

OFFICIAL PROCEEDINGS  
OF  
PLAN COMMISSION AND ZONING BOARD OF APPEALS

STATE OF ILLINOIS )  
COUNTY OF HENRY )  
VILLAGE OF ORION )

The regular meeting of the Plan Commission and Zoning Board of Appeals of the said Village was held July 27, 2011 at 7:00 p.m. in the Village Hall, 1202 4<sup>th</sup> Street, Orion, Henry, Illinois. The following members were present: Galliard, Saunders, Peterson, Thompson, and Coulter. Absent: Weber.

The meeting was called to order by Chairman Galliard. The chairman welcomed new Plan Commission member, Jeremy Coulter, to the board.

It was moved by Thompson, seconded by Saunders to approve the minutes of the regular meeting held June 29, 2011. Ayes: Galliard, Saunders, Peterson, Thompson, and Coulter. Noes: None. Absent: Weber.

Mrs. Veronica Emmert appeared before the Plan Commission to request a special use permit to operate a day care facility from her residence at 500 15<sup>th</sup> Avenue, Orion. Chairman Galliard swore in Mrs. Emmert to testify.

Mrs. Emmert said she was licensed to provide care for children between the hours of 6 a.m. and 6 p.m. and also 6 p.m. to midnight. She said she has four children of her own and is allowed by her state license to watch five additional children. The yard of her home is not currently fenced, but she intends to get a fenced erected in the near future. Mrs. Emmert said the children are not allowed to go outside the house unless an adult is present to supervise, and her house basement could not be used for the day care because it lacks an egress window. Member Saunders questioned Mrs. Emmert about children seen in and near the street on bicycles. She said those children were not under her care but came from other areas of the neighborhood.

Mrs. Emmert said she could only be licensed for the number of children currently under her care, due to the square footage of her home. Member Saunders asked that a copy of the state license be provided to the village.

It was moved by Peterson, seconded by Thompson to grant a special use permit to Mrs. Veronica Emmert, 500 15<sup>th</sup> Avenue, Orion, to conduct a day care facility at her residence upon proof of state accreditation for such a facility. Ayes: Galliard, Saunders, Peterson, Thompson, and Coulter. Noes: None. Absent: Weber.

Mr. Bill Lange and Mr. Tim Stoudt were present from Orion Tool, Die & Machine Co. The pair explained plans to annex a portion of property adjacent to the existing business. In addition, the business wants the village to vacate the portion of 16<sup>th</sup>

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The minutes of July 27, 2011 continued:

Street on the east side of its property. Mr. Lange explained the problem his business has had in the past with illegal parking and as a result, restricted semi-trailer access. The parking problems stem from the nearby baseball fields. Mr. Stout said Orion Tool & Die would be willing to stipulate a return of the vacated property to the village whenever needed for subdivision growth or access to the county highway. The company would also agree to give a portion of its property for an extension of 14<sup>th</sup> Street, when needed. Mr. Stout said if 16<sup>th</sup> Street was vacated, it would allow Orion Tool & Die to put up a fence with a gate opening to prevent drivers from illegally parking and blocking access to the business. Orion Tool & Die intends to request an annexation hearing in August. Mr. Lange said dirt work would most likely begin before the annexation request is complete. Construction of the building addition will wait until the annexation is approved, which should be in early September. Plan Commission members did not have any immediate issues with the request.

Plan Commission members reviewed information obtained by Clerk Sampson regarding fence and above ground swimming pool regulations, specifically permits and setbacks. Some communities set a maximum height for street facing fences at four feet, presumably due to visibility concerns. After a brief discussion and hesitancy by some members to add more burdensome regulations to residents, it was determined that the village code should remain as is. The Plan Commission said the issue could be revisited if it became a problem.

Member Gallart said those granted variances in the future need to be informed that a variance is specific to the request and cannot be used for other structures.

There being no further business to come before the board, it was moved by Thompson, seconded by Peterson to adjourn. Ayes: Gallart, Saunders, Peterson, Thompson, and Coulter. Noes: None. Absent: Weber.

Lori A. Sampson  
Village Clerk



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