

DATE: June 8, 2010

REQUEST FOR PLAN COMMISSION ACTION

File Number: **2010-0221**
Orig. Department: **Development Services Department**
File Name: **Orland Fire Protection District – SUA, SD, RZ, AR, SP**

BACKGROUND:

PROJECT:

Orland Fire Protection District Expansion

PETITIONER:

Orland Fire Protection District

REQUESTED ACTION:

Subdivision/ Lot Consolidation
Rezoning
Special Use Amendment
Site Plan
Appearance Review

PURPOSE:

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.

LOCATION:

9788-90 W. 151st Street

P.I.N. NUMBER:

27-09-401-015
27-09-401-036
27-09-401-045

ATTACHMENTS:

Special Use Standards
Rezoning Factors
Site Plan
Elevation Drawings
Tree Survey/ Removal Plan

SIZE:

8,685 square foot addition

EXISTING ZONING:

The existing zoning for the Administration Building and for Fire Station 1 is Village Center district. The existing zoning for the property to the north that is being acquired by the Fire District is Open Space.

EXISTING LAND USE:

The existing land use for the OFPD property is office and government/ institutional. The existing land use for the property to the north that is being acquired by the Fire District is open lands.

SURROUNDING ZONING AND LAND USE:

North: OS Open Space - Ravinia wetlands;

South: VC Village Center - Orland Park Police Headquarters;

East: VC Village Center - Ravinia Woods Office Condos;

West: R-3A Residential - Single Family Homes/ Cameno Re'al Subdivision;

COMPREHENSIVE PLAN DESIGNATION:

Community Intensity Commercial/ Office

PUBLIC UTILITIES:

The site is fully served by all public utilities.

FLOODPLAIN:

The portion of Ravinia wetlands/ open space that is being acquired by the Fire District to accommodate this expansion is not within any floodplain.

NATURAL FEATURES:

On the northern boundary of the OFPD property are the Ravinia Avenue wetlands. The open lands contain a dense forest/ wetland environment. The Fire district plans to acquire approximately 14,300 square feet of open lands to accommodate the expansion project, primarily for parking and site accessibility. As a result, the trees located within the 14,300 parcel of land will be removed. The petitioner will be required to provide tree mitigation for those trees that are pertinent to Section 6-305.1 (Tree Preservation Standards) of the Land Development Code.

TRANSPORTATION:

The site is accessible from 151st Street, a local minor collector street. The site plan currently has three access points to 151st Street. On the west and east property lines, two full access drive-ways exist. In the center of the two peripheral drive-ways is the main drive-way for ingress/egress of emergency vehicles to leave the station house. The two peripheral drives are mainly used by Administration Building workers and visitors, while the center drive is exclusively used for emergency vehicles.

Fire Station 1 currently has overhead doors on the north façade of the fire house. With the expansion project, this access point to the fire house will be eliminated. The overhead doors were not used for emergency vehicle entry into the fire station from the rear. Fire engines and other emergency vehicles always entered the fire station by backing up from 151st Street into the fire house's front entrance. This activity will not change.

PLANNING OVERVIEW:

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 and Fire Station 1. 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) of Ravinia Avenue wetland zoned Open Space 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 around the north end of the Administration Building.

DISCUSSION:

Scope of Project

The scope of the proposed building and site expansion has had numerous iterations in the past. The current proposal's project scope is less than the previous proposals. The original proposal for the expansion project, dated 2007, included three build-out options.

The first option considered a single-level 12,489 square foot Administration Building expansion and the acquisition of 1.7 acres of open lands from the Village for the accommodation of a detention pond and 107 parking spaces in a parking field spanning toward Ravinia Avenue with cross access to the office condos.

The second option considered a two-story 12,489 square foot Administration Building expansion and the acquisition of 1.4 acres of open lands from the Village for the accommodation of a detention pond and 107 parking spaces in a parking field spanning toward Ravinia Avenue with cross access to the office condos.

