VILLAGE OF ORLAND PARK

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

Meeting Minutes

Monday, August 16, 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 6:10 PM.

Present: 2 - Trustee O'Halloran and Chairman Dodge

Absent: 1 - Trustee Gira

APPROVAL OF MINUTES

2010-0356 Approval of the June 21, 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 June 21, 2010.

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

Aye: 2 - Trustee O'Halloran, and Chairman Dodge

Nay: 0

Absent: 1 - Trustee Gira

ITEMS FOR SEPARATE ACTION

2010-0350 Illinois Elevator Safety Program Agreement

The Village of Orland Park currently utilizes the 2006 edition of the International Building Code as the basis for standards regulating Elevator safety.

Revisions to State of Illinois Elevator regulations have been completed under Public Act 96-0054, (225 ILCS 312/140) by the Office of the State Fire Marshal (OSFM). Standards referenced in the State revisions are updated editions and additional standards for inspector qualifications, have been updated and added under this public act.

The State is requiring the Village to amend its existing Code for compliance and sign a letter of agreement with the OFSM for the Village to maintain its responsibility for inspection and maintenance of existing elevators located within our jurisdiction. The copies from the OSFM have been attached.

These Elevator construction and maintenance standards revisions are referenced in the Village Code, Title 5, Chapter 1, Section 13 under items # 187 and 188 of the ordinance. The changes are highlighted for viewing.

This agreement is now before the Development Services and Planning Committee for consideration.

I move to recommend to the Village Board approval of the proposed amendments to Title 5, Chapter 1, in the Orland Park Building Code, and authorization of signatures to the Illinois Elevator Safety Program Agreement.

A motion was made by Trustee Brad O'Halloran, 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 O'Halloran, and Chairman Dodge

Nay: 0

Absent: 1 - Trustee Gira

2010-0257 Subway - Special Use

n July 27, 2010, the Plan Commission moved 5-0 to recommend to the Village Board to approve the special use permit for a 24 seat, 1,200 square foot Subway Restaurant in the County West Plaza shopping center, as depicted in the floor plan titled “New Subway Store # 48740 1492 S. Randall Road Geneva, Illinois 60134”, prepared by Beron Design Group, project number 3002, dated 1-4-10, sheet number A1-2, subject to the following conditions:

1. That the petitioner constructs a separate garbage enclosure for the Subway Restaurant at the rear of the center behind the subject unit;
2. That all utility conduits and equipment are screened from view of public rights-of-way and neighboring properties;
3. That all building code related items are met;
4. That the correct Orland Park address and municipal name are indicated in the title of the floor plan and in all the references on the plan sheet prior to this project appearing before the Development Services and Planning Committee.

Since the Plan Commission, the petitioner has met Conditions 1 and 4 in the above motion. The other conditions will be fulfilled at a later date. Condition 1 is fulfilled by providing elevation drawings for a garbage enclosure behind the proposed retail unit. The enclosure is made of wood and is completely opaque. Condition 4 is fulfilled by submitting the new drawing set.

A condition was added to the motion that requires the petitioner to obtain building permits prior to construction.

This case is 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 to approve the special use permit for Subway Restaurant at 15860 S. Wolf Road 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 to approve the special use permit for a 24 seat, 1,200 square foot Subway Restaurant in the County West Plaza shopping center, as depicted in the floor plan titled "Subway Store # 33643 15860 Wolf Road Orland Park, Illinois 60467 Equipment Plan", prepared by Beron Design Group, project number 3014, dated 5/25/10, sheet number A1-2, and the site plan titled "Subway Store # 33643 15860 Wolf Road Orland Park, Illinois 6-467 Site Plan", prepared by the same, same project number, same date, sheet number C1-1, subject to the following conditions:

1. That all utility conduits and equipment are screened from view of the public rights-of-way and neighboring properties;
2. That all building code related items are met;
3. That building permits are obtained prior to construction.

A motion was made by Trustee Brad O'Halloran, 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 O'Halloran, and Chairman Dodge

Nay: 0

Absent: 1 - Trustee Gira

ROLL CALL

Trustee Patricia A. Gira entered the meeting at 6:14 PM.

