

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, June 16, 2014

6:00 PM

Village Hall

Development Services, Planning and Engineering Committee

*Chairman Kathleen M. Fenton
Trustees Patricia A. Gira and Daniel T. Calandriello
Village Clerk John C. Mehalek*

CALL TO ORDER/ROLL CALL

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

Present: 3 - Chairman Fenton; Trustee Gira and Trustee Calandriello

APPROVAL OF MINUTES

2014-0366 Approval of the May 19, 2014 Development Services, Planning and Engineering Committee Minutes

I move to approve the Minutes of the Regular Meeting of the Development Services, Planning and Engineering Committee of May 19, 2014.

A motion was made by Trustee Gira, seconded by Trustee Calandriello, that this matter be APPROVED. The motion carried by the following vote:

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

ITEMS FOR SEPARATE ACTION

2014-0084 Ridgeway Petroleum

Project

Ridgeway Petroleum - Site Plan, Elevations, Special Use Permit with Modifications

Petitioner

Kelsey Davies

Purpose

To construct multiple buildings for a motor vehicle service station facility that includes a car wash with entrance canopy, gas pumps with canopy, and ancillary retail store with carry out restaurant.

Project Attributes

Address: 11200 183rd Place and 11200 183rd Street

P.I.N.(s): 19-09-06-202-002-0000; 19-09-06-202-001-0000

Size: Primary development site 1.6 acres

Comprehensive Plan Planning District: I-80 District

Comprehensive Land Designation: Office employment emphasis

Existing Zoning: ORI Mixed Use

Proposed Zoning: ORI Mixed Use

Existing Land Use: Vacant

Proposed Land Use: Motor vehicle service station

Surrounding Land Use:

North: Vacant land north of station, single family residential (Across 183rd Street)

South: Animal hospital

East: Tank Farm

West: Offices

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to construct a motor vehicle service station facility that includes a car wash with entrance canopy, gas pumps with canopy, and ancillary retail store with carry out restaurant. The proposed location is a vacant lot located along Wolf Road adjacent to Golden Eagle and Orland Park Business Centers. The land is located in the ORI Zoning District, which promotes employment generating office, research, and light manufacturing uses. However it also allows motor vehicle services, when appropriately placed and developed, via a special use permit. The District also allows retail uses as an ancillary use, with the primary intent to serve the local work force. Because the proposed use is more intense than many of the existing nearby businesses and homes, special consideration has been paid to the layout of the site and architecture of all of the buildings so it better blends with its surroundings.

The Comprehensive Plan designates this area for 'office employment emphasis', and there are many office buildings nearby. The office emphasis of the District will not be diminished by this service use along Wolf Road, which will meet the needs of District businesses, workers, residents, and commuters within and through the Business Center and the community. Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

This petitioner requests the following variances/modifications:

1. Parking exceeds Code requirements by more than 20%.
2. Parking and drives are located between the building and the street.

PLAN COMMISSION DISCUSSION

A public hearing was held before Plan Commission for this petition, No members of the public spoke. The petitioner's architect gave a detailed presentation of the proposal. Plan Commissioners voiced support for the proposed development. They added a condition that one of the street trees along Wolf Road due to concerns with visual obstruction for drivers.

PLAN COMMISSION MOTION

On June 10, 2014 Plan Commission voted 5-0 to recommend to the Village Board

approval of the preliminary site plan titled 'Preliminary Site Plan' and dated 09-11-13, revised 05-02-14, Sheet A001, by Corporate Design and Development Group, subject to the following conditions:

1. Work with Village staff and IDOT to resolve concerns with Wolf Road north bound left turns onto 183rd Place, and fully resolve prior to Development Agreement.
2. No outdoor sale items will be permitted within the minimum and/or actual building setback areas along street frontages.
3. All lighting must meet Codes and is subject to engineering approvals.
4. Re-locate parking area lighting fixture(s) to meet 40' setback requirement.
5. Provide an executed and recorded copy of the cross access easement with the property to the north at the time of the Development Agreement.
6. Show the required curb between the parking spaces and sidewalk along the front elevations of the store building and car wash.
7. Meet all Building Code requirements.
8. Meet all final engineering requirements.
9. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
10. Eliminate first street tree on the west side of Wolf Road north of 183rd Place to clear sight triangle.

