

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, December 19, 2016

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 6:15 P.M.

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

APPROVAL OF MINUTES

2016-0881 Approval of the November 21, 2016 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 November 21, 2016.

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

2016-0826 Sandburg High School Landscaping Intergovernmental Agreement (IGA)

Director of Development Services Karie Friling reported that prior to the LaGrange widening and reconstruction project, Sandburg High School had an entry/monument sign located at the southwest corner of 131st and LaGrange Road. Additional right of way was necessary at the corner of the widening of the intersection. With the widening the existing sign was removed. Throughout the development of the LaGrange Road enhancement plans discussions concerning a replacement sign between the Village and School District 230 have been ongoing. A new sign is proposed at the southwest corner within the school district property. The proposed sign is designed to include the same materials and aesthetic features as the other walls throughout the corridor. The wall will also include LED up-lighting. The procurement and placement of the championship plaques will be the responsibility of the school district.

An Intergovernmental Agreement (IGA) between the Village and District 230 was previously approved and executed. During this time, the District has been developing a landscape plan for the perimeter of the school, specifically along LaGrange Road and 131st Street. The District approached the Village inquiring to utilize the Village contractors to complete their landscaping enhancements. Exhibits highlighting the limits of the landscaping are attached.

An IGA has been developed to outline the work and cost participation. There is no cost to the Village. All enhancement work proposed by the District and built by the

Village contractors will be paid 100% by the District. With this IGA an escrow account will be established for the District landscaping work. The escrow language has been reviewed by the Village Attorney and District and is included with this item.

Staff is recommending entering into the IGA to perform the work with its contractors and to establish the escrow account for payment of this work. The benefit to both parties is the contractor coordination and economies of scale with the amount of landscaping to be provided by the Village as part of the LaGrange Road enhancements.

I move to recommend to the Village Board to approve the Intergovernmental Agreement between the Village of Orland Park and School District 230 for the landscape enhancements along the perimeter of Sandburg High School.

and

I move to recommend to the Village Board to authorize the Mayor to execute the escrow account agreement.

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

2016-0827 LaGrange Road Enhancements - Construction Management/Implementation Funding

Director of Development Services Karie Friling reported that the LaGrange Road corridor project is a high profile local and regional project. The Village has invested significant resources to deliver a project that is above and beyond the typical IDOT bricks and mortar project. The ability to coordinate and construct the enhancements within the same time frame as IDOT's project schedule with the quality the Village expects is critical to the success of this project.

The Village began discussions with IDOT about enhancing LaGrange dating back to at least 2009-2010. During this time, the Village, its consultants and IDOT have engaged in numerous meetings to discuss what the additional enhancements entail, including how, who will build the enhancements and the costs associated with the improvements.

During this time, the Village took the lead role in improving the intersection of 143rd Street and LaGrange Road. This project was done independently by the Village as part of an IDOT permit. The enhancements are the basis of the currently approved LaGrange Road Corridor Improvements project (LRCI). Some slight

modifications have been made in the design elements since the intersection improvement process but the aesthetics are essentially the same.

As the LRCI Project proceeded through the IDOT Phase II design process the Village made the decision to separate its enhancement work from IDOT's project (prior to 2012 and the 2013 IDOT letting). In doing so, the Village was required to design, permit and construct the enhancements along LaGrange Road independently of the IDOT contracts.

As IDOT's project was bid and the Village was in the final stages of the IDOT permit approval process (2013), it became very apparent that, given the timing and magnitude of the IDOT work, it would be very difficult for the Village to bid out the entire 6.5 mile corridor enhancement plan as one large project. The main factor in this was the inability to predict 1-2 years in advance what stage the IDOT project would be in to provide the Village contractor any certainty when and what can be constructed. As we have seen, there have been numerous plan changes to the IDOT work which does affect the Village enhancements. We also wanted to recognize the benefit of completing all work (Village and IDOT) concurrently to minimize the overall construction impact to the LaGrange Road corridor and businesses.

