

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, February 25, 2008

7:00 PM

Village Hall

Development Services & Planning

*Chairman James V. Dodge, Jr.
Trustees Brad S. O'Halloran and Edward G. Schussler
Village Clerk David P. Maher*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:31 PM.

Present: 2 - Trustee Schussler and Chairman Dodge

Absent: 1 - Trustee O'Halloran

APPROVAL OF MINUTES**2008-0119 Approval of the January 28, 2008 Development Services and Planning Committee Minutes**

I move to approve the Minutes of the Regular Meeting of the Development Services and Planning Committee of January 28, 2008.

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

Aye: 2 - Trustee Schussler, and Chairman Dodge

Nay: 0

Absent: 1 - Trustee O'Halloran

ITEMS FOR SEPARATE ACTION**2006-0782 Cooper Square**

Request for Appearance Review amendment has been withdrawn.

At the last Committee meeting, New Urban Communities representing the Cooper Square Town Homes (proposed at the corner of 147th & Ravinia), requested approval of revised building elevations. Per phone conversation with their Attorney David Sosin on February 15th, they have withdrawn this informal request and will stay with the elevations originally approved by the Village Board

No action necessary.

This matter was NO ACTION

2007-0700 RTAP Grant

Director of Development Service Karie Friling stated staff recommends to hire TYLIN International as consultant for the La Grange Road Transportation Plan, contingent on RTAP approval and final Village contract agreement.

Director Friling reported in January 2007, the Village Board approved a resolution of support for a Regional Technical Assistance Program Grant from the Regional Transportation Authority (RTA) to complete a Public Transportation Plan for the LaGrange Road Corridor between 131st Street and I-80.

The plan will include recommendations for land uses, traffic and pedestrian circulation, and a public transportation system that will connect major retail destinations in the area with the 143rd Street Metra Station, the Old Orland Historic District, the civic core that includes the Village Hall and Orland Park Library, major open spaces, and the emerging higher density residential developments in the corridor. This project budget is estimated to be \$100,000. The Village of Orland Park's share will be approximately \$20,000 and the Regional Transportation Authority's share will be approximately \$80,000.

In July 2007, a RFP was issued to solicit proposals for the LaGrange Road Transportation Plan. We received four proposals in response to the RFP. A matrix spread sheet was used to evaluate each proposal based on the RFP requirements and available budget. Staff then conducted personal interviews with the top two selected firms (TYLIN and URS).

Although both firms offered the skills, experience and ability to deliver the final product, the interviews convinced staff that TYLIN's extensive experience with both IDOT and the Complete Streets approach would be the most valuable in producing the Corridor Plan that would be the most usable and implementable. In particular, the inclusion of the Altamanu Landscape Architecture firm in TYLIN's proposal is a nice complement to the progressive engineering focus of the TYLIN firm. They will contribute to the land use design, design guidelines, and graphic communication of the final product. TYLIN's fee proposal is \$99,855.00.

Staff requests approval of the selection of TYLIN International to produce the LaGrange Road Transportation Plan.

I move to recommend approval to hire TYLIN International to produce the LaGrange Road Transportation Plan contingent on RTAP concurrence and final contract negotiations.

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

Aye: 2 - Trustee Schussler, and Chairman Dodge

Nay: 0

Absent: 1 - Trustee O'Halloran

2007-0788 Sunshine Detailing, Inc.

Director Friling reported the petitioner is proposing to operate a 3,000 square foot hand wash auto detailing business in an existing 16,000 square foot multi-tenant building. The tenant, Sunshine Detailing, would be replacing the Drift Avenue Motorsports facility. Sunshine Detailing is a family business that would include

two full-time and two part-time employees. The cars would be washed by hand in the area shown on the floor plan as 'warehouse'.

I move to recommend to the Village Board approval of the Special Use Permit for Sunshine Detailing to allow for a hand car wash and detailing use at 15434 S 70th Court, subject to the following conditions:

- 1) That all building code related items are met.
- 2) That the petitioner work with staff in order to add some additional landscaping to buffer the east side of the building.

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

Aye: 2 - Trustee Schussler, and Chairman Dodge

Nay: 0

Absent: 1 - Trustee O'Halloran

2007-0324 Walsh Property - Variance

Director Friling reported the petitioner is requesting a reduction in lot size requirements in order to make this property eligible for setback variances to allow a home to be built on the site at some point in the future.

