

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, June 21, 2010

6:00 PM

Village Hall

Development Services & Planning Committee

*Chairman James V. Dodge, Jr.
Trustees Brad S. O'Halloran and Patricia A. Gira
Village Clerk David P. Maher*

CALL TO ORDER/ROLL CALL

In the absence of Village Clerk David P. Maher, Deputy Clerk Joseph S. La Margo was present.

The meeting was called to order at 6:34 PM.

Present: 2 - Chairman Dodge and Trustee Gira

Absent: 1 - Trustee O'Halloran

APPROVAL OF MINUTES

2010-0304 Approval of the May 17, 2010 Development Services and Planning Committee Minutes

I move to approve the Minutes of the Regular Meeting of the Development Services and Planning Committee of May 17, 2010.

A motion was made by Trustee Patricia Gira, seconded by Chairman James Dodge, Jr., that this matter be APPROVED. The motion CARRIED by the following vote:

Aye: 2 - Chairman Dodge and Trustee Gira

Nay: 0

Absent: 1 - Trustee O'Halloran

ITEMS FOR SEPARATE ACTION

2010-0226 Pizzeria Bella - Special Use

Director of Development Services Karie Friling reported that the petitioner proposes to establish and operate a 1,200 square foot carry-out (no seating for dining) restaurant in the 8112 unit of the Wedgewood Commons Shopping Center. The proposed pizzeria will be located on the east wing of the shopping center, two units south of Coach's Corner, which is at the corner of the shopping center. The shopping center is home to multiple restaurants. Pizzeria Bella will be within 300 feet of the Wedgewood Glens subdivision to the east.

On June 8, 2010, the Plan Commission moved 7-0 to recommend to the Village Board of Trustees to approve a special use permit for Pizzeria Bella located at 8112 W. 143rd Street as depicted in the floor plan titled "Proposed Retail Build-Out Pizzeria Bella 8112 W. 143rd Street", prepared by Ideal Custom Designs, dated 4-4-10, project number 21028 and subject to the following conditions:

1. That the petitioner obtains all the necessary building permits and complies with all building code related items;

2. That the seating for dining indicated on the floor plan be removed prior to Committee.
3. That all utility conduits and rooftop mechanicals that result from this project are screened from view of the public right-of-way and from neighboring properties to the east.

The petitioner has met Condition 2.

This case is now before the Development Services/Planning Committee for review prior to being sent to the Board of Trustees for final review/approval.

I move to recommend to the Village Board of Trustees to approve the special use permit for Pizzeria Bella as indicated in the attached fully referenced motion.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to recommend to the Village Board of Trustees to approve a special use permit for Pizzeria Bella located at 8112 W. 143rd Street as depicted in the floor plan titled "Proposed Retail Build-Out Pizzeria Bella 8112 W. 143rd Street", prepared by Ideal Custom Designs, dated 4-4-10, project number 21028 and subject to the following conditions:

1. That the petitioner obtains all the necessary building permits and complies with all building code related items;
2. That all utility conduits and rooftop mechanicals that result from this project are screened from view of the public right-of-way and from neighboring properties to the east.

A motion was made by Trustee Patricia Gira, seconded by Chairman James Dodge, Jr., that this matter be RECOMMENDED FOR PASSAGE to the Board of Trustees. The motion CARRIED by the following vote:

Aye: 2 - Chairman Dodge and Trustee Gira

Nay: 0

Absent: 1 - Trustee O'Halloran

2009-0401 9830 W 144th Place - Commercial Façade Improvement Program (CFIP)

Director Friling reported on the following project:

PROJECT:

9830 W 144th Place, Humphrey House

PETITIONER:

Bob Elli

Orland Historical Society

REQUESTED ACTION:

Commercial Façade Improvement Program Assistance: \$4,599.50.

PURPOSE:

The purpose of this application is to request CFIP assistance to repaint all four of the Humphrey House facades.