With this in mind, the Village approved funding the enhancement work in 3 years - 2014, 2015 and 2016 for a total project cost of \$9,598,891.53. The Village also approved to transfer V3's construction oversight services to a Construction Manager contract which allows V3 to prepare and bid individual bid packages to "fit" the IDOT construction schedule. This has allowed V3 and the Village to construct various elements during the IDOT project instead of simply waiting for IDOT to be done and then spend another construction season or two working in the corridor. To date the Village has built the following:

1. Completed the enhancements south of 159th (except the median between 161st and 159th);
2. Installed the brick paver base in the medians north of 159th;
3. Built the monument wall at 135th Street;
4. Installed sidewalk north of 159th where feasible;
5. Installed irrigation and electrical conduit in the median north of 159th;

The cost of the work contracted and completed to date is \$3,000,000.

During the 2016 budget process anticipated costs to finish the enhancement project were developed and discussed. The Board approved \$3,000,000 in the FY 2017 budget to complete the approved enhancements. Attached is an anticipated scope of work for 2017. V3 will assemble specific trade bid packages which will be publicly bid and opened. The Village will continue to review and approve the various contract authorizations as items of work are bid. V3 and the Village staff are anticipating the enhancement work to be completed by the end of August 2017 with final punch list work to be completed by the end of September

2017.

I move to recommend to the Village Board amending the contract with V3 Companies of Woodridge, Illinois by adding \$3,000,000 for the construction management and implementation of the LaGrange Road Enhancements utilizing the current At-Risk Construction Manager delivery method.

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

2016-0825 108th Path Construction - 153rd Street to Jillian Road

Director of Development Services Karie Friling reported that as more activities are planned at Centennial Park and ridership at the 153rd Street train station increases, multi-use paths and safe crossings are an important component of the Village's overall transportation system. High visibility crosswalks, signage, pedestrian traffic signal heads and flashing pedestrian crossing signals are all components to developing a safe pedestrian crossing experience.

Currently at the intersection of Jillian Road and 108th Avenue, crosswalks exist on all legs of the intersection except for the south leg. Pedestrian crossing warning signs are located to highlight the crossing of 108th Avenue. To alert motorists of pedestrians crossing 108th Avenue, this project includes pedestrian activated flashing signals north and south of Jillian Road.

In 2013 the Village completed the construction of the multi-use path from Wolf Road to 108th Avenue along 153rd Street. Christopher B. Burke Engineering, Ltd. (CBBEL) designed and permitted the 153rd Street path project. This project will connect the 153rd Street path with the Jillian Road path leading to the 153rd Street Metra Station and Centennial Park.

During 2015 Village staff with the assistance of CBBEL developed a Phase I Engineering for the path improvements which was approved by IDOT. Village staff and CBBEL applied for Transportation Alternative Program (TAP) funds through the Chicago Metropolitan Agency for Planning (CMAP). The Village was approved for \$150,800 (80%) to be used for the construction of the path which is estimated to cost \$188,500. In 2016 CBBEL prepared plans and specifications for the construction of the path and pedestrian crossing improvements. These improvements include approximately 0.135 acres of wetland impacts. It is recommended to purchase wetland mitigation credits for \$16,200. The wetland mitigation purchase agreement is included with this item. Lastly, CBBEL has provided a detailed proposal for the construction engineering of the path. This work includes construction observation, material testing, preconstruction services

project close out. CBBEL is qualified to perform this work under the federal guidelines for use of federal construction dollars. The cost for the construction engineering is \$35,370.05.

The project is being prepared and bid through the IDOT bid process. Currently the project is scheduled for a January 2017 IDOT letting. In addition IDOT will hold the contract with the contractor. Once the project is complete IDOT will invoice the Village for 20% of the total project cost. The estimated cost to the Village is \$37,700 (20% of \$188,500).