The third option considered a two-story 12,489 square foot Administration Building expansion, no open land acquisition, and accommodations for 31 parking spaces. The third option did not make any site plan changes to the site, but would have been significantly under-parked.

The current proposal for open land acquisition is .33 acres, which is significantly less than the initial 1.4 and 1.7 acre acquisition plans. The current proposal also does not include detention due to the use of best management practices. Parking is increased to 69 parking spaces but a shortage remains to be accommodated through shared parking agreements with neighboring properties. The current proposal also indicates that the size of the building expansion is less than the original proposals by 3,804 square feet and the height of the buildings will not increase higher than the existing buildings.

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.

Land Use and Compatibility

The existing land use on the site is government/ institutional office. The proposed building is the same land use as the existing.

The proposed building is also compatible with the existing buildings on the site. It is also compatible with the zoning, VC, and the Comprehensive Plan designation.

Subdivision and Lot Consolidation

The petitioner will need to submit a Plat of Subdivision to the Village for recording. The 14,300 square foot parcel of open land that the Fire District seeks to acquire from the Village is currently part of a larger parcel that is approximately 3.9 acres in size. The acquisition of the 14,300 square foot parcel requires that it be subdivided from the 3.9 acres.

The OFPD's Administration Building and Fire Station 1 are sited on separate lots. The new building addition will connect the two existing buildings by spanning the two lots. Since the connection will create a single building for the site, the lots must be consolidated into a single lot.

The consolidation of the OFPD properties must include the acquired 14,300 square foot parcel on the north. This parcel of land, once subdivided from the open lands, must be consolidated with the other OFPD parcels to create one larger lot for the site.

Rezoning

Prior to consolidation with the existing OFPD property to the south, the 14,300 square foot acquired land must be rezoned from OS Open Space to VC Village Center district. This will bring the parcel into zoning conformity to construct the necessary improvements.

The Rezoning Factors are attached to this report.

Special Use

A special use amendment is necessary in this case to accommodate the planned development. Section 2-102 of the Land Development Code notes that the definition for planned development includes "a parcel or tract of land... for two or more principal buildings or one or more principal use, or one principal building for two or more principal uses... a special use permit is required for all planned developments."

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.

The Special Use Standards are attached to this staff report.

Natural Features and Tree Mitigation

The 14,300 square foot parcel of acquired land is currently part of the Ravinia Avenue wetlands. It is the southernmost portion. As open land it is occupied by approximately 130 trees among other plant-life and vegetation.

According to the tree survey/ tree removal plan by Hitchcock Design Group/ V3 and submitted by the OFPD, there are about 108 trees which are listed in poor condition and 16 trees that are listed as dead.

Section 6-305.1.C.1.b of the Land Development Code states that "Trees rated as "Poor" or "Dead" on a tree survey completed by a certified arborist are exempt from mitigation requirements." In order to confirm the mitigation requirement exemption for the trees on the 14,300 square foot parcel, the OFPD must demonstrate that the person that determined the

tree survey was a certified arborist. As of the writing of this report, the OFPD has not provided that information. However, landscaping is typically handled at a later date and the tree mitigation requirements can also be determined at a later time. The OFPD must verify the tree survey results were determined by a certified arborist prior to appearing before the Committee of Trustees.

Six trees are listed in good and fair conditions. Of the six (6) trees, three (3) are white ash and do not require tree mitigation. The other three (3) trees require mitigation.

Land Use Intensity and Lot Size

The intensity of the land use onsite will increase with the proposed addition. The new 8,685 square foot building will contain more offices for OFPD administrative functions.

As a result of the expansion, the lot size will also increase. Currently, the Administrative Building and the Fire Station sit on a combined lot area total of 66,000 square feet. The new lot size, following subdivision from the open lands and then lot consolidation, will be 80,300 square feet.

Setbacks

Below are the required and provided setbacks for the OFPD expansion building.