LOCATION:

9830 W 144th Place

ATTACHMENTS:

Bids
Photographs
Survey Forms

EXISTING ZONING:

OOH Old Orland Historic District;

TRANSPORTATION:

The site is bounded by 144th Place on the south, Beacon Avenue on the east and Third Avenue on the west. Automobile access to the site is limited, with a garage and drive-way located along Beacon Avenue. All streets are local.

PLANNING OVERVIEW:

The Orland Historical Society (OHS) obtained a Certificate of Appropriateness for routine maintenance on May 5, 2010. The Society is proposing to repaint the Humphrey House, an Orland Park Landmark and contributing structure on the National Register for Historic Places (NRHP), and is seeking financial assistance from the Commercial Façade Improvement Program (CFIP) to accomplish this task. No changes are proposed to the color of the building or to any of the materials or design.

DISCUSSION:

Contract Work and CFIP

The OHS has provided three bids for the project, more than required by the program. The first bid is from Decorating Technologies, the second is from G. White Painting and the third bid is from DBowman Painting.

The OHS is seeking to paint all the exterior features of the Humphrey House including soffits, fascia, shutters, siding, frames (door and window), the porch, garage (including garage doors) and shed. They are also proposing to paint the down spouts, gutters, and the pillars of the building. In order to paint power washing, scraping and sanding will be required where needed. The selected

company must abide by the Secretary of the Interior's Standards for Preservation and the National Park Service's Preservation Briefs 10 and 37 as well as the US EPA Renovation, Repair and Painting (RRP) rules.

Decorating Technologies

Decorating Technologies proposes to complete all the work stated in the above description for \$9,199.09. The price includes all labor and materials, including one coat of peel stop, one coat of primer and two coats of paint.

G. White Painting

G. White Painting proposes to power wash the building surfaces and repaint the shutters, window sills, overhangs, siding, doors, and the porch, garage, shed and garage doors for \$9,200.00. The price includes one coat of paint (with additional coats at additional cost).

DBowman Painting

DBowman Painting proposes to do preparatory work that includes power washing and scraping the building as well as caulking and priming where necessary. The bid includes painting to the finished coat. The vendor proposes to paint the house, doors and frames, porch, shutters and the garage and shed for \$4,500.00.

CFIP

The Commercial Façade Improvement Program will fund 50% of the construction cost up to \$20,000.00 for landmark and contributing structures. It will also fund the lower of the three bids.

The lowest bid among the three belongs to DBowman. However, comparative cost analysis done by the Building Maintenance Department determined that the bid was too low to complete the stated and desired work. The bid itself was not itemized to determine the required professional level of service. This bid is considered an outlier when compared to the other bids.

Of the two remaining bids between G. White and Decorating Technologies, the bids come in at nearly the same price. Decorating Technologies provides the better service of the two estimates and it is the recommended bid.

The total CFIP assistance is therefore: \$4,599.50.

CFIP Funding

The petitioner is aware that funding for the program may not be available at this time. However, CFIP allows projects to enter a program queue and be funded on a first come first serve basis when funding is made available from the Village Board.

This case is before the Development Services/Planning Committee of Trustees

for review prior to being sent to the Board of Trustees for final review/approval.

I move to recommend to the Village Board of Trustees to approve the Commercial Façade Improvement Program application for \$4,599.50 in matching grant funds, per the proposal of Decorating Technologies (contractors) to repaint the Humphrey House exterior at 9830 W 144th Place, subject to the following conditions:

1. That this project will remain on a waiting list as a "first come first serve" priority for the Commercial Façade Improvement Program until funds are made available; and
2. That the selected company must abide by the Secretary of the Interior's Standards for Preservation and the National Park Service's Preservation Briefs 10 and 37 as well as the US EPA Renovation, Repair and Painting (RRP) rules.

A motion was made by Trustee Patricia Gira, seconded by Chairman James Dodge, Jr., that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED by the following vote:

Aye: 2 - Chairman Dodge and Trustee Gira

Nay: 0

Absent: 1 - Trustee O'Halloran

2010-0250 Automatic Amusement Devices - Rokwelz Bar Meets Grill

Director Friling reported that Rokwelz Bar Meets Grill has submitted an application for an automatic amusement device operator's license. The license is for the facility located at 11265 W. 159th Street, Orland Park, IL. The application requests four (4) automatic amusement devices.