Twelve years ago, the Walsh Family bought two contiguous pieces of property from a single owner at the corner of Raney's Lane and 144th Street. An existing home rested on the east property and although both properties together still lacked the minimum required R-3 lot width, the combined area of 15,836 helped provide a usable property for one single family home. The Walsh's sold the property with the existing home and kept the small vacant lot to the west.

This property is located on the southeast corner of 144th and the Lemoyne Street right of way and is considered Lot 23 of 26 within the Raney Subdivision, recorded in 1920. The 29' Lemoyne Street right of way, which is adjacent to the west property line, has never been improved to a public roadway.

The parcel in question is 107' wide and 74' deep which essentially makes the lot unbuildable and ineligible to even apply for setback variances without first being approved for an overall lot size variance. Due to the shallow lot depth off of 144th Street, setback variances would be necessary in order to construct a home on the site.

According to the Village Attorney, if the petitioner were to purchase the adjacent right of way, the lot size would meet the minimum lot size required to apply for a

setback variance. However, the sale of this right of way would cause the adjacent vacant lot to the south to be land-locked. An agreement between the petitioner, the Village and the adjacent landowners could result in sale of the right of way, but that is not being requested at this time.

Instead, the petitioner is asking for a reduction in lot size requirements to allow the lot in question to be buildable as a matter of right. If approved, the petitioner would have to return through the public hearing process to apply for setback variances in order to construct a home. The Village attorney recommended this two-step process due to the challenging nature of the proposal.

The concerns of allowing this variance include the creation of a new non-conforming lot and the potential land-locking of the parcel south of the property. It is recommended that the petitioner work with the adjacent landowner to develop a plan similar to what is shown in the alternative subdivision solution.

I move to recommend to continue the Walsh Property variance.

A motion was made by Trustee Edward Schussler, seconded by Chairman James Dodge, Jr., that this matter be CONTINUED to the Development Services & Planning. The motion CARRIED by the following vote:

Aye: 2 - Trustee Schussler, and Chairman Dodge

Nay: 0

Absent: 1 - Trustee O'Halloran

2008-0122 ICSC Booth Rental

The Village Board approved a \$20,000 line item for the 2007-2008 budget in order to participate in the International Council of Shopping Centers (ICSC) 2008 Annual Convention. The purpose of the trip is to supplement the Village's Economic Development strategy and to form relationships with potential future retailers.

Last year at ICSC, the Village enjoyed a very successful trip and received numerous compliments on the design of our 10'x 10' corner booth. This year, we have doubled the size to 10'x 20' to better accommodate meetings. Additionally, we have been relocated to the high traffic north hall near many of the other municipalities.

Based on last years success, the Village again solicited the services of GES Contractors, the preferred contractor of the trade show to design a custom booth for the event. The advantages of a custom booth include, more updated furniture and graphics, immediate compliance with all ICSC standards, installation and dismantling completed by trained professionals, no shipping costs for our booth and included graphic production.

The proposed booth design will have a light panel back drop with a few pieces of furniture in order to showcase the Village of Orland Park. The cost of the booth has been quoted at \$19,758.08 (standard price). The amount of the booth fits within the original approved budget for the Convention. Last year the Village paid \$11,019 for a custom booth half the size.

I move to recommend to the Village Board approval of payment to GES Contractors in the amount not to exceed \$19,759 for design, installation and dismantling of the Village of Orland Park's display booth for the 2008 International Council of Shopping Centers (ICSC) Convention.

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

Aye: 2 - Trustee Schussler, and Chairman Dodge

Nay: 0

Absent: 1 - Trustee O'Halloran

2008-0040 St. Michael's Parish Center - Building Code Variance (Sprinklers and Firewalls)

Building Division Manager Nick Klimenko reported the Village has received a request for a variance to the Village Code as amended (5-1-13 item #4) for a five year timeline (2013) to install a fire sprinkler system to the church and school building and a second variance to the Village Code as amended (5-1-13 item #63) for penetrations in the new two hour and three hour fire walls. The variance request is from their architect:

Leanne Meyer-Smith
Newman Architecture
1730 Park Street, Suite 115
Naperville, IL 60563-2611

Variance #1

This 13,153 square foot building addition is currently not under construction within the Village. Our existing Village Code 5-1-13 states that existing structures shall be made to conform to the requirements of this code for new buildings when a structure is increased in floor area by more than 10% of the original area. This addition is a 17.3% increase in floor area and falls under this requirement and the entire structure shall conform to the Village Code 5-1-13. This includes a fire sprinkler system to be installed throughout the entire structure per NFPA 13 (Sprinkler Code). The architect is asking for a five year timeline before the entire structure is completely protected with a fire sprinkler system per NFPA 13.

