

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, July 23, 2007

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

This meeting was called to order at 7:06 PM.

Present: 2 - Trustee O'Halloran and Trustee Schussler

Absent: 1 - Chairman Dodge

APPOINTMENT OF TEMPORARY CHAIRMAN

In the absence of Trustee Dodge, I move to approve appointing Trustee Schussler as Temporary Chairman for this meeting.

A motion was made by Trustee O'Halloran, seconded by Trustee Schussler, to APPROVED. The motion carried by the following vote:

ITEMS FOR SEPARATE ACTION**2007-0458 Building Code Amendments - Elevator Safety Act**

Director of Development Services Karie Friling stated the Village of Orland Park currently utilizes the 2006 edition of the International Building Code as the basis for its construction standards. She stated the existing Village Building Code amendments are referenced under Title 5-1 of the Village Code and that the proposed two (2) additions and one (1) revision to the Village Code are for the 2007 Elevator Safety Act from the Illinois State Fire Marshal's Office. She also stated the proposed code changes will allow the Village of Orland Park to retain our current Elevator Safety Program in lieu of the State Fire Marshal's Office maintaining the program with an outside agency. She stated the items being added or revised are listed below.

1. A code section being added to item # 187 of the Building Code amendments to coincide with the 2007 Elevator Safety Act is being proposed at this meeting.

This code section being added will be 3001.2.1 and is the addenda to already adopted codes by the Building Division and is required for the 2007 Elevator Safety Act.

2. A revision to item # 188, Section 3007.1 of the Building Code amendments to coincide with the 2007 Elevator Safety Act is also being proposed at this meeting.

This revision is to update the ASME 2002 A17.3 to the ASME 2005 A17.3 for the 2007 Elevator Safety Act.

3. A code section being added to item # 188, of the Building Code amendments to coincide with the 2007 Elevator Safety Act is also being proposed at this meeting.

Director Friling stated this code section being added will be 3008.5.1 and will

state that as mandated by the 2007 Elevator Safety Act, an owner or lessee of a conveyance must report all injuries and any damages over \$1,000.00 to the Division of Elevator Safety before the close of the next business day.

I move to recommend to the Board to approve the proposed local revisions of Title 5, Chapter 1 Section 30 of the Orland Park Building Code and to implement this code revision.

A motion was made by Trustee Brad O'Halloran, seconded by Trustee Edward Schussler, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED unanimously.

Aye: 2 - Trustee O'Halloran, and Trustee Schussler

Nay: 0

Absent: 1 - Chairman Dodge

2007-0204 Orland Park Prayer Center

Director Friling stated the petitioner, The Prayer Center Trust, is requesting to add a parking lot and expand a detention pond, leaving room for a potential future building for the property located at 16530 S. 104th Avenue.

Director Friling stated that on July 10, 2007 the Plan Commission moved 7-0 to recommend to the Village Board approval of the preliminary site plan titled Community Building - Orland Park Prayer Center, prepared by Arete 3' Ltd, job number 06152, dated 08-29-06, most recent revision 06-29-07, sheet SP-1, subject to the following conditions:

- 1) That the petitioner revise the site plan to show 7' sidewalks in areas where the sidewalk is directly adjacent to the parking lot.
- 2) That the petitioner revised the site plan to accurately depict the proposed lot coverage.
- 3) That the petitioner install a left turn lane into the new parking lot.
- 4) That the petitioner submit a plat of subdivision to consolidate the two lots upon annexation.
- 5) That the petitioner submit a landscape plan for separate review and approval within 60 days of final engineering approval.
- 6) That all final engineering related items are met.

Director Friling stated the petitioner has revised the site plan since the Plan Commission meeting in order to address a number of conditions. The new site plan includes the requested 7' sidewalks around the parking lot, the accurate lot coverage calculation and the left turn lane into the new parking lot island. The petitioner added a note that the left turn lane be coordinated with the proposed improvements along 104th. It should be noted that if these improvements do not occur within the next year, the petitioner will be responsible for the installation of the turn lane.

Director Friling stated the proposed site plan has also been further reviewed by the Village's engineering consultant and it has been concluded that the site plan does not require any modifications to increase retaining wall heights or setbacks, so that has been removed from the Special Use Amendment motion. In addition, the motion has been revised to more specifically site the increase in lot coverage.

I move to recommend to the Village Board approval of the preliminary site plan titled Community Building - Orland Park Prayer Center, prepared by Arete 3' Ltd, job number 06152, dated 08-29-06, most recent revision 07-12-07, sheet SP-1, subject to the following conditions:

- 1) That the petitioner install a left turn lane into the new parking lot, if the County does not begin construction along 104th Avenue within one year.
- 2) That the petitioner submit a plat of subdivision to consolidate the two lots upon annexation.
- 3) That the petitioner submit a landscape plan for separate review and approval within 60 days of final engineering approval.
- 4) That all final engineering related items are met.

and

I move to recommend to the Village Board approval of an amendment to Special Use Permit 3903 Amendment to provide for an over 20% increase in allowed parking stalls, a reduction in detention maintenance area from 15' to 0', a reduction in the detention pond setback from 25' to 2' (around the overlook area), and an increase in lot coverage from 20% to 58%, subject to the same conditions as outlined in the preliminary site plan approval.

and

I move to recommend to the Village Board approval of a Subdivision to consolidate the 4.27 acre parcel and the 2.19 acre parcel upon annexation

A motion was made by Trustee Brad O'Halloran, seconded by Trustee Edward Schussler, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED unanimously.