Required Side-yard Setback:	15 feet;
Required Rear-yard Setback:	30 feet;
Required Front-yard Setback:	15 feet;

Provided West Side-yard Setback:	21 feet 5 inches;
Provided East Side-yard Setback:	63 feet;

The west side-yard setback for the existing Administration Building will change to 29 feet from a previous 49 feet. The decrease in setback is due to a build-out occurring on the west elevation of the existing Administration Building that is part of the expansion.

The north rear-yard setback for the existing administration building will change to 85 feet from a previous 15 feet. The increase in setback is due to the acquisition of the additional real estate from Village open lands.

The proposed site plan meets the setback requirements for the Village Center district.

Height

The proposed expansion building will be approximately 19 feet tall to the top of the clerestory, the same height as the existing Administration Building. The elevations indicate a precast concrete entry sign that is labeled at approximately 22 feet in height. This is the highest point of the new structure.

Lot Coverage

The existing lot coverage for the site is 89%. Section 6-212 of the Land Development Code allows up to 75% lot coverage in the Village Center district. The site currently exceeds lot coverage limits by 14%. This is a legal non-conforming status.

The proposed building and site expansion reduces net lot coverage by approximately 8%. The lot coverage for the proposed layout is approximately 81%. This is a net improvement over the existing conditions.

Section 6-212.D.1 of the Land Development Code allows impervious coverage up to 80% when best management practices (BMPs) are employed on site. The proposed site plan includes the use of BMPs to achieve the new 81% lot coverage. This brings the site closer into conformity with the Code.

A modification to the special use is required, however, to increase the permitted lot coverage from 80% using BMPs, to 81% using BMPs.

The lot coverage calculations on the site plan should be disregarded in favor of the attached lot coverage calculations titled "Revised Lot Coverage Calculations". The OFPD must revise their site plan lot coverage calculations to reflect the attached revised calculations prior to the Committee meeting.

Storm Sewer and Preliminary Engineering

On the utility plans the OFPD proposes to establish a best management practice (BMP) of pervious pavers that will allow storm water to infiltrate into the ground. On the proposed site plan, storm water run-off will filter and cascade toward the east property line where the water will be collected by curb-cuts into a drainage swale. The OFPD then proposed to allow the drainage swale to flow south toward a drain on the neighboring property behind the wireless communication facility. That drain connects to the 151st Street and Ravinia storm water systems.

However, since the drain exists on the eastern neighbor's property, it has been recommended to the OFPD to collect the storm water prior to it entering the drainage swale by allowing the pervious pavers to filter the water to a new drain on the OFPD property north of the wireless communication facility. From there the storm water would be piped south to storm water drains that connect to the 151st Street drainage system along the OFPD property.

Despite this minor detail, preliminary engineering has been granted.

Detention and Retention

The proposed project does not impact the existing site more than 50% to require a 1.6 acre site to implement storm water management systems such as a detention pond. The policy has been to require storm water detention when there is a 50% or greater impact to the existing site.

The area where the new building will be built lies largely on already existing impervious surface area. The newly acquired land to the north of the Administration Building increases the total lot size to approximately two (2) acres. The increase is not more than 50% of the existing site.

Village policy is to allow such sites to accommodate storm water management through BMPs. The OFPD demonstrates pervious paver BMP strategies on the site plan for storm water management.

Traffic and Access

The proposed site plan indicates that the main reason the 14,300 square foot property at the north is required is to improve both the parking conditions on the site and the traffic circulation.

There are two ingress/egress points on 151st Street on either side of the Fire Station's emergency vehicle drive-way. The drive ways go around the Fire Station and circulation is currently provided by a large paved area that includes enough room to maneuver vehicles and park them. The parking fields on either side of the Administration Building are dead-end parking.

With the addition of the new building, the drive-aisles leading from the two ingress/ egress points on 151st Street will continue north through what were once the dead-end parking fields and circle around the Administration Building, completing traffic circulation around the entire building. Additionally, improved circulation around the entire building complex will provide an increase in parking capacity. The OFPD notes that all traffic will only have one way access around the site.