And

Voted 5-0 to recommend to the Village Board approval both the black and white and colored versions of the Elevations titled 'Preliminary C-Store Exterior Elevations' Sheets CS A200, Preliminary Car Wash Exterior Elevations CW A200, Preliminary Fuel Canopy Details page A005; Preliminary Car Wash Canopy Details page A004; Preliminary Enclosure and Sign Details page A003; '3-D Renderings' pages R-1 and R-2, all by Corporate Design and Development Group, all dated 09-11-13, and revised 05-02-14, subject to the below conditions.

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. Meet all Building Code requirements. All masonry must be of anchored veneer type masonry with a 2.265" minimum thickness.
3. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Work with staff to remove mansard roof on car wash and replace with full roof line.
5. In the case of discrepancies between the cited elevations, the stricter shall apply.

And

Voted 5-0 to recommend to the Village Board approval of a Special Use Permit for a planned development with multiple buildings for the Ridgeway Petroleum facility proposed for the northwest corner of Wolf Road and 183rd Place. The development will consist of a motor vehicle service station facility that includes an

automatic drive through car wash, gas pumps with canopy, and ancillary retail store with carry out restaurant, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Parking exceeds Code requirements by more than 20%
2. Parking and drives located between the building and the street.

This case is now before Development Services Committee for recommendation prior to final consideration by the Board of Trustees.

I move to recommend to the Village Board of Trustees approval of a Site Plan, Elevations, and Special use permit with modifications for a Ridgeway Petroleum facility at the corner of 183rd Place and Wolf Road, as recommended at the June 10, 2014 Plan Commission meeting and as fully referenced below.

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

I move to recommend to the Village Board approval of the preliminary site plan titled 'Preliminary Site Plan' and dated 09-11-13, revised 05-02-14, Sheet A001, by Corporate Design and Development Group, subject to the following conditions:

1. Work with Village staff and IDOT to resolve concerns with Wolf Road north bound left turns onto 183rd Place, and fully resolve prior to Development Agreement.
2. No outdoor sale items will be permitted within the minimum and/or actual building setback areas along street frontages.
3. All lighting must meet Codes and is subject to engineering approvals.
4. Re-locate parking area lighting fixture(s) to meet 40' setback requirement.
5. Provide an executed and recorded copy of the cross access easement with the property to the north at the time of the Development Agreement.
6. Show the required curb between the parking spaces and sidewalk along the front elevations of the store building and car wash.
7. Meet all Building Code requirements.
8. Meet all final engineering requirements.
9. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
10. Eliminate first street tree on the west side of Wolf Road north of 183rd Place to clear sight triangle.

And

I move to recommend to the Village Board approval both the black and white and colored versions of the Elevations titled 'Preliminary C-Store Exterior Elevations' Sheets CS A200, Preliminary Car Wash Exterior Elevations CW A200, Preliminary Fuel Canopy Details page A005; Preliminary Car Was Canopy Details page A004; Preliminary Enclosure and Sign Details page A003; '3-D Renderings' pages R-1 and R-2, all by Corporate Design and Development Group, all dated 09-11-13, and revised 05-02-14, subject to the below conditions.

1. Screen all mechanical equipment either at grade level with landscaping or

hidden behind the roofline.

2. Meet all Building Code requirements. All masonry must be of anchored veneer type masonry with a 2.265" minimum thickness.
3. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Work with staff to remove mansard roofline on car wash and replace with full roof line.
5. In the case of discrepancies between the cited elevations, the stricter shall apply.