Presently, Section 7-6-2(B) of the Village Code permits a maximum of 20 automatic amusement device operator's licenses. The code was previously amended to add Red Robin America's Gourmet Burgers & Spirits. Since that time, Pro-Tyme Billiards, Marcus Cinema, Jewel Food Stores, Aurelios, and Koppermill (formerly at 11265 W. 159th Street) have all chosen not to renew their automatic amusement device licenses. Also, Bar Louie has closed. With the reduction of these six (6) licenses and the addition of Rokwelz Bar Meets Grill, the Village would be required to amend the code section to permit a maximum of fifteen (15) automatic amusement device operator's licenses.

A representative from Rockwelz Bar Meets Grill was present to answer any questions.

This is now before the Development Services & Planning Committee for consideration.

I move to recommend to the Village Board approval of an amendment to the

Village Code to decrease the number of automatic amusement device operator's licenses by five (5), to a total of fifteen (15) and allowing an automatic amusement device operator's license for Rokwelz Bar Meets Grill located at 11265 W. 159th Street, Orland Park. Amusement devices shall be installed meeting existing Village of Orland Park Codes.

A motion was made by Trustee Patricia Gira, seconded by Chairman James Dodge, Jr., that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED by the following vote:

Aye: 2 - Chairman Dodge and Trustee Gira

Nay: 0

Absent: 1 - Trustee O'Halloran

2010-0163 Sterling Ridge Re-Subdivision Lots 19 and 20

Sterling Ridge was planned as a 40 acre, 82 lot single family home residential development that was annexed, rezoned from E-1 to R-3 and subdivided in 2004. Based on aerial photography since then, only 22 homes have been constructed in the subdivision. The petitioner proposes to consolidate lots 19 and 20 on Frank Lane to construct a single family home. The total number of lots, and therefore homes, will be reduced to 81.

The 2004 approval indicated that the density for Sterling Ridge was set at 2.5 dwelling units per acre. The proposed lot consolidation does not significantly alter the approved density (2.48 dwelling units v. 2.5 dwelling units).

On June 8, 2010 the Plan Commission moved 7-0 to recommend to the Village Board of Trustees to approve the re-subdivision/ lot consolidation of lots 19 and 20 in the Sterling Ridge subdivision for a 23,760 square foot lot as depicted in the Plat of Consolidation titled "Shivam Patel's Plat of Consolidation of Lots 19 and 20 of Sterling Ridge", prepared by Geopool Civil Engineering Land Surveyors, dated May 21, 2010, sheet 1 of 1, subject to the following conditions:

1. That petitioner provides a Plat of Subdivision to the Village for recording of the proposed lot consolidation;
2. That the petitioner prepares and provides a Plat of Abrogation to the Village for recording of the abrogation of the respective 7.5 foot easements on each lot before the consolidation is recorded on a Plat of Subdivision;
3. That the petitioner works with the developer of Sterling Ridge to properly maintain and control the erosion and sedimentation issues of lots 19 and 20.

The petitioner is aware of the recommended motions and is currently working to comply with them.

This case is now before the Development Services/Planning Committee for

review prior to being sent to the Board of Trustees for final review/approval.

I move to recommend to the Village Board of Trustees to approve the re-subdivision of lots 19 and 20 in the Sterling Ridge subdivision as indicated in the attached fully referenced motion.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to recommend to the Village Board of Trustees to approve the re-subdivision/ lot consolidation of lots 19 and 20 in the Sterling Ridge subdivision for a 23,760 square foot lot as depicted in the Plat of Consolidation titled "Shivam Patel's Plat of Consolidation of Lots 19 and 20 of Sterling Ridge", prepared by Geopool Civil Engineering Land Surveyors, dated May 21, 2010, sheet 1 of 1, subject to the following conditions:

1. That petitioner provides a Plat of Subdivision to the Village for recording of the proposed lot consolidation;
2. That the petitioner prepares and provides a Plat of Abrogation to the Village for recording of the abrogation of the respective 7.5 foot easements on each lot before the consolidation is recorded on a Plat of Subdivision;
3. That the petitioner works with the developer of Sterling Ridge to properly maintain and control the erosion and sedimentation issues of lots 19 and 20.