Parking and Parking Lot Islands

The Administration Building and the Fire Station together currently provide approximately 45 parking spaces. The new improvements to the site require a total of 93 parking spaces based on Table 6-306(B) of the Land Development Code (1 space per 500 square feet for the fire station and 1 per 300 square feet for the offices). The site plan currently proposes 69 parking spaces.

A modification to the special use is required to reduce the required amount of parking from 93 spaces to 69 parking spaces. The existing and proposed site plan cannot accommodate any more parking capacity due to spatial limitations. As a result, the OFPD must establish a shared parking agreement with neighboring properties in order to accommodate the parking shortage.

One possible solution is to establish shared parking with the office condominium development directly to the east. Another potential shared parking opportunity is the Orland Park Police Headquarters Ravinia Avenue parking lot. People parking there can access the Fire Station via the Ravinia Avenue and 151st Street signalized intersection cross-walks. Both solutions have the parking capacity to accommodate Fire District parking.

The Fire District has noted, however, that it would be a rare occasion when all 93 parking spaces would be required.

The proposed site plan indicates five (5) landscape islands. Section 6-305.U.1.i requires one landscape island for every seven (7) parking spaces. At 69 parking spaces, the site plan requires ten (10) landscape islands. The site plan is deficient by five (5) landscape islands. However, since there is a shortage of parking and no space can be converted to a landscape island, a modification to the special use is required to reduce the required amount of parking lot landscape islands from ten (10) to five (5).

A modification is also required for the west parking lot setback, as it is three (3) feet instead of ten (10) feet. This relates directly to the west bufferyard setback modification (see below).

Pedestrian and Bicycle Access

The proposed site plan improves pedestrian accessibility to the OFPD headquarters. Currently the headquarters is located to the rear of the site, behind the Fire Station. Visibility from 151st Street is limited and there is no direct path outlined from the public sidewalks or from 151st Street that allows for safe accessibility of the headquarters.

The proposed site plan improves pedestrian conditions by providing a sidewalk along the east elevation of the Fire Station, north toward the new main entrance of the Administration Building in the new building. Lined with bollards, the path is clearly demarcated and separate from automobile circulation. However, the sidewalk ends prematurely at the parking spaces which are directly south of the main entrance. The sidewalk should either continue around the parking spaces or a cross-walk should be included from the point where the sidewalk ends across to the main entrance area.

The elevation drawings indicate signage at the new main entrance that is visible from the 151st Street right-of-way. The signage demonstrates orientation for site visitors to identify the location of the Administration Building and enter it. A flag pole will also highlight the main entrance. The new flag pole must be limited to 18 feet in height per Section 6-302.C.12.

The proposed site plan does not indicate any bicycle parking facilities. Bicycle parking facilities are required per Section 6-306.H for non-residential uses with ten (10) or more parking spaces. The new OFPD facility must provide a bicycle rack with the ability to park up to nine (9) bicycles (1 bicycle parking space for every 10 car parking spaces). The bicycle rack should be near the main entrance to the building.

Landscaping and Buffering

The proposed building addition will occupy space that is currently impervious. However, some areas that were impervious will become pervious with the proposed improvements.

The existing landscaping south of the current Administration Building will be removed. New landscaping areas will be provided on the west elevation of the Administration Building as well as on the east elevation. In addition to this, new landscaping will be provided on the east elevation of the new building and along the east elevation of the Fire Station. The existing east lawn area in front of the Fire Station will also obtain new landscaping.

At the south-east corner of the site, landscaping will be removed to accommodate required parking needs. However, a single landscape island is provided to buffer the transition from the public right-of-way to the site.

A new landscape area will be provided at the north elevation of Administration Building and along the north bufferyard of the acquired parcel of land.

