VILLAGE OF ORLAND PARK

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

Meeting Minutes

Monday, March 22, 2010

6:00 PM

Village Hall

Development Services & Planning Committee

Chairman James V. Dodge, Jr.
Trustees Brad S. O'Halloran and Patricia A. Gira
Village Clerk David P. Maher

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:36 PM.

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

APPROVAL OF MINUTES

2010-0134 Approval of the February 22, 2010 Development Services and Planning Committee Minutes

I move to approve the Minutes of the Regular Meeting of the Development Services and Planning Committee of February 22, 2010.

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

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

Nay: 0

ITEMS FOR SEPARATE ACTION

2010-0045 Electronic Sign - Discussion

Director of Development Services Karie Friling reported that this item was discussed at the November 23, 2009 Committee meeting, prompted by a request from a bank, and additional information was requested by the Committee. That additional information was provided at the February 22, 2010 Committee in a summary of other ordinances as seen below. The Committee direction at that time was to create a draft ordinance for further consideration and that is also included below.

SUMMARY OF OTHER ORDINANCES (first provided at February 22, 2010 Committee):

Purpose. The purpose of an electronic sign as requested was to avoid the manual changing of the message board. This would allow someone to change a message electronically from within the building versus going outside to the sign and manually changing letters on the message board. Electronic signs are designed to provide many more features such as constantly changing messages, moving figures, scrolling, changes in color and brightness, etc. One of the main issues is enforcement of the limited use of an electronic sign's functions to conform to a municipality's codes. Another issue is the potential impact on everyone else who has invested in conforming signs over the years and the perception that they may be placed at a disadvantage, possibly pressuring them to spend more money on new signs that have electronic capabilities.

That being said, following are some of the issues and how other communities have tried to address them:

Amount of Time Between Messages. The amount of time between message changes varied dramatically from ordinance to ordinance but generally ranged from every 10 seconds to every 24 hours. Small amounts of time between messages can be distracting to motorists and can be visually unappealing. On the other hand, the 24-hour spacing was considered to be comparable to the manual signs in avoiding distractions and was avoiding creation of an unfair advantage over a manual sign.

Message Transition. The Village's code now prohibits flashing, movement, etc. as do most other sign ordinances. The way this was typically addressed in other codes was to require the message change to be instant and static----no fading or other distracting features. A default mechanism was sometimes required to freeze the sign in one position if a malfunction occurs. Other codes also restricted the message to letters and numbers only---no illustrations, colors, increased brightness or other distracting items.

Message Size and Length. The message board size standards for manual copy are often applied to electronic messages. In Orland Park, this is generally a maximum of 25% of the sign face area. Other codes typically restricted the message length and a reasonable limit seemed to be no more than three lines of text. This avoids increased distraction to people trying to read a lot of copy.

Message Appearance. Other codes generally regulated brightness and overall appearance of the message. Some required a black background to maintain a more understated and classic look. Others limited the lettering color to white or yellow only. Maximum brightness levels were usually applied.

Enforcement. There was a big concern with people taking advantage of their electronic sign technology and going beyond the code limits, particularly on weekends. There was also concern about continuous pressure to further amend the ordinance to allow more use of the electronic capabilities. Monitoring of electronic signs was often portrayed as complaint-based and as seen by staff out in the field. One enforcement approach that seemed appropriate was this: Two violations within a 12-month period will result in a 30-day suspension from using the electronic sign. Every additional violation within the 12-month period will result in an additional 30-day suspension of electronic sign use. Fines and citations would also apply.

DRAFT ORDINANCE:

Land Development Code

Section 6-307 Signs

C. Permit Requirements.
4. Electronic message boards shall be governed by the following: Two violations within a twelve (12)- month period will result in a thirty (30)- day suspension from using the electronic sign. Every additional violation within the twelve (12)-month period will result in an additional thirty (30)-day suspension of electronic sign use. A citation will be issued for the first violation, followed by a fine of $500 for each subsequent offense within the twelve (12)- month period.

M. Prohibited Signs. 4. "…..blinking or flashing signs, electronic signs except time, temperature, date and message board portion of conforming monument signs, interior electronic signs within ten (10) feet of an exterior window, signs which exhibit changing…."

