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A RESOLUTION APPROVING AN APPEAL FROM THE PROVISIONS OF THE ORLAND PARK BUILDING CODE REGARDING MASONRY (ZEIGLER INFINITI DEALERSHIP - 8751 W. 159th Street)

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WHEREAS, the Village of Orland Park has adopted the 2015 Edition of the International Building Code (the IBC) with specific amendments as the Orland Park Building Code; and

WHEREAS, Section 501.3.2 of the Orland Park Building Code (found in Section 5-1-13 of the Village Code of Orland Park) requires exterior walls to be solid masonry or a veneer of masonry with a minimum 2 5/8" thickness on a steel stud frame back up; and

WHEREAS, a certain development in the Village, Zeigler Infiniti, desires to use steel stud back up in lieu of masonry on 9.6% (1,461.7 sq. ft.) of the total exterior wall area of the building; and

WHEREAS, the areas in question are portions of exterior walls of which horizontal structural members are designed for wind loading and bracing the glazed storefront walls along main sales showroom areas; and

WHEREAS, the steel section/beams are designed for wind loading and not for additional weight of concrete block of which will induce additional loads to both the horizontal beams and the vertical structural columns, including all structural connections; and

WHEREAS, the masonry provides no value to the building envelope in terms of structural loading; and

WHEREAS, the Code Official has reviewed this request for a variance from the Orland Park Building Code and has determined that the request should be granted; and

WHEREAS, the Development Services, Planning and Engineering Committee has reviewed this request for a variance from the Orland Park Building Code and has determined that the request should be granted; and

WHEREAS, because both the Code Official and Development Services, Planning and Engineering Committee have independently reviewed the request for variance and recommended that the corporate authorities approve the request, the Village Board has determined that the requested variance should be granted.

NOW THEREFORE, Be It Resolved by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

SECTION 1

The above provisions are hereby incorporated into this Resolution as fully as if restated in this Section in their entirety.

SECTION 2

Subject to the conditions enumerated in Section III below, a variance from the strict application of Subsection 501.3.2 of the Orland Park Building Code is approved to allow 9.6% (1,461.7 sq. ft.) of the total exterior wall area of the building to remain as a steel stud frame with an aluminum composite metal surface serving as the finished exposed surface in lieu of the masonry that is required per Village Code.

SECTION 3

The variance approved in Section II above is conditioned on the following:

1. The Subject Property shall be developed substantially in accordance with document titled “Variance Request for specified areas of building façade to remain as a steel stud frame back up”, prepared by LINDENGROUP Architects, on behalf of Zeigler Infiniti, attached herein as Exhibit 1; and
2. The Subject Property shall be developed substantially in accordance with the drawings titled “Exhibit A Zeigler Infiniti Variance Request”, prepared by LINDENGROUP Architects, dated 2/23/17, attached herein as Exhibit 2.

SECTION 4

All other requirements of the Orland Park Building Code not specifically varied by this Resolution shall be met.

SECTION 5

If any section, paragraph, clause, or part of this Resolution is for any reason held invalid, such decision shall not affect the validity of the remaining provisions of this Resolution.

SECTION 6

A certified copy of this Resolution shall be provided to the architect for Ziegler Infiniti, LINDENGROUP Architects, and to the Orland Park Building Department.

SECTION 7

This Resolution shall be in full force and effect from and after its adoption, approval and publication as required by law.