And

I move to recommend to the Village Board approval of a Special Use Permit for a planned development with multiple buildings for the Ridgeway Petroleum facility proposed for the northwest corner of Wolf Road and 183rd Place. The development will consist of a motor vehicle service station facility that includes an automatic drive through car wash, gas pumps with canopy, and ancillary retail store with carry out restaurant, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Parking exceeds Code requirements by more than 20%
2. Parking and drives located between the building and the street.

All changes must be made prior to the Board meeting.

A motion was made by Trustee Calandriello, seconded by Trustee Gira, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

2014-0279 Bridge Teen Center Building

Director Karie Friling reported that the Bridge Teen Center is a non-profit operation that serves teenagers in the community in grades 7-12, including programs for after school and other unsupervised hours. Programs at The Bridge are offered free of charge, and are designed to help students develop mentally, physically, and emotionally in a safe environment. The Center opened in the 71st Court location in June of 2010, however, the current community center land use does not conform to the Land Development Code for the MFG Manufacturing District. The other users in the building, a thrift store and the beauty salon, are long-term tenants who also do not conform to the uses allowed in the MFG Manufacturing District. The parcel is adjacent to BIZ zoning to the south and west. MFG Zoning abuts to the west and north, with the latter property a vacant building. This petition does not request site plan or building elevation changes, nor modifications or variances to the Land Development Code.

The Bridge Teen Center is attempting to purchase the multi-tenant building where they are currently a tenant. Some lenders will not grant loans to businesses that do not conform with the requirements of the local governing body's regulations. In this case, the use does not conform to the MFG Zoning District, and the Village's Land Development Code Non-Conformities Section 8-101 does not allow the re-establishment of non-conforming uses if more than 50% of the building is destroyed by fire, etc.

The Village's Comprehensive Plan designates this parcel for 'manufacturing employment' emphasis, contrary to the BIZ Business District this petition proposes. However, the 71st Court MFG Manufacturing Zoning District has struggled to attract and maintain MFG users, and because all three current tenants in the building are non-conforming to the MFG District, a full conversion to all manufacturing users is unlikely. Continuing to operate in the non-conforming status creates problems when the businesses apply for loans to purchase or remodel the property. Additionally, The Village's Comprehensive Plan, in the Community and Culture chapter, promotes the development of 'third places', or local social gathering spaces that help form strong social ties. One objective of the chapter is to be a 'desirable, safe and high quality community for all ages and social groups'. The Bridge Teen Center is an example of a social gathering space geared toward the community's teen population.

The Bridge Teen building abuts the BIZ Business District to the west and south. The BIZ zoned building to the south is basically an architectural copy of the Bridge Teen building, although the mansards have different roofing materials. The south building is zoned BIZ and all of its tenants conform to the BIZ District uses.

Overall, although the recommended change varies in some ways from the Comprehensive Plan recommendations, the current location is a good fit for the user and does not conflict with surrounding uses. Because it is an existing use, there will be no new impact on the surrounding area. The Bridge Teen Center serves an important community need and the rezoning to the BIZ Business District and the special use permit to operate a community center will bring the land use into compliance with the Land Development Code.

PLAN COMMISSION DISCUSSION

A public hearing was held before Plan Commission for the rezoning and special use. No members of the public spoke. Plan Commissioners voiced support for the teen center operation and current location.

This case is now before the Development Services Committee for consideration prior to going to the Board of Trustees for final consideration.

PLAN COMMISSION MOTION

On June 10, 2014, Plan Commission voted 5-0 to recommend to the Village

Board approval of the rezoning of the Bridge Teen Center building at 15547-15607 71st Court from MFG manufacturing District to BIZ Business Zoning District.

And

Voted 5-0 to recommend to the Village Board approval of a special use permit to operate a community center at 15547-15607 71st Court in Orland Park.