A motion was made by Trustee Patricia Gira, seconded by Chairman James Dodge, Jr., that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED by the following vote:

Aye: 2 - Chairman Dodge and Trustee Gira

Nay: 0

Absent: 1 - Trustee O'Halloran

2010-0221 Orland Fire Protection District - SUA, SD, RZ, AR, SP

Director Friling reported that the purpose of this petition is to construct, operate and maintain an 8,685 square foot addition to the existing Orland Fire Protection District 13,334 square foot Administration Building and 9,962 square foot Fire Station Number 1.

The Orland Fire Protection District proposes to build an 8,685 square foot building addition that will locate between, and connect, the Administration Building offices (13,334 square feet) and OFPD Fire Station 1 (9,962 square feet). With this connection, the two buildings on site will become one building with a total area of 31,981 square feet. To do this, however, the Fire District must acquire a 14,300 square foot parcel (.33 acres) from the Village of Orland Park. The acquisition is necessary to accommodate the parking needs of both the existing and proposed buildings. It is also needed for adequate circulation on the site. Currently, the site has dead-end parking. Circulation is accommodated through the large drive-way

to the rear of the fire house. The new building will occupy the area that provided circulation. The proposed site plan reroutes circulation one-way around the north end of the Administration Building.

The acquired property must first be subdivided from the overall 3.9 acre Ravinia parcel, then rezoned from OS to VC Village Center district zoning to conform to the zoning of the existing OFPD property. Once re-zoned, the acquired property must be consolidated with the existing OFPD parcels into a single parcel, since all the property will be used by one new building. A special use is necessary for this project because the proposed site plan will include one or more principal use, or one principal building for two or more principal uses. The two principal uses are office use and fire station use in a single building.

On June 8, 2010, the Plan Commission moved 7-0 to recommend to the Village Board to approve the subdivision of 14,300 square feet (.33 acres) of the southernmost portion of a 3.9 acre parcel, lot 5 of the Village Center Subdivision Phase 2, subject to the submission of a Record Plat of Subdivision to the Village for recording;

And

Moved to recommend to the Village Board to approve the rezoning of the 14,300 square foot (.33 acre) parcel of open land from OS Open Space to Village Center district;

And

Moved to recommend to the Village Board to approve the lot consolidation of the 14,300 square foot parcel of open land, the Administration Building's lot (PIN 27-09-401-036) and the Fire Station's lot (PIN 27-09-401-015) into a single lot, subject to the submission of a Record Plat of Consolidation to the Village for recording;

And

Moved to recommend to the Village Board to approve the site plan titled "Orland Fire Protection District Fire Administration Addition and Remodel Site Plan", prepared by SRBL Architects, dated May 14, 2010, project number 09120, sheet A1.1 and the elevation drawings titled "Orland Fire Protection District Fire Administration Addition and Remodel Exterior Elevations", prepared by SRBL Architects, dated May 14, 2010, project number 09120, sheet A2.1, subject to the following conditions:

1. That the OFPD verifies the tree survey results were determined by a certified arborist prior to appearing before the Committee of Trustees;