P. Signs Permitted in Commercial/Office Districts-Sign District #2.
1. Freestanding Identification Signs.
a. All areas except for 159th Street (between 71st Court and 94th Avenue)
6. Message boards shall be ……for office buildings. The message board portion of a conforming monument sign is permitted to be electronic subject to the following regulations: Messages cannot be changed more frequently than once every 24 (twenty four) hours. The message change must be instantaneous-no fading, flashing, or running script. A default mechanism is required to freeze the sign in one position if a malfunction occurs. The message may consist of letters and numbers only-no illustrations. The maximum number of lines for copy is 3 (three). Background is required to be black and copy may be white or yellow only. The brightness of the EMC sign shall not exceed a maximum illumination of one thousand (1000) NITS during daylight hours and a maximum illumination of three hundred and fifty (350) NITS between sunset and sunrise as measured at the sign's face. EMC signs shall be equipped with a photocell that automatically adjusts the illuminative brightness of the
display according to this schedule. (See Section 6-307 C. 4 for regulations of electronic message board code violations.)

b. All areas along 159th Street (between 71st Court and 94th Avenue)
6. Message boards shall be ……for office buildings. The message board portion of a conforming monument sign is permitted to be electronic subject to the following regulations: Messages cannot be changed more frequently than once every 24 (twenty four) hours. The message change must be instantaneous-no fading, flashing, or running script. A default mechanism is required to freeze the sign in one position if a malfunction occurs. The message may consist of letters and numbers only-no illustrations. The maximum number of lines for copy is 3 (three). Background is required to be black and copy may be

white or yellow only. The brightness of the EMC sign shall not exceed a maximum illumination of one thousand (1000) NITS during daylight hours and a maximum illumination of three hundred and fifty (350) NITS between sunset and sunrise as measured at the sign's face. EMC signs shall be equipped with a photocell that automatically adjusts the illuminative brightness of the
display according to this schedule. (See Section 6-307 C. 4 for regulations of electronic message board code violations.)

R. Signs Permitted for Automobile Dealers and Automobile Service Stations-Sign District #4.
2. Freestanding Identification Signs.
a. All areas except for 159th Street (between 71st Court and 94th Avenue):
5. Message boards shall be allowed on up to 25% of the sign face. The message board portion of a conforming monument sign is permitted to be electronic subject to the following regulations: Messages cannot be changed more frequently than once every 24 (twenty four) hours. The message change must be instantaneous-no fading, flashing, or running script. A default mechanism is required to freeze the sign in one position if a malfunction occurs. The message may consist of letters and numbers only-no illustrations. The maximum number of lines for copy is 3 (three). Background is required to be black and copy may be white or yellow only. The brightness of the EMC sign shall not exceed a maximum illumination of one thousand (1000) NITS during daylight hours and a maximum illumination of three hundred and fifty (350) NITS between sunset and sunrise as measured at the sign's face. EMC signs shall be equipped with a photocell that automatically adjusts the illuminative brightness of the display according to this schedule. (See Section 6-307 C. 4 for regulations of electronic message board code violations.)

b. All areas along 159th Street (between 71st Court and 94th Avenue):
5. Message boards shall be allowed on up to 25% of the sign face. The message board portion of a conforming monument sign is permitted to be electronic subject to the following regulations: Messages cannot be changed more frequently than once every 24 (twenty four) hours. The message change must be instantaneous-no fading, flashing, or running script. A default mechanism is required to freeze the sign in one position if a malfunction occurs. The message may consist of letters and numbers only-no illustrations. The maximum number of lines for copy is 3 (three). Background is required to be black and copy may be white or yellow only. The brightness of the EMC sign shall not exceed a maximum illumination of one thousand (1000) NITS during daylight hours and a maximum illumination of three hundred and fifty (350) NITS between sunset and sunrise as measured at the sign's face. EMC signs shall be equipped with a photocell that automatically adjusts the illuminative brightness of the display according to this schedule. (See Section 6-307 C. 4 for regulations of electronic

message board code violations.)

Director Friling noted that there was one new item since the last Committee discussion. It is a prohibition on indoor electronic signs within ten feet of an exterior window. This is to prevent people from getting around the ordinance prohibiting electronic signs since indoor signs are otherwise unregulated.