I move to recommend to the Village Board approval of the rezoning of the Bridge Teen Center building at 15547-15607 71st Court from MFG Manufacturing District to BIZ Business Zoning District.

And

I move to recommend to the Village Board approval of a special use permit to operate a community center at 15547-15607 71st Court in Orland Park.

A motion was made by Trustee Gira, seconded by Trustee Calandriello, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees.

The motion carried by the following vote:

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

2014-0244 Public Works Bulk Storage Temporary Facility - Special Use Permit

Director Friling reported that the Village of Orland Park Public Works Bulk Storage Facility is currently located at 10230 W. 153rd Street, just north of the Centennial Park Skate Park and east of the 153rd Street Metra Train Station. The bulk storage facility is used to temporarily store surplus materials related to various public projects. Materials like soils, rocks, concrete, asphalt, organic waste, leaves, construction materials and demolition debris remain in organized bulk storage until they can be removed permanently or reused depending on project requirements.

The Village has sought to move the bulk storage facility for a number of years. The subject property at 16401 108th Avenue is a 5-acre sliver of land between the Beemsterboer and Glen Oak Industrial Parks. For a long time, the property was occupied by a landscaping company. It was annexed in 2007 and the land was then proposed for Winterset IV Office Park and received approvals from the Village Board in October 2008. However, the property was not developed and remained dormant throughout the economic recession. More recently, in 2013, the Village purchased this industrial property with the intent of moving the bulk storage facility out of Centennial Park to a more appropriate, centrally located, and accessible location.

The proposed bulk storage facility is considered temporary until a more permanent location is determined. The zoning status of the subject site will remain E-1 Estate Residential (default zoning) surrounded by MFG zoning on the north and east and ORI zoning on the south (with R-4 zoning across 108th Avenue, the detention for Shenandoah Townhomes). The bulk storage facility is classified as a governmental use, which is allowed via special use permit in the E-1 zoning district. Maintaining E-1 status preserves the future redevelopment potential of the property to match the office development that surrounds it and it preserves compliance with the Comprehensive Plan's land designation.

PROJECT DESCRIPTION & CONTEXT

The proposed bulk storage temporary facility will utilize the majority of the site in a linear series of concrete bins parallel to the south property line. Each bin will contain a specific bulk material. The site plan indicates that the bulk materials will be organized to minimize material erosion and to manage storm water drainage.

It is important to note that not all the bins proposed by the site plan will be full at once as material storage tends to be seasonal.

The following modifications are requested for this project:

- 1) Increase lot coverage from 25% to 57%
- 2) Reduce north side setback from 25 feet to 17.5 feet
- 3) Allow a fence in the front setback area; and
- 4) Enable a non-residential fence to be more than 50% transparent/open.

The recommendation motion includes the following conditions:

- 1) Ensure the privacy fence adjacent to the north property line extends at a minimum to the east property line of 10777 163rd Place office development.
- 2) Submit a landscape plan within 60 days of final engineering for separate review and approval.
- 3) Meet all final engineering and building code related items.
- 4) Submit signage plans for separate review and permit that identify the facility as Village property.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

PLAN COMMISSION MOTION

On May 27, 2014, the Plan Commission, by a vote of 6-0 moved to recommend to the Village Board to approve the preliminary site titled "Site Plan Bulk Transfer Storage Facility", prepared by Christopher B. Burke Engineering Ltd., project number 140077, sheet SD-1, dated 5/7/14, subject to the following conditions:

- 1) Ensure the privacy fence adjacent to the north property line extends at a minimum to the east property line of 10777 163rd Place office development.

- 2) Submit a landscape plan within 60 days of final engineering for separate review and approval.
- 3) Meet all final engineering and building code related items.
- 4) Submit signage plans for separate review and permit that identify the facility as Village property.

