

VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue
Orland Park, IL 60462
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Meeting Minutes

Tuesday, October 9, 2012

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

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

CALLED TO ORDER/ROLL CALL

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

Present: 7 - Chairman Stephens; Member Jacobs; Member Aubin; Member Dzierwa; Member Parisi; Member Paul, Member Murphy

APPROVAL OF MINUTES**2012-0584 Minutes of the September 25, 2012 Plan Commission Meeting**

A motion was made by Commissioner Aubin, seconded by Commissioner Paul to approve the minutes of the September 11, 2012 Plan Commission Meeting as recorded.

APPROVED

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

Nay: 0

Abstain: 2 - Member Jacobs and Member Murphy

PUBLIC HEARINGS**2012-0483 2012 Land Development Code Amendments II - LDCA**

PITTOS: Staff presentation made in accordance with the written staff report dated October 9, 2012.

STEPHENS: Mr. Pittos, excuse me. You are going to go through the first part. If anyone has any questions at that point, can we stop you so we don't have to back track?

PITTOS: Sure.

STEPHENS: Ok, great.

PITTOS: I will move through the staff report and feel free to stop me as we go along. Continues with staff presentation.

STEPHENS: Can I stop here a moment? Under 6-208 and 6-211, what do you mean by "through the building" in the italicized section? What type of self-storage buildings are those? This doesn't apply to the self-storage units that we have over on Southwest Highway.

PITTOS: No, those would be legal non-conforming. The self-storage facilities that this is referring to, if you can picture the ones on 159th Street in Tinley Park where the overhead doors are within the building and there are hallways inside that allow

interior access to the actual storage unit.

STEPHENS: Not exterior.

PITTOS: Not exterior.

STEPHENS: Thank you for that clarification.

PITTOS: Sure. Continues with staff presentation.

PARISI: Will this code address residential fences? For instance, when you go down 151st and turn right onto 80th Avenue, you have 35 different fences facing the street, some are white, some are wood, and some are rough. It looks terrible.

AUBIN: Are you referring to the east side or the west side?

PARISI: Both sides. Is there any thought for the future to keep it kind of uniform? We don't want to be the gestapo but as long as you're doing this, it would be nice.

AUBIN: So are you expecting someone to take the old one out.

PARISI: Well no, you would be grandfathered but I am talking about the future. Really if you go down 80th Avenue and look at it, it is pretty much an eyesore.

PITTOS: Those fences are indeed grandfathered but there are provisions already in the code that address uniform fence along the perimeters of subdivision developments. That takes place during landscape review. Some of the newer subdivisions on 104th or 108th, you will notice uniform fence with brick piers along the collector or arterial road. That is because the code required the developer to come in and put that initial perimeter fence in along those frontages so that when the residents would come in they could just link to that perimeter fence built by the developer. So it is already there. But in the older area of the Village it is most likely going to stay like that because it is a very difficult situation to amass all those people and have them put in a more uniform type fence.

PARISI: Are they more limited when they go to replace it if it falls into disrepair?

PITTOS: If it falls into disrepair then they can replace it but they can also put in the type of fence that they prefer.

PARISI: Ok, thanks.

DZIERWA: I have a question. On split rail fences, you talked about how they will not be permitted in front yards. Take, for example, 151st and West Avenue. The west corner there, that gentleman has a split rail fence. If a section of it went into disrepair, he would be able to replace just that one section so he would be

grandfathered until it was totally destroyed and he would not be able to put one up after that.

PITTOS: Correct. Continues with staff presentation.

STEPHENS: There is no one here tonight in the audience so I cannot ask if there are any questions from the audience. But we will go to our Commissioners. Does anyone have any comments? Ok, well I have one comment which we discussed earlier. Under page 5 regarding fences, on this part 3 attachment, you have language under 6-310 e2 and 6-310 e5. It says as long as it is entirely on the property where the permit is issued and I am just wondering if it makes sense to substitute the word "on" with the word "within". I want to ask my Commissioners if they agree.

AUBIN: Does "on" indicate that it can be on the property line whereas "within" means it needs to be within the property line.?

STEPHENS: I think it makes more sense so someone is not pouring cement on their property line. Yes so can we make that change under 6-310 e2 and 6-310 e5.

PITTOS: Will do.

STEPHENS: Ok, that is the only comment that I had. The chair will now entertain 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 9, 2012

And

I move to recommend to the Village Board approval of the Land Development Code amendments titled "Part Three: Attachments", prepared by the Development Services Department and dated October 3, 2012 for Sections 5-101, 6-207, 6-208, 6-210, 6-211, 6-212, 6-305, 6-307, 6-310, and 6-407.1. subject to the following condition.

1. Change the wording under 6-310 e2, e5 paragraph 1 to read the word "within" in place of the word "on".

DZIERWA: Second

RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Dzierwa, Member Parisi, Member Paul and Member Murphy

Nay: 0

NON-PUBLIC HEARINGS

None.

OTHER BUSINESS

None.

ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 7:28 p.m.

Respectfully submitted,

Heather Rosignolo
Recording Secretary
ADJOURNED