Also, a copy of the summary of ordinances was sent to the Chamber of Commerce for review as requested. In response, a letter was sent from Chamber member John Marcquenski of Mission Signs requesting that the Village allow full color video and increase the size of the message portion to 50% of the sign. He also expressed concern with the ability to enforce proposed sign restrictions.

It should also be noted that any changes to the sign section of the Land Development Code will have to be brought through the public hearing process.

Chairman James Dodge agrees with the recommendation on moving the item forward to the full board for discussion and staff direction.

Trustee Patricia Gira questioned if staff received a response from the Chamber of Commerce aside the letter from Mission Signs.

Director Friling reported that no other response has been received to date.

Trustee Gira recommended revisiting the item in a year.

Trustee Brad O'Halloran agrees on moving the item forward to the full board for discussion and suggested that staff get a perspective on energy usage on electronic signs and lit signs.

I move to recommend that this item be referred to the Village Board for further discussion and staff direction.

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

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

Nay: 0

2010-0001 Orland Park Nissan - Special Use Amendment

Director Friling reported that Orland Park Nissan proposes to construct a 3,135 square foot building addition on the east side of the existing building. The proposed building addition will be the new facility that will service Nissan trucks. The proposed project does not include new lighting strategies. However, some

changes are proposed to the parking lot capacity of the site.

The location of the proposed building addition will be on the east façade of the building between the Nissan dealership and the neighboring Infiniti dealership.

On March 9, 2010, the Plan Commission moved 5-0 to recommend to the Village Board of Trustees to approve the site plan titled "Preliminary Site Plan Service Addition to Orland Park Nissan", prepared by E. Anthony, Inc., dated 11/18/09, project number 29-009, sheet number C1.0, and the elevations titled "Proposed Second Floor Plan and Exterior Elevations Service Addition to Orland Park Nissan", prepared by the same, dated the same, sheet number A2.0, subject to the following conditions:

1. That a no parking sign should be placed 50 feet north of the intersection with 159th Street on each side of 86th Avenue to rectify any line of sight challenges and maneuverability challenges associated with parking near the intersection;
2. That all new rooftop equipment, or rooftop equipment that is impacted by the project be screened from the public-right-of-way and neighboring properties;
3. That all building code requirements are met;

At the public hearing a resident addressed the Plan Commission regarding the parking conditions along 86th Avenue and at the intersection with 159th Street. The petitioner indicated that the parking conditions along 86th Avenue would be handled internally through reminders to employees on where to park (not in the neighborhoods to the north of Biltmore Drive). It was noted at Plan Commission that traffic related to Nissan's activities are restricted from using residential drive-ways to turn around to get back to 159th Street and that delivery of automobiles to Nissan would be in the drive-aisle between Infiniti and Nissan.

In addition to this, condition 1 was included in the motion to recommend approval to restrict parking up to 50 feet from the intersection right-of-way with 159th Street and thus alleviate any challenges associated with sight lines and maneuverability. Otherwise, 86th Avenue is approximately 36 feet wide and can safely accommodate street parking (versus typical 30 foot wide streets).

Director Friling reported that the Orland Park Nissan recently received a new franchise at the end of 2009 to sell large commercial grade trucks that are built by Nissan. The trucks won't be stored on site. The trucks will sell directly from the factory but the sales get housed from their Orland Park Dealership and the Village will get credit for the sales tax.

Orland Park Nissan needs to expand their service garage in order to accommodate the service of the large trucks and that is what they are proposing to do with the special use amendment.

I move to recommend to the Village Board to approve the special use amendment

and the site plan and elevation drawings for Orland Park Nissan as indicated in the attached fully referenced motion.

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

I move to recommend to the Village Board of Trustees to approve the site plan titled “Preliminary Site Plan Service Addition to Orland Park Nissan”, prepared by E. Anthony, Inc., dated 11/18/09, project number 29-009, sheet number C1.0, and the elevations titled “Proposed Second Floor Plan and Exterior Elevations Service Addition to Orland Park Nissan”, prepared by the same, dated the same, sheet number A2.0, subject to the following conditions:

1. That a no parking sign should be placed 50 feet north of the intersection with 159th Street on each side of 86th Avenue to rectify any line of sight and maneuverability challenges associated with parking near the intersection;
2. That all new rooftop equipment, or rooftop equipment that is impacted by the project be screened from the public-right-of-way and neighboring properties;
3. That all building code requirements are met;

And

I move to recommend to the Village Board of Trustees to approve an amendment to the Special Use Ordinance (1787) for Orland Park Nissan subject to the same conditions.