Staff is recommending approval of the following:

1. Wetland Mitigation Credits - \$16,200 (agreement attached)
2. Construction engineering contract with CBBEL - \$35,370.05 (proposal attached)
3. 20% of Construction Cost estimated at \$37,700 (agreement and resolution attached)

Trustee Gira asked if the sidewalk was in place along Jillian Road from 108th to the park.

Director Friling stated that there is a piece of property there from 153rd to Jillian Road that is undeveloped and where it will connect. She stated that she would have to check if there was a sidewalk on the residential side of Jillian Road.

I move to recommend to the Village Board approval of a proposal from Christopher B. Burke Engineering, Ltd. of Rosemont, Illinois for the 108th Path Design Construction Engineering Services - 153rd Street to Jillian Road in the amount not to exceed \$35,370.05.

and

I move to recommend to the Village Board approval of the purchase of Wetland Mitigation credits in the amount of \$16,200 and to authorize the Mayor and Village Clerk to execute the Wetland Mitigation agreement.

and

I move to recommend to the Village Board approval of a payment of 20% of the construction costs estimated to be \$37,700 and to authorize the Mayor and Village Clerk to execute the Local Public Agency Agreement for Federal Participation.

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

2016-0821 143rd Street Design Engineering Services - Southwest Highway to Will/Cook Road - Supplement #1

Director of Development Service Karie Friling reported that over the past several years, the Village's previous engineering consultant McDonough Associates Inc. (MAI) of Chicago, Illinois, had been performing Phase I Engineering for the 143rd Street corridor, generally from LaGrange Road west to Will Cook Road. In 2012 IDOT suspended MAI from participating in any Federal or State projects. At the end of 2012, MAI ceased all operations. The 143rd Street corridor project was split into two smaller projects (Southwest Highway to Wolf Road (Segment 1) and Wolf Road to Will Cook Road (Segment 2) when challenges with right-of-way acquisition along the Cook County Forest Preserve District (FPDCC) property arose. Since the early 2011 acquisition of the needed right of way from FPDCC, work on Segment 1 is able to be fully resumed. The scope of work for both projects is to develop a Phase I report and final engineering plans for the proposed widening and reconstruction and expansion of the corridor from 2 lanes to 4 lanes with a shared median turn lane or raised median, depending upon location.

Since late 2012 Village staff, with the assistance of Christopher B. Burke Engineering, Ltd. (CBBEL) under its general engineering contract with the Village, worked with IDOT and the FHWA on modifications to the Phase I report for Segment 2. These included but were not limited to, noise analysis update, traffic volume update and intersection design study update for Will/Cook Road and 143rd. The Village received Phase I Design approval from IDOT on May 16, 2013 for Segment 2 (Wolf Road to Will/Cook Road). This allows the Village to move Segment 2 into Phase II Design Engineering. With the delay in securing the property from the FPDCC in Segment 1 a number of items have now expired, noise study, traffic volumes, wetland/environmental items, intersection design studies. All of which need to be updated or re-applied for from the various governmental agencies.

In April 2013 the Village solicited and received six (6) statement of qualifications for design engineering services of 143rd Street; CBBEL, Strand Associates, HR Green, V3 Companies, Knight Engineering and Bowman Barrett and Associates. After reviewing the qualifications and evaluating each firms experience with these types of projects and familiarity with this project in particular, Christopher B. Burke Engineering, Ltd. scored the highest.

During 2015 and 2016 CBBEL developed various roadway alternatives for the intersection of SW Highway and 143rd Street. The design team was provided input to move forward the re-alignment of SW Highway and 143rd Street and continue with the Phase I process. The design team is working on the proposed road alignment, retaining wall locations, traffic signal locations, drainage

improvements and traffic control. The Village and CBBEL have worked with IDOT on the various design features of the roadway geometrics including the proposed intersection improvements at SW Highway. IDOT is generally in support of the proposed improvements but still need to review and approve the Phase I engineering report. In 2017 a public meeting will be held to re-introduce the project and obtain feedback from residents and businesses. The design team anticipates submitting to IDOT for review and approval in 2017.