And

Moved 6-0 to recommend to the Village Board approval of a Special Use Permit for a bulk material storage facility at 16401 108th Avenue subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Increase lot coverage from 25% to 57%;
2. Reduce north side setback from 25 feet to 17.5 feet;
3. Allow a fence in the front setback area; and
4. Enable a non-residential fence to be more than 50% transparent/open.

All changes must be made prior to the Board meeting.

PLAN COMMISSION DISCUSSION

Only one person spoke at the Public Hearing. Mr. Ray Dignan, the property owner to the south, was in support of the proposed facility and was happy to see appropriate screening efforts considering a number of his lots are still to be developed.

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 site plan and the special use permit for 16401 108th Avenue for a Public Works Bulk Storage Temporary Facility as recommended at the May 27, 2014 Plan commission meeting and as indicated in the below fully referenced motion.

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

I move to recommend to the Village Board to approve the preliminary site titled "Site Plan Bulk Transfer Storage Facility", prepared by Christopher B. Burke Engineering Ltd., project number 140077, sheet SD-1, dated 5/7/14, subject to the following conditions:

1. Ensure the privacy fence adjacent to the north property line extends at a minimum to the east property line of 10777 163rd Place office development.
2. Submit a landscape plan within 60 days of final engineering for separate review and approval.
3. Meet all final engineering and building code related items.
4. Submit signage plans for separate review and permit that identify the facility as

Village property.

And

I move to recommend to the Village Board approval of a Special Use Permit for a bulk material storage facility at 16401 108th Avenue subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Increase lot coverage from 25% to 57%;
2. Reduce north side setback from 25 feet to 17.5 feet;
3. Allow a fence in the front setback area; and
4. Enable a non-residential fence to be more than 50% transparent/open.

All changes must be made prior to the Board meeting.

A motion was made by Trustee Calandriello, seconded by Trustee Gira, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

2014-0280 JPS Development 15631 Lagrange Road

Director Friling reported that this project is located on Lot 3 of the Lowe's Subdivision; a master planned commercial development that, in addition to Lowe's, includes Staples, Discovery Clothing, Chick fil A, Longhorn Steakhouse, Red Robin, Bonefish Grill, and another mixed retail building. The Village Board approved the site plan for Lowe's planned development in 2004, which included a connected street network and overall utility/storm water management plan for the entire development including Lowe's and the surrounding out lots. The Bank of America Site Plan was approved in 2005, along with a special use permit for a drive through lane which will no longer be utilized.

The petitioner is proposing a large addition to the existing building, which will replace the existing bank building's drive-through lane and canopy. The enlarged building will include two commercial retail tenant units. Tentative leases, although not finalized, include a Sleep Number store and DXL Men's Clothing store. The general site layout, parking, and vehicular circulation patterns will remain mostly the same, with some minor changes to the parking, front drive aisle, landscape islands, and sidewalks.

The petitioner requests Site Plan and Elevation approvals. No Variances or modifications have been requested.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

PLAN COMMISSION DISCUSSION

This petition did not require a public hearing, and no members of the public spoke. The petitioner was present and explained the goal to expand the building, but meet Code requirements and match the existing building architecture and building materials. Plan Commissioners spoke in support of the project.

Since Plan Commission the following changes have been made:

1. Relocated transformer to center of building.
2. Added bicycle rack.
3. Dimensioned front drive aisle.

The recommended motion has been revised to reflect these changes.

PLAN COMMISSION MOTION

On May 27, 2014, Plan Commission voted 6-0 to recommend to the Village Board approval of the preliminary site plan titled 'JPS Interests Preliminary Site Plan 15631 South Lagrange Road', by Eckenhoff Saunders Architects, project 13060, dated 4.30.14, revised 5.21.14, subject to the following conditions:

1. Submit a revised Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
 - a. Screen new dumpster enclosure.
 - b. Screen new transformer
 - c. Provide tree mitigation per Code for any removed trees.
2. Relocate the new transformer pad to the center of the south building elevation.
3. Add a bicycle rack near the entrance of the store.
4. Dimension front drive aisle.
5. Meet all final engineering and building code related items.

