

VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us*



Meeting Minutes

Tuesday, August 11, 2009

7:00 PM

Village Hall

Plan Commission

*Louis Stephens, Chairman
Commissioners: Judith Jacobs, Paul Aubin, Steve Dzierwa,
Patricia Thompson, and Nick Parisi*

CALLED TO ORDER/ROLL CALL

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

Present: 5 - Commissioner Jacobs; Commissioner Dzierwa; Commissioner Aubin;
Commissioner Stephens, Commissioner Thompson

Absent: 1 - Commissioner Parisi

APPROVAL OF MINUTES

A motion was made by Commissioner Patricia Thompson, seconded by Commissioner Paul Aubin, that the July 28, 2009 minutes be CONTINUED to the Plan Commission, due back on 8/25/2009. The motion CARRIED by the following vote:

Aye: 5 - Commissioner Jacobs, Commissioner Dzierwa, Commissioner Aubin,
Commissioner Stephens and Commissioner Thompson

Nay: 0

Absent: 1 - Commissioner Parisi

PUBLIC HEARINGS**2009-0282 Colonial Chapel Funeral Home - Garage Addition**

PITTOS: Staff presentation made in accordance with the written Staff Report dated August 11, 2009 as presented.

STEPHENS: Before I ask the petitioner for questions I just want to make a correction. That 10 foot garage door, I believe is on the eastern most side not the western most side. For the record I'd like to correct it that 10 foot high garage door is on the Eastern most side of that garage.

PITTOS: Correct, it is the eastern most side.

STEPHENS: Another correction, you mentioned that it was four lights on the exterior garage, there are five.

PITTOS: I stand corrected.

STEPHENS: Corrected just for the record, that's all.

STEPHENS: The petitioner is present. Is there anything you would like to add to Mr. Pittos' presentation? (The petitioner indicated they had nothing to add.) There were no comments from the public so the Commissioners were asked for questions and comments.

AUBIN: No Comment.

THOMPSON: No comment.

DZIERWA: Mr. Pittos, you said that if the garage were detached it could go within five feet of the boundary line, correct?

PITTOS: That is correct.

DZIERWA: So basically by attaching it we are really not doing anything different. We need to have the special use because it is so close to that property line, it needs to be at 15' and not 5'7", correct?

PITTOS: Right, it would be a variance and needs to be a variance because of the reduced setback to 5'7". If you were to detach the garage this would require extensive building of the west and south elevations of the building to bring them up to code in terms of firewalls etc.

DZIERWA: Do we know the exact distance the shed is from the property line now?

PITTOS: The shed itself is approximately 10 feet or so from the property line, because it's a smaller building.

DZIERWA: That is the only question I had. If this were to come to a vote, I would agree with what is proposed here. I don't really see any problems with this.

JACOBS: No Comments.

STEPHENS: The variance is reasonable, in my opinion, because technically your 150'7" from the street. The only reason that the variance is being requested is because of the jog in the front lot line. I don't see that as being unreasonable. Is that garage going to connect into the building?

PITTOS: Correct, the petitioner explained that the new garage will be connecting to the existing garage in the building.

STEPHENS: I am wondering if the sidewalk is better than the striping and why wouldn't we do the sidewalk?

PITTOS: We originally thought that the sidewalk would be the best option. It's so far from where the improvements are actually being made; we thought that the lesser cost would be to simply stripe the walkway to the front entrance. It is a type of incremental improvement. Clearly connecting a sidewalk to another sidewalk is the best and safest option. But at the time it was considered too costly for the petitioner.

STEPHENS: So the staff agrees with the 3 foot wide striping in lieu of the

sidewalk?

PITTOS: That is correct.

STEPHENS: Entertained 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, 2009,

and

I move to recommend approval to the Village Board of Trustees to approve the site plan titled "A New Garage Addition for Colonial Chapel 15525 South 73rd Avenue Orland Park, IL.", prepared by Michael E. Hubert, AIA Architect, dated 8/28/08, last revised 8/5/09, sheet A-1, and the elevations titled the same, prepared by the same, dated and revised the same, sheet A-1, subject to the following conditions:

1. That all new lights on the proposed garage building are energy efficient CFL or LED lights;
2. That the petitioner paints/ stripes a three (3) foot-wide pedestrian walk-way or path leading from the Wheeler Drive sidewalk system to the main entrance of Colonial Chapel on the east side of the Wheeler Drive drive-way;
3. That the petitioner installs two (2) new parkway trees according to Section 6-305 of the Land Development Code in the parkway in front of the garage addition along Wheeler Drive;
4. That all utility conduits and infrastructure are screened from public view with landscaping;
5. That all building code related items are met;

And

I move to recommend approval to the Village Board of Trustees to approve a variance to reduce the front yard building setback from 15 feet for mixed-use buildings in the RSB Residential Supporting Business District to 5 feet 7 inches for a proposed attached garage building subject to the above same conditions.

Thompson: Second.

A motion was made by Commissioner Paul Aubin, seconded by Commissioner Patricia Thompson, that this matter be RECOMMENDED FOR APPROVAL to the Development Services & Planning Committee, due back on 8/24/2009. The motion CARRIED by the following vote:

Aye: 5 - Commissioner Jacobs, Commissioner Dzierwa, Commissioner Aubin, Commissioner Stephens and Commissioner Thompson

Nay: 0

Absent: 1 - Commissioner Parisi

OTHER BUSINESS

See Item 2009-0361

2009-0361 STAKEHOLDER INTERVIEWS Village of Orland Park Comprehensive Plan Update 2009

PITTOS: This is an agenda item provided by Jane Turley, the senior planner. Essentially what you have in front of you are the Stakeholder Interview questions. They are provided to you at this plan commission meeting so that you can review them in the coming two weeks when Bob Sullivan and Jane Turley together will attend and essentially interview the Plan Commission with regard to the visioning session that occurred in the Spring, to see where we would like to see Orland Park in the next 15 to 30 years or so.

STEPHENS: So this is just a guideline to prepare ourselves?

PITTOS: I think that these are the actual questions you could expect to be asked at that meeting. Are they the exact questions? They could be, but I have a feeling they will probably be developed to a more general discussion in terms of what the Plan Commission sees for the Comprehensive Plan.

STEPHENS: So this is basically to bring us up to speed as to what we are going to be discussing under other business in an upcoming meeting.

PITTOS: That would be correct.

DZIERWA: Would we be able to reference that brainstorming session we had before for what was basically talked about? Any type of minutes?

PITTOS: As I am aware there is a summary of the Visioning Group sessions that occurred back in late April, online on the Village's website. What that address is exactly I do not know off hand. But we can provide that to the Plan Commission.

DZIERWA: That would be a great idea. If you could do that summary that would kind of give us a little insight into what was said and if its provided by groups or not. That could provide us with a little bit of a head start.

PITTOS: I think that that summary is basically the listing of all the various ideas that each of the groups came up with, not necessarily the discussions that occurred, but the topics or outcomes of those discussions.

DZIERWA: Ok. That would work, thank you.

STEPHENS: Is this going to be conducted as a Public Hearing? Or is this just

going to be conducted as Other Business as a general discussion?

PITTOS: I think that this will simply be the latter of the two. It will not be a public hearing but it will be a public meeting where the public can attend and listen to the interviews if they wish to.

No Motion.

This matter was NO ACTION

ADJOURNMENT

There being no further business before the Plan Commission for discussion, the Chairman adjourned the meeting at 7:27 p.m.

Respectfully submitted,

Linda White
Recording Secretary