Aye: 2 - Trustee O'Halloran, and Trustee Schussler

Nay: 0

Absent: 1 - Chairman Dodge

2007-0352 American Technical Publishers, Inc.

Director Friling stated the petitioner, American Technical Publishers, Inc. Robert D. Deisinger - President, requests approval of a rezoning, a subdivision, and a site plan to construct a three-story 45,000 square foot building with accessory parking and detention on a 4.46-acre site in the I-80 corridor. She stated the site is located on the north side of Orland Parkway, approximately 3,000 feet east of Emilie Lane.

Director Friling stated American Technical Publishers is a company that specializes in the publishing of medical oriented books and that the facility is intended to be used for editorial, marketing and administrative work only. Warehousing and shipping will be performed at a different location. She also stated American Technical Publishers anticipates 55 to 60 employees located in their new Orland Park facility and the company anticipates 40 to 45 more new jobs within five to ten years. In fifteen years, the company anticipates a total of 150 jobs in the facility.

Director Friling stated the I-80 Corridor District is envisioned to be a southern gateway into Orland Park that will be like a campus for office and institutional uses and that the purpose of this district is to attract and retain employers like American Technical Publishers. She stated American Technical Publishers offers the Village a promising jump-start as to the type of business that will be moving into the corridor and the kind of road network that will be required to support such businesses. She also state the beginnings of a road-network are being established by American Technical Publishers, which will facilitate the planning efforts for the overall road-network in the district. She stated below is the staff report that proposed the plan for a road-network in the district.

Director Friling stated that on July 10, 2007 the Plan Commission moved 7-0 to recommend to the Village Board approval of the preliminary site plan titled "American Technical Publishers Preliminary Site Plan", prepared by Archideas Inc. dated June 20, 2007 and the preliminary building elevations titled "American Technical Publishers North and South Elevations; West and East Elevations; Trash Enclosure Elevations", prepared by Archideas Inc. dated June 20, 2007 subject to the following conditions:

- 1) That the petitioner agrees to work with Village staff on cross access easement when adjacent areas are developed.
- 2) American Technical Publishers must meet all final engineering related items;
- 3) American Technical Publishers should submit a landscape plan within 60 days of final engineering approval;
- 4) American Technical Publishers should submit to the building department signage related items for review;
- 5) American Technical Publishers must submit a plat of subdivision for separate review and approval to the planning department;
- 6) That the petitioner provide cash in lieu of construction a sidewalk along Orland Parkway to be placed in an escrow account.

At the July 10, 2007 meeting, the Plan Commissioner requested that American Technical Publishers install some sort of easement or future cross access to allow vehicular connection to the adjacent north and east properties. The petitioner agreed to work with Village Staff in the future, but did not want to commit to a cross access without first knowing what type of business would be developing next door.

I move to recommend to the Village Board approval of the preliminary site plan titled "American Technical Publishers Preliminary Site Plan", prepared by Archideas Inc. dated 07-06-2007 and the preliminary building elevations titled "American Technical Publishers North and South Elevations; West and East Elevations; Trash Enclosure Elevations", prepared by Archideas Inc. dated 07-06-2007 subject to the following conditions:

- 1) That the petitioner agrees to work with Village staff on cross access easement when adjacent areas are developed.
- 2) American Technical Publishers must meet all final engineering related items;
- 3) American Technical Publishers should submit a landscape plan within 60 days of final engineering approval;
- 4) American Technical Publishers should submit to the building department signage related items for review;
- 5) American Technical Publishers must submit a plat of subdivision for separate review and approval to the planning department; and
- 6) That the petitioner provide cash in lieu of construction a sidewalk along Orland Parkway to be placed in an escrow account.

and

I move to recommend to the Village Board approval of a 4.46 acre parcel Subdivision for American Technical Publishers subject to the same conditions as were highlighted in the preliminary site plan approval motion;

and

I move to recommend to the Village Board approval of a rezoning for this 4.46-acre parcel from E-1 Estate Residential district to an ORI Office/ Research/ Industrial district

A motion was made by Trustee Brad O'Halloran, seconded by Trustee Edward Schussler, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED unanimously.

Aye: 2 - Trustee O'Halloran, and Trustee Schussler

Nay: 0

Absent: 1 - Chairman Dodge

ADJOURNMENT - 7:15 PM.

A motion was made by Trustee Brad O'Halloran, seconded by Trustee Edward Schussler, that this matter be ADJOURNED. The motion CARRIED unanimously.

Aye: 2 - Trustee O'Halloran, and Trustee Schussler

Nay: 0

Absent: 1 - Chairman Dodge

/sd

Respectfully Submitted,

/s/ David P. Maher

David P. Maher, Village Clerk