All changes must be made prior to the Board meeting.

And

Voted 6-0 to recommend to the Village Board approval of the Elevations shown on the plan titled 'JPS Interests Preliminary Site Plan 15631 South Lagrange Road', by Eckenhoff Saunders Architects, project 13060, dated 4.30.14, revised 5.21.14, subject to the following conditions.

1. All new building materials including windows and doors are to match existing building materials in type, style, and color.
2. Clean and patch existing building brick to enhance color match to new brick.

3. Retain current color and opacity on all windows.
 4. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
 5. All masonry must be of anchored veneer type masonry with a 2.265" minimum thickness.
 6. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
- This case is now before the Development Services Committee for consideration.

Chairman Gira asked if the two names shown are the two that will be going in.

Director Friling responded that she believes that they are.

I move to recommend to the Village Board approval of the preliminary site plan and elevations for JPS Interests 15631 Lagrange Road, as recommended at the May 27 Plan Commission meeting and as fully referenced below.

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

I move to recommend to the Village Board approval of the preliminary site plan titled 'JPS Interests Preliminary Site Plan 15631 South Lagrange Road', by Eckenhoff Saunders Architects, project 13060, dated 04.30.14, revised 06.09.14, subject to the following conditions:

1. Submit a revised Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
 - a. Screen new dumpster enclosure.
 - b. Screen new transformer
 - c. Provide tree mitigation per Code for any removed trees.
2. Meet all final engineering and building code related items.

And

I move to recommend to the Village Board approval of the Elevations shown on the plan titled 'JPS Interests Preliminary Site Plan 15631 South Lagrange Road', by Eckenhoff Saunders Architects, project 13060, dated 4.30.14, revised 06.09.14, subject to the following conditions.

1. All new building materials including windows and doors are to match existing building materials in type, style, and color.
2. Clean and patch existing building brick to enhance color match to new brick.
3. Retain current color and opacity on all windows.
4. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
5. All masonry must be of anchored veneer type masonry with a 2.265" minimum thickness.
6. Signs are subject to additional review and approval via the sign permitting

process and additional restrictions may apply.

A motion was made by Trustee Gira, seconded by Trustee Calandriello, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

2010-0045 Electronic Message Boards - Discussion

Director Friling reported that on June 2, 2014 the Board of Trustees discussed the potential changes to the code for electronic message boards that were previously discussed by the Development Services Committee on May 19, 2014. The Village Board requested that staff develop conceptual image and sign renderings that would depict what possible sign requirements would result in and which would be consistent with the proposed enhancements along the LaGrange Corridor. Attached to the Committee Packet for the Committee review are the following renderings/images:

1. Brick and masonry columns (that match the LaGrange Road enhancements) applied to three different size signs: 40 square feet, 100 square feet, and 125 square feet. Maximum sizes, heights and % of electronic message boards are also included.

2. Three potential grade variations of the monument signs as related to the elevation of LaGrange Road: at grade, 3' above grade, and 3' below grade.

It should be noted that a large section of LaGrange road will have final grades that are either above or below the grade of private properties. The newly constructed retaining walls, along with fencing/guard rails, will have a visible impact on private signage and height restrictions.

3. Impact of landscape requirements at base of sign that are equal to the square footage of the sign face. Currently the signage code does not require landscaping along the base of signage except for signs that are 125 sq. ft. (Orland Square and Park Place). The additional landscape signage requirements would be new regulations.

4. Imagery page that shows existing monumentation, colors and landscaping in the LaGrange Corridor.

This discussion has now been returned to the Development Services Committee for additional review and discussion.

