VILLAGE OF ORLAND PARK

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

Meeting Minutes

Tuesday, August 26, 2014

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

2014-0277 Minutes of the August 12, 2014 Plan Commission Meeting

A motion was made by Commissioner Aubin, seconded by Commissioner Parisi; to continue the minutes of the August 12, 2014 Plan Commission.

I move to continue the Meeting Minutes of the August 12, 2014 Plan Commission to the next regularly scheduled meeting.
CONTINUED

PUBLIC HEARINGS

2014-0412 2014 Land Development Code Amendments II

PITTOS: Staff presentation made in accordance with written staff report dated August 26, 2014.

STEPHENS: I see no one out in the public to address this petition, so I will ask our Commissioners if they have any questions or comments at this time.

PAUL: I just was looking at number 12 on page 3. “To examine all methods of financial assistance”. I don’t understand how that involves us.

PITTOS: It is typically something that staff does but what you could expect is if a historic preservation project sought out Village assistance through the Appearance Improvement Grant, for instance. The Appearance Improvement Grant used to be Old Orland specific but the Village Board of Trustees has opened it up to all commercial structures. If a landmark came to request financial assistance to maintain the historic integrity of the structure, that project would come before the Plan Commission and we would present the elevation review of that landmark structure and we would present the financial side of that by showing what the cost is of the improvements and go through what the improvements would be and what those costs would be. That is what the examination of the financial assistance would be.

PARISI: Would you define a contributing structure?

PITTOS: There are 16 contributing structures in Old Orland, in the historic district.

These are what the Village initially considered as its landmark buildings before we had a landmark designation ordinance. So contributing structures are buildings like the Humphrey House or Orland Park School or the old Orland Park Library that is just across the street from the school. These are the contributing structures that regulate the character of Old Orland. From these 16 structures, we take our cues in terms of appropriate architectural style and what should be continued. They are the examples for the historic district. In 2008, we also made them landmark buildings. The 16 contributing structures are also landmarks and then there are an additional 8 landmarks outside of the historic district like Stellwagen or Boley Farm. The Village Campus has been landmarked. It is about 20 years old now and has won awards for its architecture. Landmarks and contributing structures in Old Orland are one in the same. It can be a situation where there is a contributing structure and not a landmark. The nuance between the two is this: usually a historic building survey will determine what buildings are contributing to the aesthetic character of a historic district. In Orland Park's case, we have codified those buildings in the Land Development Code and we have followed up on that codification with the landmark status. You can have a contributing structure via landmark and you can have a landmark that is not a contributing structure.

PARISI: So a non-contributing structure, let's say one of the older homes on Beacon Avenue, with its architecture design and someone wanted to remodel that; they would have to go through this process because they are a non-contributing structure?

PITTOS: Right, the proposed amendments talk about the non-contributing structures going through an administrative review process. It is possible that a non-contributing structure, depending on the changes they make to the building, can restore contributing structure status. An example of what non-contributing structures are: there are buildings like the Humphrey House that have cultural, historic value to the Village and then there are the new construction homes, those are non-contributing. There are the 1970's ranch homes, those are non-contributing structures. Then there are some buildings that have the age component but because so many changes have happened over time, they have lost their contributing structure status. Since 1985, when the historic district started, there were 43 contributing structures. Over time that went down to 32 and in 2006 it went down to 16. So there has been a general decline but since 2006 we have held steady and we are coming back. It's going to take some time though. I should mention too that I am the historic preservation liaison for the Village so these projects will always come through me.

STEPHENS: You seem to have an excellent grasp on historic preservation in Orland Park.

PITTOS: Yes. I have been doing it for the last 8 years.

STEPHENS: It is appropriate for a motion 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 26, 2014.

And

I move to recommend to the Village Board to approve the Land Development Code amendments for Sections 3-102, 3-103, 5-101, 5-110, 6-209 and 6-307, excluding new Section 6-307.O.4.d Subdivision Identification Signs, as presented in the attached Amendment Report titled “2014 Land Development Code Amendments II Amendment Report to the Plan Commission”, prepared by the Development Services Department and dated August 26, 2014.

PARISI: 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

None.

OTHER BUSINESS

2014-0024 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 7:25 p.m.

Respectfully submitted,

Heather Zorena
Recording Secretary