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

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

Nay: 0

2009-0529 Orland Medical Realty - Special Use and Rezoning

Director Friling reported that the petitioner is proposing to rezone property currently zoned E-1 Estate Residential to ORI Mixed Use District and to establish a special use for a Planned Development that will rehabilitate two existing buildings, build a new second story on an existing building, and construct a third new office building and detention facilities for the site.

The petitioner proposes new façades for Buildings A and B and a new 8,780 square foot second floor for Building B. Along with these changes, the petitioner proposes to construct a new 16,161 square foot office building-Building C-west of the existing buildings and a 6,500 square foot detention area. Building C will also have a basement, which the petitioner has clarified as the storage or archive center of the building.

The site is adding 24,941 square feet in additional building space for a total of 39,983 square feet of office space.

On March 9, 2010, the Plan Commission moved 5-0 to recommend to the Village Board of Trustees to approve the site plan for 16555 S 108th Avenue titled “Office Buildings Proposed Site Plan”, prepared by Nafe Architects Ltd., dated 8-26-09, last revised 1-15-10, sheet number A-105, project number 92-09, and the elevations titled “Office Buildings Existing Building - A and Proposed, Existing Building - B and Proposed, and Proposed Building - C”, prepared by the same, dated 8-26-09, last revised 1-13-10, sheet numbers A-109, A-114, and A-126 respectively, subject to the following conditions:

1. That the lot coverage be defined accurately on the site plan and, if necessary, that the second story of Building B be eliminated and the parking fields reduced to meet the lot coverage requirements of the ORI zoning district;
2. That an erosion control system be established when construction begins for this development;
3. That sidewalk connections be established to the 108th Avenue sidewalk system using the east-west sidewalks north and south of Building C;
4. That bicycle parking facilities be installed near each of the main entrances of the buildings;
5. That the north, south and east elevations of Building A have similar architectural features as Buildings B and C with respect to the brick columns;
6. That the dryvit materials be eliminated from the elevations of all three buildings and replaced with brick masonry materials;
7. That all new rooftop equipment, or rooftop equipment that are impacted by this project must be screened from the public right-of-way and neighboring properties;
8. That the petitioner work with staff to convert unnecessary and excessive sidewalk pavement around Buildings A and B to pervious surface areas in favor of improving lot coverage conditions;
9. That a left turn lane is established on southbound 108th Avenue for the south ingress/egress drive-way, and a right-in/ right-out ingress/egress drive-way is established for the north drive-way.

And

I move to recommend to the Village Board of Trustees to approve the rezoning of 16555 S 108th Avenue from E-1 Estate Residential to ORI Mixed Use District subject to the above conditions;

And

I move to recommend to the Village Board of Trustees to approve the special use permit for a planned development for 16555 S 108th Avenue subject to the above

conditions;

And

I move to recommend to the Village Board of Trustees to approve the special use modification to reduce the north landscape bufferyard, Type D, from 30 feet to 5 feet in the area directly north of Building B and from 30 feet to 12 feet along the remaining northern property line and to reduce the south landscape bufferyard, Type D, from 30 feet to 12 feet along the southern property line;

And

I move to recommend to the Village Board of Trustees to approve the special use modification to reduce the north detention pond setback from 25 feet to 18 feet, the south detention pond setback from 25 feet to 18 feet, and the west detention pond setback from 25 feet to 22 feet.

Since Plan Commission, the petitioner has met conditions 1, 3, 4, 5, 6 and 8. Conditions 2 and 7 must be met during the construction phase of the project, while condition 9 is partially met. Condition 9 required a left turn lane for the south ingress/ egress point of the site plan. The site plan indicates a left turn arrow, but a left turning lane is not indicated. The left turn arrow is presumably indicated in the striped median that exists along 108th Avenue at that location. This should be corrected to indicate a proper left turning lane per condition 9.

Per Section 6-306.D of the Land Development Code, a site plan with 126 parking spaces requires 5 handicap parking. The site plan indicates only 4 spaces. One more space should be added to comply with the code near Building C. An additional space should be added near the right-in/ right-out drive-way to maintain 126 parking spaces.

