

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)



## Meeting Minutes

Monday, May 17, 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**

The meeting was called to order at 6:29 PM.

**Present:** 3 - Trustee O'Halloran; Chairman Dodge and Trustee Gira

## **APPROVAL OF MINUTES**

### **2010-0171 Approval of the March 22, 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 March 22, 2010.

**A motion was made by Trustee Brad O'Halloran, seconded by Trustee Patricia Gira, that this matter be APPROVED. The motion CARRIED by the following vote:**

**Aye:** 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

**Nay:** 0

## **ITEMS FOR SEPARATE ACTION**

### **2010-0222 9952 W. 144th Street - Commercial Façade Improvement Program (CFIP)**

Director of Development Services Karie Friling reported briefly on the following project at 9952 W. 144th Street, Loebe House.

#### **PETITIONER:**

Bob Wilson  
Homeowner;

#### **REQUESTED ACTION:**

Commercial Façade Improvement Program Assistance: \$3,466.50.

#### **PURPOSE:**

The purpose of this application is to request CFIP assistance for new historically appropriate windows on the rear addition of the Loebe House, an Orland Park Landmark. The windows are visible from the neighboring right-of-ways (Brooke Avenue and 144th Street).

#### **LOCATION:**

9952 W. 144th Street

#### **EXISTING ZONING:**

OOH Old Orland Historic District;

#### **TRANSPORTATION:**

The site is accessed from a public alley from Brooke Avenue, a local street. The Loebe House is bounded by 144th Street on the south and Brooke Avenue on the east, with the alley running along the northern edge of the property.

**PLANNING OVERVIEW:**

The petitioner is proposing to replace four windows on the northern addition of the Loebe House, an Orland Park Landmark building and contributing structure to the Old Orland Historic District. Two windows are on the north façade and two are on the west façade. They are not centered on the walls.

The new windows that the petitioner proposes will match the historic dimensions of the existing windows on the historic building. The new windows will also match in style, color, materials and type and be centered on the building's walls.

The 2008 Residential Area Intensive Survey (RAI) lists the rear addition where the proposed project is located as an alteration to the building that is not original. The petitioner notes that the addition or extension is approximately 60 years old (circa 1950). The 1991 Historic Building Survey called for "more appropriate windows in rear addition."

While the extension is not original to the historic building, the design of the new windows will help to blend the rear extension with the rest of the building, creating a uniform appearance. The design of the new windows meets the specifications outlined in Section 6-209.F.3.a: "Simple double-hung wood windows with vertical proportions are appropriate for the district." It also complies with previous historic building surveys.

**DISCUSSION:**

**HPRC and Certificate of Appropriateness**

The Historic Preservation Review Commission reviewed the proposed project on May 11, 2010 and recommended to the Village Board to approve a Certificate of Appropriateness by a vote of 5-0. A recommendation from the HPRC is required because of the landmark status of the Loebe House per Section 6-209.G. While the Certificate of Appropriateness and the design of the project has not yet been approved by the Village Board (review/ approval pending at May 17, 2010 Board Meeting), the windows are considered historically appropriate for the landmark by Code and follow the recommendations made in the 1991 and 2008 Historic Building Surveys.

**Contract Work and CFIP**

The petitioner has provided two bids for the project as required by the Program. The first bid is from Masters Millwork Company and the second bid is from Superior Exteriors, Inc.

The petitioner has elected to install double-hung windows made by Peachtree Windows. The Peachtree Windows brand matches appropriately with the historic windows on the building and meets Land Development Code Section 6-209 specifications.

The petitioner selected the Peachtree 700 series for this project because of the better quality glass and type of construction and interior finish. The windows can be purchased from the Fox Home Center for \$2,619.07.

#### **Masters Millwork Company**

The petitioner notes that Masters Millwork is a supplier that can install the desired Peachtree windows. The Masters Millwork bid estimated installation costs for the four windows at \$5,720.00. Adding the cost of the windows to the installation costs, the total bid is \$8,339.07.

#### **Superior Exteriors Inc.**

The petitioner notes that Superior Exteriors Inc. was the installer that furnished the siding of the Loebe House approximately 20 years ago. The siding system currently on the Loebe House is therefore familiar to Superior Exteriors. Because the new windows must be centered on the building walls of the rear addition, the siding must be disturbed. The petitioner noted that since Superior is familiar with the system they installed, they could adequately deal with the demolition and construction challenges for the windows.