At the May 19, 2014 Development Services and Planning Committee, Trustees discussed the possibility of expanding the pilot area for electronic message

boards along 143rd Street, from Southwest Highway to John Humphrey Drive. The discussion resulted in a consensus to not expand the pilot area, but to keep it along La Grange Road for two reasons. First, the overall electronic message board discussion is predicated on the La Grange Road widening project removing existing monument and other non-conforming signs and businesses are preparing/investing in new signage for the corridor. Second, the Board of Trustees has not decided on a policy direction concerning the allowance of any electronic message boards in the Village. Talk of expanding the pilot area was deemed premature. The Committee decided to move forward with incremental steps on the matter. The Committee did not vote on the proposed recommendations indicated in the staff report. Instead, they agreed to forward the matter to the Board of Trustees for general discussion and to determine a policy direction concerning electronic message boards. It was understood that any changes to the sign code would require a public hearing process for amendments to the Land Development Code.

At the May 19 Committee meeting, Trustees requested additional changes to the proposed regulations that are included in the list below. For the purpose of final review and consideration, staff has specifically highlighted the recommended regulations, including those highlighted in red - which were added by the Committee trustees and/or staff.

Proposed regulations:

1. Electronic message boards are only allowed on the area of commercial signs currently permitted for manual message boards, which is 25% of the sign face. The sign face area permitted for each property is based on lineal square feet, up to the following maximums:

Buildings under 350,000 square feet - 40 square feet sign face permitted. 10 square feet permitted for electronic message board.

Buildings between 350,000 - 500,000 square feet (Lakeview Plaza) - 100 square feet sign face permitted. Per existing code, 25 square feet is permitted for electronic message board (unless a multi-tenant sign is used - then no electronic message board is permitted).

Buildings over 500,000 square feet (Orland Park Place Mall and Orland Square Mall) - 150 square feet sign face permitted. Per Trustee recommendation, maximum 25 square feet permitted for electronic message board (unless a multi-tenant sign is used - then no electronic message board is permitted). Originally the recommendation was a maximum of 37.5 square feet. The code would be revised to limit the total area of an electronic message board to 25 feet.

2. No electronic message boards will be permitted for multi-tenant signs or office

signs. Essentially, electronic message boards would only be allowed for retail/commercial buildings.

It is important to note that Orland Park's zoning districts often permit commercial retail and office in the same building, so there may be some occasions where an office occupies a previous commercial space that already has an electronic sign.

3. Electronic message boards will not be permitted on existing nonconforming signs. A new sign must be constructed to current Codes in order to install an electronic message board.
4. If a property installs an electronic message board, no window electronic message board will be permitted. The Code does not currently regulate interior electronic signage that is located behind a window.
5. The message board cannot be above the primary sign.
6. Sign copy may only be changed once every 24 hours. The message change must be instantaneous - no fading, flashing or running script.
7. A default mechanism is required to freeze the sign in one location if a malfunction occurs.
8. Sign copy must be static and may not be scrolling, flashing or in any way animated.
9. Only text and numbers are permitted. Illustrations, graphics and images are prohibited.
10. The maximum number of lines for copy is three. It should be noted that existing code requires a minimum font size of 4 inches for lettering of manual message boards. This requirement would carry over to electronic message boards as well.
11. Background is required to be black and copy may be white only. Originally yellow was also included in the copy color but staff recommends that only white be allowed to provide a more consistent and clean look throughout the corridor.
12. Luminance - Night NIT requirements - 50-150; Daylight NIT - 1,000 (in sunny conditions). All signs will be required to have a sensor that automatically lowers light output in accordance with atmospheric conditions, including sunny versus cloudy daylight conditions.
13. Only one electronic message board will be permitted per property. Under current Code, some properties are allowed more than one message board based

on lineal feet of property.

14. All signs must meet minimum aesthetic requirements, including landscaping. The general sign nomenclature must match the proposed aesthetic improvements for the LaGrange Road enhancement project, including brick pillars and additional landscaping. This will be further refined as the code language is drafted for the public hearing process.