I move to recommend to the Village Board to approve the rezoning to ORI Mixed Use District, the special use permit for a planned development, the modifications for bufferyard and detention pond setbacks, and the site plan and elevation drawings for the project titled Orland Medical Realty as indicated in the attached fully referenced motion.

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

I move to recommend to the Village Board of Trustees to approve the site plan for 16555 S 108th Avenue titled “Office Buildings Proposed Site Plan”, prepared by Nafe Architects Ltd., dated 8-26-09, last revised 1-15-10, sheet number A-105, project number 92-09, and the elevations titled “Office Buildings Existing Building - A and Proposed, Existing Building - B and Proposed, and Proposed Building - C”, prepared by the same, dated 8-26-09, last revised 1-13-10, sheet numbers

A-109, A-114, and A-126 respectively, subject to the following conditions:

1. That an erosion control system be established when construction begins for this development;
2. That all new rooftop equipment, or rooftop equipment that are impacted by this project must be screened from the public right-of-way and neighboring properties;
3. That a left turn lane is established on southbound 108th Avenue for the south ingress/egress drive-way, and a right-in/ right-out ingress/egress drive-way is established for the north drive-way.
4. That an additional handicap parking space is added to the site plan near the main entrance of Building C.

And

I move to recommend to the Village Board of Trustees to approve the rezoning of 16555 S 108th Avenue from E-1 Estate Residential to ORI Mixed Use District subject to the above conditions;

And

I move to recommend to the Village Board of Trustees to approve the special use permit for a planned development for 16555 S 108th Avenue subject to the above conditions;

And

I move to recommend to the Village Board of Trustees to approve the special use modification to reduce the north landscape bufferyard, Type D, from 30 feet to 5 feet in the area directly north of Building B and from 30 feet to 12 feet along the remaining northern property line and to reduce the south landscape bufferyard, Type D, from 30 feet to 12 feet along the southern property line;

And

I move to recommend to the Village Board of Trustees to approve the special use modification to reduce the north detention pond setback from 25 feet to 18 feet, the south detention pond setback from 25 feet to 18 feet, and the west detention pond setback from 25 feet to 22 feet.

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

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

Nay: 0

2009-0288 General Policy for Co-Locating Wireless Communication Facilities (WCF) on Village-Owned Property

Director Friling reported that in February 2010, the Village Board approved the General Policy for Wireless Communications Facilities on Village-Owned Property. This is a follow up to that policy recommendation, which had provisions for co-locating multiple carriers on a Village water tower.

The concept plan indicates a potential multi-tenant co-location on a water tower.

Stage One
The first co-location on a water tower is considered a Stage 1 co-location. One provider array is mounted on the top of the water tower with governmental equipment (e.g. Police, Fire District, Public Works antennae) located on top.

Stage Two
When another carrier seeks to co-locate on a water tower with an existing Stage 1 co-location, the second array will be mounted over the existing array with a monopole. The governmental equipment is located at the top of the two arrays.

Two limitations will control the height of the Stage 2 co-location. The first limitation is Land Development Code Section 6-311.G, which includes a provision that limits monopole extensions up to 50 feet above the existing structure. The second limitations are the governmental equipment. The Stage 2 co-location, including the governmental equipment, cannot exceed the 50 foot height restriction. Thus the necessary and present governmental equipment limits the overall height and number of arrays private carriers can place on water towers. In more cases than not, the number of arrays will be limited to two (2) vertical co-locations.

Stage Three (Potential)
When a third (or even a fourth) carrier seeks to co-locate on a water tower, it is considered a Stage 3 co-location. The third co-location stage on the concept plan indicates the potential for two additional arrays mounted on a “crown” that surrounds the first two stages. A Stage 3 “crown” system is the lowest potential co-location on a Village-owned water tower. The crown system would be similar to other railing systems used on water towers for painting or maintenance. However, in this case the crown would be engineered to accommodate antennae. Carriers would know that they would have to use compatible technologies to avoid destructive or other frequency interference.

With the crown system there may not be enough room for cables to run inside the shaft and stem of the water tower, since the previous two stages will already have cabling running the length of the shaft/ stem. The cabling cannot impede normal tower operations (e.g. maintenance crew access etc.).

