people.

MURPHY: It's subdivisions. It's the bylaws in different subdivisions. My subdivision doesn't allow fences unless you have a pool. Your subdivision might not allow above ground pools.

AUBIN: I have eleven above ground swimming pools in my subdivision alone.

MURPHY: It depends on what they bylaws in your subdivision are.

STEPHENS: Hearing no other comments, a motion would be in order at this time.

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 8th, 2017.

And

I move to recommend to the Village Board of Trustees to approve the lot consolidation of Lot 45 and Lot 46 in the Olde Mill Phase III subdivision as depicted on the "Dykas Consolidation" plat dated June 29th, 2017, subject to the following conditions:

The recommendation motion includes the following conditions:

- 1) Submit a Mylar Plat of Consolidation to the Village for recording.
- 2) Install a sidewalk and two (2) parkway trees along the frontage of Lot 46.
- 3) Meet all building and engineering code related items.

MURPHY: Second.

**RECOMMENDED FOR APPROVAL**

**Aye:** 4 - Chairman Stephens, Member Jacobs, Member Aubin and Member Murphy

**Nay:** 0

**Absent:** 3 - Member Parisi, Member Paul and Member Shalabi

## **NON-PUBLIC HEARINGS**

## **OTHER BUSINESS**

**2017-0046 Memo: New Petitions & Appearance Review**

## **ADJOURNMENT**

STEPHENS: This meeting is adjourned at 7:22 p.m.

Respectfully submitted,

Heather Zorena  
Recording Secretary

Elyse Vukelich  
Planning Intern