2. That the OFPD revises the proposed site plan lot coverage calculations to reflect the attached revised lot coverage calculations, dated June 3, 2010, prior to appearing before the Committee of Trustees;
3. That the OFPD establishes a shared parking agreement with neighboring properties in order to accommodate the parking shortage;
4. That the sidewalk on the east side of the fire station is either continued around the parking spaces south of the main entrance to the new building or a cross-walk is added from the point where the sidewalk ends across to the main entrance area;
5. That the new flag pole be limited to 18 feet in height per Section 6-302.C.12 of the Land Development Code;
6. That the site plan includes a bicycle rack for nine (9) bicycles near the main entrance to the building;
7. That if the generator must stay in the proposed location, the enclosure be made of masonry materials that match the building elevations and that the generator enclosure be sound proofed with mufflers and wall treatments to mitigate any audio impacts;
8. That the generator is operated from 11:00 a.m. to 12:00 p.m. once a week on the same day each week;
9. That the elevation drawings indicate the color of all the materials;
10. That the OFPD clarify a note on the north elevation which indicates a prefinished metal canopy that would continue on the west elevation but is missing thereon;
11. That exterior lighting is focused down or onto the building to mitigate any glare;
12. That the language "Orland Fire" on the sign at the main entrance is lowered beneath the parapet wall coping;
13. That all utility conduits and rooftop mechanicals related to the proposed project must be screened from the public right-of-way and from any sight lines from neighboring properties;
14. That all building code items are met and all building permits are obtained;
15. That a final landscape plan, meeting all Village Codes, is submitted for separate review and approval within 60 days of final engineering approval;
16. That the petitioner work with staff on the lighting equipment on the north property line;
17. That the petitioner work with staff on the northwest area with landscaping.

And

Moved to recommend to the Village Board to approve an amendment to the Special Use Permit for a Planned Development for one principal building for two or more principal uses of a fire station and administration offices via the construction of an 8,685 square foot Administration Building expansion connecting the OFPD Administration Building and Fire Station Number 1 subject to the same conditions as outlined in the site plan and elevations motion.

Modifications to the Special Use Amendment include:

1. A modification to increase the permitted lot coverage from 80% using best management practices, to 81% using best management practices;
2. A modification to reduce the required amount of parking from 93 spaces to 69 parking spaces;
3. A modification to reduce the required amount of parking lot landscape islands from ten (10) to five (5);
4. A modification to reduce the widths of the east and north bufferyards (Type C) from fifteen (15) feet to ten (10) feet, and the west bufferyard (Type C) from fifteen (15) feet to three (3) feet gradually increasing to ten (10) feet until the parking lot landscape island;
5. A modification to reduce the west parking lot setback from ten (10) feet to three (3) feet gradually increasing to ten (10) feet until the parking lot landscape island.

CONDITIONS and PUBLIC COMMENTS

Since the Plan Commission, the Orland Fire Protection District has met the following conditions per the updated site plan, elevation drawings and renderings and a comment letter dated 6/14/10 to the Development Services Department: 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, and 17. Conditions 3 and 14 are ongoing items that will be met in the future.

Conditions 16 and 17 resulted from comments provided by neighbors at the public hearing. One neighbor noted the loss of open space trees, and thus screening, for a parking lot with lights and was concerned about landscape screening. In response to conditions 16 and 17, the OFPD replaced the proposed burr oak trees on their landscape plans with 8 foot conifer trees (Australian Pines) and also included five 3 foot Sumac trees along the northwest corner of the property. They also moved the lighting farther from the property lines to reduce the foot-candles.

Another resident spoke about the rear yard conditions of the OFPD parcel, which currently had a parked trailer and waste dumpster. The OFPD noted that the dumpster bin was temporary and that trailers and other equipment would be permanently stored at the Fire Training Facility on 163rd Street.

Finally, the last neighbor noted the potential establishment of a precedent to sell open space lands for development. The Plan Commission Chairman reiterated that the Village is very protective of its open spaces and typically would not consider selling any acreage. This is a unique case in that the Orland Fire Protection District is a governmental entity providing emergency services with a facility already at this location. The acreage requested has been reduced to a very small area of .33 acres versus what had been previously proposed.

This case is now before the Development Services/Planning Committee for

review prior to being sent to the Board of Trustees for final review/approval.

Trustee Gira questioned Fire Chief Krizik on the location of a generator that is expected to be located on the western edge of the site as appose to the east side of the site.

Orland Fire Protection District Chief Bryant Krizik stated that there currently is a generator at that site for the administration building that has been operating for 20 years without any problems.

Chairman Dodge reported that the property in question was not purchased with open land's funds.