As a result, a Stage 3 co-location may potentially install its associated cabling on the exterior surface of the water tower. Such a cable-run would be screened by an external chaise system. Depending on the number of co-locations on the crown, there may be up to two (2) cable-runs on either side of a tower or a single large run with chaise systems screening.

A Stage 3 co-location would maximize the amount of arrays that can be installed on a water tower. Arrays will not be allowed on the stem/ collar of the water tower.

Planning and Review
All water tower co-location projects are subject to the requirements of the General Policy for Wireless Communication Facilities on Village-Owned Property. Providers will be responsible for the cost of temporarily disabling and/or removing their wireless communication systems and arrays for the purpose of water tower maintenance, which may include, but is not limited to, painting, cleaning and structural repair.

Director Friling stated that this report is for informational and discussion purposes only. A motion is not required.

Trustee Gira questioned what the Village's Public Works Department opinion was on the impact on the towers and asked what other town have the water tower crown concept.

Director Friling stated that the Public Work's director supports the crown concept. In having the additional equipment, it provides an opportunity for additional revenue for the Village in terms of leases.

To name a few towns that have water towers with crowns are Oak Brook, Palatine and Darien.

Director Friling reported that the appearance reviews are approved administratively, unless the company can't comply with the Village Code or disagree with Village's administrative decision. Then they can appeal directly to the Planning Commission.

A consensus of the Committee was taken on if the water tower "crown" system should be allowed:

Chairman Dodge - Would allow the crowns with all the restrictions.

Trustee Gira - Would allow the crowns

Trustee O'Halloran - Agrees to allow the crowns, but would like this item to be presented to the full Board for consideration.

No vote took place, however, this item was recommended to go before the Board of Trustees for approval. This item was for discussion only, NO ACTION was taken.

2009-0447 Orland Park Medical Center - Special Use Amendment, Site Plan, Elevations

Director Friling reported that the petitioner proposes to construct and operate a medical facility with a drive through in an existing remodeled and expanded building located along 151st Street on Orland Square Drive. The drive through will be used by patients seeking medical attention. Traditional walk-in medical offices will be available as well. The parcel is a part of the Orland Square Mall Planned Development.

On March 9, 2010, Plan Commission moved 5-0 to recommend approval of the site plan titled "Renovation of the Existing Building and New Addition Orland Park Medical Center" by H & L Architects Inc., dated 7/31/09, revised 1/29/10 subject to the following conditions.

1. Retaining walls do not exceed 3' in height without tiering and structural studies.
2. Provide one additional curbed tree island centered in the southern bay of parking in place of one parking stall.
3. Submit a landscape plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval. Preserve all existing trees in the landscape buffers around the site and protect during construction, except for those requiring removal for the parking re-grade. Any trees removed as a result of construction that exceed 4" in diameter must be identified and mitigated per Land Development Code section 6-305.1.
4. Prune or replace dying plant material.
5. Provide a bike rack on the site.
6. Meet all final engineering and building code related items.
7. Add basic dimensions to the plan and elevations including: total building height, rear building setbacks, and drive way and parking stall dimensions
8. Remove all secondary existing ground signs including entry/ exit signs and menu board.
9. Existing or proposed primary ground sign will be evaluated and approved during sign permitting process.
10. Screen all mechanical equipment, either at grade level with landscaping or hidden behind the roofline.
11. Work with staff to put appropriate entry signs at the entrance of the drive through and do not enter signs at the exit of the drive through.

And

Moved 5-0 to recommend to the Village Board approval of the elevations titled "Renovation of the Existing Building and New Addition Orland Park Medical

Center" by H & L Architects and dated 7/31/09, revised 1/29/10, subject to the following conditions.
1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. Add material color labels including windows, trim, and roofing.
3. Identify canopy and awning materials and colors.

And

Moved 5-0 to recommend to the Village Board approval of an amended special use permit for the planned development for Orland Square Mall with modifications that include a drive through located between the building and the street. This approval is subject to the same conditions as outlined in the preliminary site plan motion.