Superior is also a supplier of the Peachtree window brand. Superior quoted the petitioner a price of \$5,983.00 for the windows and installation of them. The company also quoted for the construction costs associated with the siding system (underlayment and Reynolds siding) for \$950.00. The total cost of the project is estimated at \$6,933.00.

#### **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 two bids.

Superior Exteriors Inc. has provided the lowest bid price at \$6,933.00 and has the experience desired by the petitioner for the work on the landmark building.

The total CFIP assistance is therefore: \$3,466.50.

#### **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 \$3,466.50 in matching grant funds, per the proposal of Superior Exterior Inc. (contractors) to install four new historically appropriate windows for the landmark building known as the "Loebe House" at 9952 W. 144th Street, 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 a Certificate of Appropriateness is approved by the Village Board;

**A motion was made by Trustee Brad O'Halloran, seconded by Trustee Patricia Gira, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED by the following vote:**

**Aye:** 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

**Nay:** 0

#### **2010-0165 Assumption Greek Orthodox Church - Special Use Permit**

Director of Development Services Karie Friling reported that the Assumption Greek Orthodox Church is requesting a special use permit to operate a place of worship on a temporary basis in an existing building located at 11411 W. 183rd Street in the Orland Park Business Center. The church proposes to occupy a 4,453 square foot tenant space to accommodate 40-60 worshippers on Sunday mornings and office space through the week.

The special use permit is proposed to expire in two years, allowing time for the petitioner to find a permanent church location. No changes will be made to the site or exterior of the building with the possible exception of signage that must secure a sign permit.

A clarification was made at the May 11 Plan Commission meeting, that rather than skipping Committee after Plan Commission consideration, the petition will be considered on May 17th by both the Development Services Committee and the Board of Trustees for final review/approval.

On May 11, 2010, Plan Commission voted 7-0 to recommend to the Village Board approval of a Special Use Permit for Assumption Greek Orthodox Church to operate a place of worship in a 4,453 square foot tenant space located at 11411 W 183rd Street, with the condition that the permit expires two years from the date of Village Board approval.

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 approval of a Special Use Permit for Assumption Greek Orthodox Church to operate a place of worship in a 4,453 square foot tenant space located at 11411 W 183rd Street, with the condition that the permit expires two years from the date of Village Board approval.

**A motion was made by Trustee Brad O'Halloran, seconded by Trustee Patricia Gira, that this matter be RECOMMENDED FOR PASSAGE to the Board of Trustees. The motion CARRIED by the following vote:**

**Aye:** 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

**Nay:** 0

## **2009-0605 2010 Land Development Code Amendments I**

Director of Development Services Karie Friling reported that on February 23, 2010 the Plan Commission moved 7-0 to continue the Land Development Code Amendments I 2010 to the March 23, 2010 Plan Commission Meeting.

On March 23, 2010 the Plan Commission move to recommend to the Village Board approval of the proposed amendments to the Land Development Code Sections 2-102, 5-101, 5-105, 5-112, 6-103, 6-104, 6-201, 6-202, 6-203, 6-203.5, 6-204, 6-204.5, 6-205, 6-205.1, 6-206, 6-207, 6-208, 6-210, 6-211, 6-212, 6-302, 6-304, 6-306, 6-307, 6-310, 6-310.1, 6-311, 6-407 and 6-407.1 as written in the attached exhibit titled "Land Development Code Amendments Part Two", prepared by the Development Services Department and dated February 9, 2010 and the attached exhibit titled "Land Development Code Amendments Part Two Addendum", prepared by the same and dated March 16, 2010 subject to the following:

1. That the changes outlined in the Part Two Addendum replace the respective proposed original amendments in Part Two; and
2. That a consolidated report is provided to the Committee of Trustees.

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

### **Summary of Amendments**

Changes are made to the following sections and can be found in the attachment titled "Land Development Code Attachments May 17, 2010".