Director Friling stated that there is confusion within the community as to the understanding of open lands and open space. This property was not purchased with open lands money, but it is zoned opened space and that is why it is requiring the re-zoning. The property is zoned as open space. It was not tied to the open land program nor purchased with open lands money.

I move to recommend to the Village Board of Trustees to approve the subdivision of a 14,300 square foot (.33 acre) parcel from 3.9 acres of Ravinia , the rezoning of that property from OS Open Space to VC Village Center district, the lot consolidation of the 14,300 square foot parcel with the existing Orland Fire Protection District properties, the site plan and elevation drawings for a 8,685 square foot building addition, and the special use amendment and the associated special use modifications as indicated in the attached fully referenced motion.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to recommend to the Village Board of Trustees to approve the subdivision of 14,300 square feet (.33 acres) of the southernmost portion of a 3.9 acre parcel of the Ravinia Avenue s, lot 5 of the Village Center Subdivision Phase 2, subject to the submission of a Record Plat of Subdivision to the Village for recording;

And

I move to recommend to the Village Board of Trustees to approve the rezoning of the 14,300 square foot (.33 acre) parcel of open land from OS Open Space to Village Center district;

And

I move to recommend to the Village Board of Trustees to approve the lot consolidation of the 14,300 square foot parcel of open land, the Administration Building's lot (PIN 27-09-401-036) and the Fire Station's lot (PIN 27-09-401-015) into a single lot, subject to the submission of a Record Plat of Consolidation to the

Village for recording;

And

I move to recommend to the Village Board of Trustees to approve the site plan titled "Orland Fire Protection District Fire Administration Addition and Remodel Site Plan", prepared by SRBL Architects, dated May 14, 2010, project number 09120, sheet A1.1 and the elevation drawings titled "Orland Fire Protection District Fire Administration Addition and Remodel Exterior Elevations", prepared by SRBL Architects, dated May 14, 2010, project number 09120, sheet A2.1, subject to the following conditions:

1. That the OFPD establishes a shared parking agreement with neighboring properties in order to accommodate the parking shortage;
2. That all utility conduits and rooftop mechanicals related to the proposed project must be screened from the public right-of-way and from any sight lines from neighboring properties;
3. That all building code items are met and all building permits are obtained;

And

I move to recommend to the Village Board of Trustees to approve an amendment to the Special Use Permit for a Planned Development for one principal building for two or more principal uses of a fire station and administration offices via the construction of an 8,685 square foot Administration Building expansion connecting the OFPD Administration Building and Fire Station Number 1 subject to the same conditions as outlined in the site plan and elevations motion. Modifications to the Special Use Amendment include:

1. A modification to increase the permitted lot coverage from 80% using best management practices, to 81% using best management practices;
2. A modification to reduce the required amount of parking from 93 spaces to 69 parking spaces;
3. A modification to reduce the required amount of parking lot landscape islands from ten (10) to five (5);
4. A modification to reduce the widths of the east and north bufferyards (Type C) from fifteen (15) feet to ten (10) feet, and the west bufferyard (Type C) from fifteen (15) feet to three (3) feet gradually increasing to ten (10) feet until the parking lot landscape island;
5. A modification to reduce the west parking lot setback from ten (10) feet to three (3) feet gradually increasing to ten (10) feet until the parking lot landscape island.

A motion was made by Trustee Patricia Gira, seconded by Chairman James Dodge, Jr., that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED by the following vote:

Aye: 2 - Chairman Dodge and Trustee Gira

Nay: 0

Absent: 1 - Trustee O'Halloran

ADJOURNMENT - 6:47 PM

A motion was made by Trustee Patricia Gira, seconded by Chairman James Dodge, Jr., that this matter be ADJOURNED. The motion CARRIED by the following vote:

Aye: 2 - Chairman Dodge and Trustee Gira

Nay: 0

Absent: 1 - Trustee O'Halloran

/mp

APPROVED:

Respectfully Submitted,

David P. Maher, Village Clerk

Joseph S. La Margo, Deputy Clerk