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

2010-0058 2010 Land Development Code Amendment
Section 6-314 Environmental Technology Standards

Planner Terry Pittos reported that on March 23, 2010 the Plan Commission voted 5-0 to recommend to the Village Board to approve the proposed Land Development Code Amendments titled "Section 6-314 Environmental Technology Standards", the Land Development Code Amendments in Section 6-404 Easements, and the proposed definitions, titled "Definitions" at the end of the proposed Section 6-314 for Section 2-102 Definitions, prepared by the Development Services Department and dated February 23, 2010 and March 23, 2010 subject to the following:

1. That the changes outlined in this report replace the respective proposed original amendments in the proposed Section 6-314; and
2. That a consolidated report is provided to the Committee of Trustees.

Since the Plan Commission recommendation the proposed Section 6-314 Environmental Technology Standards were revised further for technical

adjustments to the code. Below is a summary of the technical adjustments. No specific concerns were expressed at the public hearing regarding the items that are proposed for minor changes.

Revisions to the WECS Section
In Section 6-314.D an exception was added to the rule regarding the prohibition of lattice or guyed towers to allow lattice towers under 30 feet, towers with a rotor diameter of five feet or less and towers that generate power for pond aerators or farm well pumps.

The second revision made was increasing the allowable height of RESWECS from 7 feet to 12 feet beyond the roofline of a residential building. This was a technical adjustment in favor of optimal performance for most marketed rooftop turbines.

The last adjustment in the WECS section dealt with the height of Small Wind Energy Conversion Systems. The Plan Commission reviewed the height of the SWECS towers at 100 feet. The technical adjustment increased the height of the SWECS towers to 120 feet. The additional 20 feet is meant to clear wind obstacles (trees, buildings etc.) and provide optimal performance conditions. One-hundred-twenty feet is still less than the tallest wireless communication towers in the Village.

Other revisions in the WECS include language clarifications for the requirement of automatic braking systems, 20 feet as the minimum distance between the ground and any protruding blades of a WECS, and clarifications regarding interconnectivity and transmission. Tower colors were changed to “white, gray or another non-reflective, unobtrusive color.” Finally a provision was added requiring WECS to follow FAA rules and regulations.

Revisions to the SES Section
In Section 6-314.E clarification was added in the height sections in each of the solar technologies (photovoltaics, solar liquid heating, solar air heating). The clarification was that the solar technology could increase the visual height of a building. The provision allows for higher applications of the technologies so long as it is not visible from the public right-of-way or neighboring properties. This change was made in order to allow flat roof buildings to properly angle solar panels for optimal performance. Likewise, gabled roof buildings can angle panels for optimal performance as long as the angle does not increase the visual height of the building.

Revisions to the GES Section
In Section 6-314.F the depth regulations of a GES were changed from 30 feet to 600 feet underground. This is a technical adjustment because in already-built environments it is easier to dig geothermal wells narrowly and deeper than it is to

build them shallowly and wider. Six-hundred feet is also the most common depth used in the Midwest for geothermal wells.

Other changes in the GES section included renaming “Hydrothermal Heat Pump Systems” to “Irrigated Geothermal Heat Pump Systems.” The name is changed to avoid any confusion with hot water springs or steam below ground, which are typically not present in the Midwest. The new name also better defines the original intent, which was to describe a geothermal system used in a storm water detention pond or accessing aquifers.

Finally, multi-family home developments were added to the permissible types of land uses that can employ Small Scale Geothermal District Heating and the section regarding geothermal exploration was eliminated from the text since geotechnical studies are required in order to plan for geothermal energy systems per 6-314.F.3.e.

Sections 2-102 and 6-404
No changes were made to the proposed definitions found at the end of proposed Section 6-314, which are to be added to Section 2-102 Definitions of the Land Development Code.

Also, no changes were made since the Plan Commission to the proposed amendments for Section 6-404 Easements, which include new provisions for wind, solar and geothermal access easements that are similar to the existing easement provisions of the section.

Chairman Dodge and Committee members raised a few concerns regarding the review processes of potential renewable energy systems by the Village and public notification in particular to residents being notified when a renewable energy system is proposed near or in their neighborhood.

Director of Development Services Karie Friling stated that staff will make the suggested revisions and return to the next committee meeting for review.

Chairman Dodge motioned to table the item until the next committee meeting.

A motion was made by Trustee O'Halloran and second by Trustee Gira, that this matter be CONTINUED to the September 20, 2010 Development Services & Planning Committee meeting. The motion CARRIED by the following vote:

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

Nay: 0

ADJOURNMENT - 6:21 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: September 20, 2010

Respectfully Submitted,

/s/ David P. Maher

David P. Maher, Village Clerk