Since Plan Commission the following issues were addressed:
1. A site plan note was added that the retaining wall will not exceed 3' in height.
2. A tree island was added in the southern parking bay.
3. A bike rack was added to the site.
4. Basic dimensions were added to the site plan and elevations.
5. A note was added to the site plan stating that the existing ground sign will be evaluated during the sign permit process.
5. A note was added to the site plan stating that all secondary existing ground signs will be removed.
6. Materials and some colors were added to the elevations. Color samples were provided at Plan Commission showing a "red with full color range" Bowerston brick (or equal) and a Franklin Stone "Liberty Gray" stone (or equal).

On March 9, 2010 this case was reviewed and recommended for approval with conditions (5-0) by the Plan Commission.

I move to recommend to the Village Board approval of Site Plan, Elevations and an amended Special Use Permit for a planned development with modifications as approved at the March 9, 2010 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 site plan titled "Renovation of the Existing Building and New Addition Orland Park Medical Center" by H & L Architects Inc, sheet A-1, dated 7/31/09, revised 3/15/10 subject to the following conditions.
1. Submit a landscape plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval. Preserve all existing trees in the landscape buffers around the site and protect during construction, except for those requiring removal for the parking re-grade. Any trees removed as a result of

construction that exceed 4" in diameter must be identified and mitigated per Land Development Code section 6-305.1.
2. Prune or replace dying plant material.
3. Meet all final engineering and building code related items.
4. Screen all mechanical equipment, either at grade level with landscaping or hidden behind the roofline.
5. Work with staff to put appropriate entry signs at the entrance of the drive through and do not enter signs at the exit of the drive through prior to the Board meeting.

And

I move to recommend to the Village Board approval of the elevations titled "Renovation of the Existing Building and New Addition Orland Park Medical Center" by H & L Architects sheet A-3, dated 7/31/09, revised 3/15/10, subject to the following conditions.
1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. Add brick and stone color labels to the elevations prior to the Board meeting.

And

I move to recommend to the Village Board approval of an amended special use permit for the planned development for Orland Square Mall with modifications that include a drive through located between the building and the street. This approval is subject to the same conditions as outlined in the preliminary site plan motion.

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

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

Nay: 0

2010-0137 Joint Marketing Resolution

Director Friling reported that throughout the past year, Mayor McLaughlin and Mayor Zabrocki, along with Village staff, have been meeting with the various automobile dealerships. The purpose of these meetings has been to encourage dialogue and open communication between the dealerships and the Villages, as we attempt to navigate these difficult economic times.

As a result of these discussions, all parties agree, given the current economy, now is the time to reactivate and reenergize the joint Orland-Tinley Automobile Dealership Association. This Association was previously created to market the 159th Street Auto Corridor and the various franchises located in both communities. Please note that while the majority of the dealerships are located

along 159th Street, the association does also include Terry's Lincoln Mercury and Bettenhausen Dodge.

The local automobile dealers are an important economic generator for both communities, providing significant sales and tax revenues and over 1200 jobs. They support our local schools, special events and charitable organizations. Based upon this significant economic impact, it is important to maintain and foster a strong dealership industry in both communities. As such, it is recommended that both Orland and Tinley provide limited financial support to the Orland-Tinley Automobile Dealership Association. Based upon discussions, both communities would agree to provide up to $25,000 in matching funds to assist the Association with local and regional marketing. The terms of the agreement would require participation from all of the new car dealerships, including payment of a total of $50,000 into the Association's marketing budget. The Villages will provide additional marketing expertise for the campaign and will continue to attend association meetings to maintain an open dialogue.

Once the matching funds have been provided by the Association, a formal budget amendment will be brought forward for final Village Board approval.

I move to recommend to the Village Board to pass an Resolution entitled: A RESOLUTION SUPPORTING THE VILLAGE OF ORLAND PARK'S JOINT MARKETING EFFORT WITH THE VILLAGE OF TINLEY PARK TO EDUCATE OUR RESIDENTS ON THE IMPORTANCE OF PURCHASING VEHICLES LOCALLY AND PROMOTING THE ORLAND-TINLEY AREA AS THE LARGEST VEHICLE DEALERSHIP ASSOCIATION IN THE REGION

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

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

Nay: 0

ADJOURNMENT - 7:44 PM

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

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

Nay: 0

/mp

APPROVED: May 17, 2010

Respectfully Submitted,

/s/ David P. Maher

David P. Maher, Village Clerk