The size of the existing bufferyards will not be changed. The widths of the existing bufferyards are, however, extended north into the 14,300 square foot parcel of acquired land in order to continue the necessary drive-aisles around the Administration Building and parking along on the east and north property lines. A modification to the special use is therefore required to modify the east and west bufferyards of the 14,300 square foot acquired parcel of land. The east and west bufferyards are Type "C" and require a minimum width of fifteen (15) feet each. The modification is to reduce the width from fifteen (15) feet on the east to ten (10) feet and

from fifteen (15) feet on the west to three (3) feet, gradually increasing to ten (10) feet until the parking lot landscape island.

The north bufferyard of the 14,300 square foot acquired parcel of land is also a Type "C", requiring fifteen (15) feet. A modification is required to reduce that bufferyard width from fifteen (15) feet to ten (10) feet.

Generator Issue

The proposed site plan indicates that a generator for the Administration Building is proposed on the west elevation behind the building expansion. This generator was originally located inside the Administration Building's southwest corner. A second generator for the Fire Station is located at the wireless communication facility. The second generator was originally located outside at the northeast corner of the Fire Station. The Fire District uses these generators to guarantee and maintain emergency services and response systems in the event of a power grid failure.

There is concern over the proximity of the Administration Building's generator to single-family homes and their backyards to the west-about 30 feet. The Fire District maintains that "The generator is shielded by a louvered fence preventing any site lines through the fence. In addition, per the Village's ordinance the generator will fall within the 80 decibel maximum. The generator is run once a week for one hour, the District is more than willing to run the generator during the work week between the hours of late morning and early afternoon. Audio and visual accommodations have been made to shield the generator from the neighbors."

Since the generator will be moved from its current location inside the Administration Building to the exterior of the new building, this could be considered part of the new construction project. A preferred new location for the generator would be at the wireless communication facility, either next to the Fire Station's generator or at the opposite end of the wireless communication facility. The east property line borders a parking lot and is away from any dwelling units. Moreover, putting the building between the generator and the homes will further muffle any audio impacts from the machine.

The Fire District, however, maintains that moving this generator to the east property line near the wireless communication facility will increase the cost of the project related to the generator. It will also require rerouting underground utility conduits that connect the generator to the Administration Building's operating systems. The cost of moving the generator to the preferred location would be logistically challenging and a cost burden.

If the generator must stay in the proposed location as indicated on the site plan, the generator must be entirely screened from the view of the single family homes. On the east elevation a transformer is screened from the main entrance to the new building by a sloped brick wall. A similar treatment should be made for the generator to make the appearance of the enclosure to look like it is part of or inside the building. In addition to the brick enclosure, the generator space should be sound proofed with mufflers and wall treatments to mitigate any audio impacts. Following these treatments, the generator must be operated from 11:00 am to 12:00 pm once a week on the same day each week.

Building Elevations

The proposed building elevation drawings indicate a masonry building with fenestration on both the east and west elevations.

No changes will occur to the building materials on the east elevation of the Fire Station. The new building will be clad in masonry, which the renderings indicate a reddish color that will match the existing face brick on the Fire Station. The new building will also have a metal panel system that would act as screen for the rooftop mechanicals. The renderings indicate the panel system being the same color as the existing panel systems on the Fire Station. The elevations suggest the materials are the same as well. The elevation drawings should indicate the color of all the materials.

Masonry repairs are proposed around the existing Administration Building's main entrance that will match the existing masonry.

Seven new windows on the east elevation will be located on the new building. They will be floor to ceiling windows each with the same height dimension. The south window will be the widest and a gradient decrease in width is evident in each window until the northernmost window. At the top of the windows a painted architectural steel canopy, which the renderings indicate will be red, will add definition to the façade and the fenestration. The canopy will match the sign that is proposed for the main entrance to the new building. In the area in front of these windows will be a memorial monument commemorating Orland Firefighters.

On the existing Administration Building, new window treatments and a new entrance is proposed for the building. These include prefinished aluminum storefront window systems around the existing entry areas. A new prefinished steel canopy, similar to the new building's and held up by posts, will be added over the new windows on the building to link the old architecture with the new.