Section 2-102 Definitions

Section 5-101.G.2.b.3 Public Hearing Procedures Notification Requirements;

Section 5-105.N Termination of Special Use Permits (Special Use Permits)

Section 5-112.E.7 Guarantee Amount (Development and Subdivision

Requirements)  
Section 5-112.H.9 Fair Market Value (Development and Subdivision Requirements)  
Section 6-103 Zoning of Newly Annexed Land  
New Section 6-104 (formerly Section 6-301) Bulk Regulations  
Section 6-201 E-1 Estate Residential District  
Section 6-202 R-1 Residential District  
Section 6-203 R-2 Residential District  
Section 6-203.5 R-2A Residential District  
Section 6-204 R-3 Residential District  
Section 6-204.5 R-3A Residential District  
Section 6-205 R-4 Residential District  
Section 6-205.1 LSPD Large Scale Planned Development District  
Section 6-206 RSB Residential and Supporting Business District  
Section 6-207 BIZ General Business District  
Section 6-208 MFG Manufacturing District  
Section 6-210 COR Mixed Use District  
Section 6-211 ORI Mixed Use District  
Section 6-212 Village Center District  
Section 6-213.B.5 Open Lands District Permitted Uses;  
Section 6-302 Accessory Structures and Uses  
Section 6-304 Temporary Uses  
Section 6-306 Off-Street Parking and Loading Requirements  
Section 6-307 Signs  
Section 6-310 Fences  
New Section 6-310.1 Swimming Pools  
Section 6-311 Wireless Communication Facilities and Satellite Dishes  
Section 6-407 Street Lighting  
New Section 6-407.1 Commercial Lighting

#### **Amendments with Substantive Changes**

The following Land Development Code Amendments contain substantive changes to the Code.

In Section 2-102 Definitions, definitions were added for “Body Piercing”, “Pawn Shop/ Pawnbroker”, “Tattooing” and “Tattoo/ Body Piercing Establishment” among other definitions. These definitions are necessary for changes made in non-residential zoning districts (BIZ and COR).

In Section 5-105.N Special Uses, an amendment is proposed to change the expiration of special uses from one year to three years.

In Section 5-112.E.7, the Code was re-worded to clarify current practice regarding letters of credit. In provision a). the proposed amendments clarify that for performance guarantees the estimated construction cost of all public

improvements includes public improvements on private property. The exception to just sidewalks is eliminated. The revisions eliminate references to estimated costs to landscaping, sidewalks and bike trails on non buildable land being in addition to the 125% guarantee amount. Finally, the amendment proposes that the performance guarantee includes 100% of the estimated cost of landscaping on private and public property. Clarification is added that for single family detached developments, private foundation landscaping and lawn seeding are not included in the letter of credit.

In Section 5-112.H.9, the Fair Market Value of improved land is established at \$134,689 per acre as of January 1, 2009. Language that dealt with an annual escalator of 5% was eliminated, effectively freezing the FMV at 2009 levels.

### **Substantive Changes to Lot Coverage**

Under each zoning district's lot coverage sub-section, lot coverage is clarified as a function per the proposed green space definition, not just as a storm water calculation. Recent development proposals have indicated that lot coverage was engineered to meet storm water code requirements. Storm water best management practices were used to increase site programming (e.g. larger buildings or more parking with pervious pavers etc.) while still meeting the Code prescribed impervious to pervious requirements. This resulted in over programmed site plans that physically exceeded lot coverage limits.

The current language in the zoning districts suggests that lot coverage is solely dependant on impervious to pervious surface areas. The amendment proposes that lot coverage is also dependant on the amount of green space that remains after land is covered by buildings, pavement and storm water storage. Green space includes the area that surrounds detention ponds halfway between the normal and high water lines since, for most of the year, the high water line is rarely experienced.

The actual lot coverage ratios for each zoning district were not changed. Language defining coverage as area covered by "building, pavement and storm water storage" and a green space ratio (the percent of the lot that results after lot coverage) was added. This clarifies the current language by eliminating references to principal and accessory structures and simplifying the text. Language defining lot coverage in relation to the ponds was eliminated (e.g. dry bottom v. wetland v. wet bottom etc.). Also a citation was added in each zoning district to refer to 2-102 Definitions for "Green Space".