Staff recommends the variance under the following conditions. The five year timeline will start when the new 13,153 square foot addition has their Certificate of Occupancy and the existing fire wall shall be continuous to separate the existing school from the church areas.

Variance #2

Our existing Village Code 5-1-13 states that penetrating and cutting of fire walls shall not be permitted. The church wishes to extend the fire sprinkler system beyond the fire walls (proposed construction) into adjacent parts of the existing building. In order to provide the fire sprinkler system in these additional areas, they will need to have the fire sprinkler main piping penetrate the fire walls. They also anticipate penetrating the fire walls with electrical conduit to extend the emergency lighting and fire alarm system. They propose to minimize these penetrations and to fully seal the penetrations using approved UL designated designs. This would meet the requirements of the International Building Code without our more restrictive amendments.

Staff recommends the second variance under the following conditions. The penetrations are limited and a thorough penetration firestop system detail shall be provided for each penetration.

Trustee Schussler asked for clarification of the color coding on the maps and changes that were being discussed.

Leanne Myers-Smith from Newman Architecture who represents St. Michael's Parish explained what each color code represented in terms of existing buildings at St. Michael's Parish and new construction. Each color represented where sprinkler systems are in the existing buildings and where the new sprinkler systems will be in the addition.

Trustee Schussler asked if the Board approves these variances St. Michael's will be a safer facility immediately and there will be a realistic timeline to extend the sprinkler system to other sections of the campus.

Director Friling stated the entire campus will have a sprinkler system in five years.

I move to recommend to the Village Board approval of Variance #1 as stated with the condition that the five (5) year timeline will start when the new 13,153 square foot addition has their Certificate of Occupancy and the existing fire wall shall be continuous to separate the existing school from the church areas.

And

I move to recommend to the Village Board approval of Variance #2 as stated with the condition that the penetrations are limited and a through penetration firestop system detail shall be provided for each penetration.

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

Aye: 2 - Trustee Schussler, and Chairman Dodge

Nay: 0

Absent: 1 - Trustee O'Halloran

2007-0812 Mo's Chinese Kitchen

Director Friling reported the petitioner, David Mo of Chicago has petitioned for a Special Use to allow Mo's Chinese Kitchen to move into a 2,800 square-foot retail space in the existing Park Hill Plaza shopping center (9200-9202 W. 159th Street), in order to accommodate a 44-seat restaurant.

I move to recommend to the Village Board approval of a special use to relocate Mo's Chinese Kitchen, a 2,800 square-foot restaurant with 44 seats at the Park Hill Shopping Center in the BIZ General Business District, within 330 feet from residential properties in the Park Hill subdivision subject to the following conditions:

1. That all sign related materials be approved by the Building Division;
2. That the site managers/ petitioner provide an additional dumpster specifically for the use of Mo's Chinese Kitchen that follows and meets the code requirements for screening and enclosure.
3. That all building code related items are met;
4. That all health code related items are met.
5. That the site manager's/ petitioner clean up the entire site to the rear of the Park Hill Plaza shopping center, removing debris, materials, and any undesirable plant growth.

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

Aye: 2 - Trustee Schussler, and Chairman Dodge

Nay: 0

Absent: 1 - Trustee O'Halloran

2008-0092 Strategic Economic Development Plan/Market Strategy

Director Friling reported in 2007, the Village hired the consultant team of Vandewalle & Associates and Anderson Economic Group (AEG) to complete a strategic economic development plan and market study for the Village of Orland Park.

Representatives from Vandewalle & Associates and AEG will be present at the Board Committee meeting to provide an overview and update on the status of study.

Scott Herrington from Vanderwalle & Associates gave an overview of the economic development plan and market study presentation.

Kate Crowley of Vandewalle & Associates gave a power point presentation regarding The Village of Orland Park's Market Strategy in relation to the rest of the Chicagoland area.

Sharon Volt of Anderson Economic Group gave a power point presentation regarding future retail opportunities for economic growth in the Village of Orland Park.

This matter was NO ACTION

ADJOURNMENT - 8:33 PM

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

Aye: 2 - Trustee Schussler, and Chairman Dodge

Nay: 0

Absent: 1 - Trustee O'Halloran

/sb

APPROVED: March 24, 2008

Respectfully Submitted,

/s/ David P. Maher

David P. Maher, Village Clerk