On the north elevation, new storefront windows and a door will be added on the existing Administration Building's northeast corner. At the northwest corner, a new build-out is proposed for the existing Administration Building. This will be of masonry materials similar to the existing structure. New corner windows will be added at this location for increased natural lighting into the new spaces of the building.

The OFPD should clarify a note on the north elevation which indicates a prefinished metal canopy that would continue on the west elevation of the northwest corner's build-out. The canopy is missing on the west elevation, suggesting it is not included. The canopy would presumably match the other proposed canopies.

On the west elevation, two build-outs on the existing Administration Building are proposed. Each build-out will match the existing building's masonry. Fenestration is provided for each build-out that matches with the fenestration on the rest of the building. On the new building, the windows continue at the same level providing continuity of appearance. At the connection with the Fire Station, a new doorway is added with storefront window systems. The doorway is setback approximately 33 feet from the rest of the west elevation to create a courtyard entryway.

To the north of the doorway, at the blank masonry façade is the area where the generator enclosure is proposed to locate. The enclosure should be made of masonry to match the elevation, as previously discussed.

The partial south elevation drawing depicts the south façade of the walls of the west elevation when it sets back. Fenestration similar to the rest of the building is proposed on these masonry elevations.

Garbage Enclosure

The proposed site plan demonstrates the new garbage enclosure area on the east end of the north property line, near the neighboring (east) property's garbage enclosure. Currently, a dumpster sits on the west edge of the north property line near the residential backyards. This is an improvement by placing the dumpster enclosure away from the residential properties and near to other similar facilities.

Lighting

Exterior lighting must focus light down or onto the building. The effects of glare should be reduced, particularly near the residential properties. The OFPD proposed design uses "little to no light on the west elevation of the building (the adjacent side to the neighbors)." The lighting plans indicate the OFPD's sensitivity to light glare for the residents to the west.

Signage

Signage is regulated by a separate review process. The OFPD does not propose to remove the existing message board sign. New knee-wall 'directional' signage is added in the west lawn area along 151st Street. The new knee-walls will depict the addresses for the facilities. The Fire District proposes to move the existing flag pole in front of the fire station a few feet to the west to make way for the proposed knee-wall signs.

The orientation sign that is proposed at the main entrance to the new building is considered an architectural feature since it is architecturally attached to the building. Signs are not permitted to extend beyond the parapet of the building, however. The renderings indicate that parts of the "Orland Fire" sign extend above the parapet. The language on the sign at the main entrance must be lowered beneath the parapet coping.

Utility Conduits

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, particularly the residential properties to the west.

SPECIAL USE STANDARDS

When considering an application for special use permit, the decision making body shall consider the extent to which:

1. The special use will be consistent with the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations;
 2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development;
 3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties;
 4. The proposed use will not have an adverse effect on the value of the adjacent property; (If necessary, be prepared to offer expert testimony that the proposed project will have no adverse impact on surrounding properties);
 5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage
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systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service;

6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development;

7. The development will not adversely affect a known archaeological, historical or cultural resource; and

8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

It is the responsibility of the petitioner to prove that all eight standards are met. A written response to each standard is required.

REZONING FACTORS

1. The existing uses and zoning of nearby property;

2. The extent to which property values are diminished by a particular zoning classification or restriction;

3. The extent to which the destruction of property value of a petitioning property owner promotes the health, safety, morals, or general welfare of the public;

4. The relative gain to the public as opposed to the hardship imposed on a petitioning property owner;

5. The suitability of the subject property for its zoned purposes;

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area;

7. The Comprehensive Plan designation and the current applicability of that designation; and

8. The evidence or lack of evidence, of community need for the use proposed.

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

REQUESTED ACTION:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report dated June 8, 2010

And

I move 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 of the Ravinia Avenue wetlands, 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 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 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 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;
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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;

And

I move 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.
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