Finally, language was added in all the zoning districts to incentivize the use of Best Management Practices (BMPs). Currently, in VCD there is an additional 5% lot coverage allowance if developments use BMPs, which count as a 40% pervious surface area in the storm water calculations. This additional 5% allowance via BMPs is carried through uniformly to the other zoning districts.



The same type of lot coverage changes were made to the following zoning districts. Each district's changes are demonstrated in the Part Two attachments.

- 6-201.F (E-1);
- 6-202.F (R-1);
- 6-203.F (R-2);
- 6-203.5.F (R-2A);
- 6-204.F (R-3);
- 6-204.5.F (R-3A);
- 6-205.F (R-4);
- 6-205.1.F (LSPD);
- 6-206.H (RSB);
- 6-207.G (BIZ);
- 6-208.I (MFG);
- 6-210.G (COR);
- 6-211.G (ORI);
- 6-212.D.1 (VCD);

#### **Substantive Changes to BIZ and COR**

In Sections 6-207 and 6-210 essentially the same amendments were made concerning Pawn shops/ pawnbrokers and Tattoo/ body piercing establishments. Both were added as special uses. Pawn shops/ brokers must be licensed by the Village and the State and be 1,000 feet from another pawn shop/ broker or to the property line of a school, child care facility or park. Tattoo/ body piercing establishments must be licensed by the Village and registered with the State and be 1,000 feet from another tattoo/ body piercing establishment or the property line of a school, child care facility or park.

#### **Substantive Changes to Section 6-302**

The following uses were added as accessory uses to the Code: geothermal energy systems, green roofs, rain barrels, solar energy systems, storm water cisterns, underground storm water cisterns, wind energy conversion systems. Geothermal, solar and wind energy systems will be further clarified in a new code section (6-314 Environmental Technology Standards). Other storm water best management practices were also added as optional accessory uses.

Also, language was added to clarify garage height limitations to no higher than 2 stories or 17 feet to the mean height, instead of peak.

Language was also added providing regulations for how to build a waste collection or garbage enclosure. The current code did not fully clarify.

In Section 6-304 Temporary Uses, code amendments previously discussed at Committee in 2006 were added to the Code. The language regulates sizes,

setbacks, and time restrictions for storage units and containers for residential and non-residential uses.

In Section 6-306, a new section regarding Vehicle-to-Gird (V2G) standards were added. V2G standards will help the Village regulate and implement energy points for hybrid vehicles to share electrical power with buildings.

### **Substantive Changes to Signs**

Section 6-307.P.1.b.5 will allow the listing of non-office commercial tenant names on monument signs if the distance between the building and the street is more than 250 feet or 100 feet if building visibility is obstructed by other structures along at least 50% of the lot width. Up to 4 tenants maybe listed on a sign if such is the case up to 40% of the sign face.

Section 6-307.P.3.a will allow no more than 50% of windows are in business windows to be covered with signs. Spandrel glass is not considered windows and therefore signs cannot be placed on spandrel glass.

I move to recommend to the Village Board to approve the proposed amendments to the Land Development Code Sections outlined in this report and as fully referenced in the below motion.

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

I move to recommend to the Village Board to approve the proposed amendments to the Land Development Code Sections 2-102, 5-101, 5-105, 5-112, 6-103, 6-104, 6-201, 6-202, 6-203, 6-203.5, 6-204, 6-204.5, 6-205, 6-205.1, 6-206, 6-207, 6-208, 6-210, 6-211, 6-212, 6-302, 6-304, 6-306, 6-307, 6-310, 6-310.1, 6-311, 6-407 and 6-407.1 as written in the attached exhibit titled "Land Development Code Amendments Part Two", prepared by the Development Services Department and dated May 17, 2010.

**A motion was made by Trustee Patricia Gira, seconded by Trustee Brad O'Halloran, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED by the following vote:**

**Aye:** 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

**Nay:** 0

**ADJOURNMENT - 6:39 PM**

**A motion was made by Trustee Patricia Gira, seconded by Trustee Brad O'Halloran, that this matter be ADJOURNED. The motion CARRIED by the following vote:**

**Aye:** 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

**Nay:** 0

/mp

APPROVED:

Respectfully Submitted,

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**David P. Maher, Village Clerk**