15. Two violations within a twelve month period will result in a third party suspension from using the electronic message board. If a third violation in a twelve month period is issued, the sign owner must remove the electronic message board and restore the sign or replace the electronic message board with a manual message board. The electronic message board must be removed and restored within 30 days of the third violation or owner will be fined \$500/day. A citation for the first violation will be issued, not less than \$500, followed by a fine of \$1,000 for each subsequent offence within the twelve month period.

16. All electronic message boards must obtain both a sign permit and appearance review. Appearance reviews will be administered and approved by the Development Services Director or her designee. If there is a conflict/disagreement between staff and the permit applicant regarding appearance, materials, landscape requirements, etc. the application must be approved by the Village Board. The applicant must pay all required sign permits plus a \$500 appearance review application fee.

17. Signs are not allowed to be activated until a final field inspection has been conducted by the Village of Orland Park, to ensure compliance with approved permit and Village Code.

18. Electronic message boards will only be permitted for commercial properties that abut directly LaGrange Road (U.S. Route 45). Overtime, the Village Board of Trustees may decide to expand this signage district. However, for this initial Code change, the limits will stay contained to this area, which is the most intense commercial area with the least amount of impact to adjacent conflicting uses (i.e. - residential).

Keloryn Putnam of the Orland Park Chamber of Commerce stated she would like to have a copy of all the picture examples of the possible new electronic signs.

Lori Stengren from Darvin Furniture stated that she wanted to stress the importance of having a sign/message board at Darvin Furniture. She stated that having an electronic message board we help enhance communication with buyers.

Chairman Fenton asked if Darvin utilizes the internet to promote their business

and sales.

Ms. Stengren responded that they do utilize the internet for advertising. She noted that all aspects of advertising need to be used though in order to draw people in.

Chairman Fenton asked how Darwin Furniture feels about the village being very particular of what will be allowed.

Ms. Stengren stated that she understands that the village would like the signs to have a unified look, but said it needs to be understood that each business is unique and has different things that they may need to say.

Director Friling stated that there is nothing within the proposed signage changes that would prohibit a business from having their logo on the sign.

A member from the audience stated that her business is not looking to have a lot of different messages, rather have one message that would allow the advertisement of weekly sales.

Trustee Gira commented on the change in grade and that 50% of the road would not be level. She asked if it would be another consideration in terms of visibility.

Director Friling stated that the 2.5 foot base would be measured from the businesses' property line.

Trustee Gira then stated that part of some businesses signs might not be visible.

Director Friling responded yes and that a way to address it would be to allow a differential in the code for those below grade that would allow them to make it up in their sign height.

Trustee Gira stated that she would like to give equal opportunity to all the business. She added that additional landscape requirements could be made for the taller signs to make up for the taller height.

Chairman Fenton stated that it would depend on where the height is added.

Trustee Gira stated that it could be required to add the height in the base.

Director Friling said that she would recommend mimicking what is required for a larger sign. Whatever the square footage is has to be equal to the landscaping. Chairman Fenton asked if it was known how many businesses would have signs that would be lower.

Director Friling said it may be between 50 and 60 percent. She said that the least

impacted section would be the north section.

Chairman Fenton asked if a lower adjustment would be made for those businesses above grade as well if there was a higher adjustment made for those that were below grade.

Director Friling said that she would not make them lower than 10 feet which is the current requirement in the code.

Trustee Calandriello stated that the grades she be looked at and that if a business is higher they should go down and if lower go up. He asked if gas stations would be allowed to have electric signs.

Director Friling stated that gas stations could have electric signs and would have to comply to the same restrictions as other businesses.

Trustee Gira said she liked the suggestion of only having white lettering.

This item was for discussion only. NO ACTION was required.

ADJOURNMENT: 7:11 PM

A motion was made by Trustee Calandriello, seconded by Trustee Gira, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

/AS

Respectfully Submitted,

John C. Mehalek, Village Clerk