The following is a breakdown of the proposed fees and scope for Supplement #1: Segment 1 Phase I Engineering Supplement #1 - \$249,986.36 (70% reimbursable) Traffic counts, crash analysis, environmental surveys, traffic signal warrant analysis and existing retaining wall investigation along SW Highway are the main components of the update. Preliminary Metra parking lot layout, survey and drainage analysis are included in the scope of work. The Metra lot is being impacted by the improvements to the intersection. With these impacts and the fact that the main street area development will eventually require relocating the Metra spaces to this lot, it is recommended to have the Metra parking lot realignment as part of this Phase I study. This will enable the Village to pursue outside funding sources as part of the roadway project or as standalone project.

I move to recommend to the Village Board approval of Supplement #1 from Christopher B. Burke Engineering, Ltd. of Rosemont, Illinois for the 143rd Street Design Engineering Services - Southwest Highway to Will/Cook Road; Segment 1 Phase I Engineering in the amount not to exceed \$249,968.36.

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

2016-0874 Orland Park Nature Center additional engineering services and Phase II Environmental Study

Director of Development Services Karie Friling reported that in April 2012, the Village purchased the former Pebble Creek Nursery property with funds from the Village's Open Lands Program, with the vision to restore and preserve the land, and to convert the existing building and property to a nature center. The property was since been cleaned up and a conceptual Master Plan approved by the Village Board in 2015.

Engineering addendum

Upland Design was contracted by the Village in February 2016 for a total of \$62,761 to produce engineering and construction plans, bid documents and construction oversight for the Nature Center site improvements. As preliminary

engineering for the project progressed, it became evident that currently available flood plain elevation information did not adequately meet the Village's engineering requirements for the project. CBBEL, the Village's engineering consultant, recommended that the needed floodplain elevation be obtained from existing studies recently done nearby or from new floodplain modeling and analysis. Although every attempt was made to utilize existing studies, the information was neither current enough nor specific enough to the Nature Center site to satisfy Village engineering requirements. Flood plain modeling was not included in Upland's 2016 contract. The flood plain elevation is needed to move the Nature Center project forward, and will also be useful in future restoration projects in the onsite wetland area that also extends beyond the Nature Center site. Upland Design has submitted a quote of \$5,100 for the following tasks, which will be included in an addendum to their current contract:

- 1) Obtain MWRD model and analyze: coordination with CBBEL, IDOT, and MWRD to obtain the Mill Creek model, run the hydrologic model, run the hydraulic model, and analyze results.
- 2) Field Survey: supplemental topographic and utility data needed to update the Mill Creek model.
- 3) Update MWRD Mill Creek Model: Incorporate the survey data into the HEC-RAS software and extend the limits of storm water model up to the project site in order to determine floodplain elevation.
- 4) Update Preliminary Engineering Design: Revise detention design based on the floodplain elevation, revise grading plan to address any compensatory storage issues, and prepare updated storm water reports for Village approval.

Phase II Environmental Services

As a part of the Village's due diligence on the project area, Ed Cooney Associates was engaged in November 2016 to do a Phase I Environmental assessment, which has now been completed. The Phase I study identified some issues that warranted further evaluation, and therefore staff is requesting approval for the Phase II proposal, which was divided into four sections (A-D) for developing the potential scopes of work the Village could opt to include in the study. The total cost for the evaluation of all four areas would be \$26,900. The Open Lands Commission opted to authorize the study of Area 'B' only.

On December 8, 2016, the Open Lands Commission authorized the expenditure of Open Land funds to cover both the additional engineering services by Upland Design in the amount of \$5100, and Phase II Environmental Study for 'Area B' by Ed Cooney in the amount of \$13,800.

Chairman Fenton stated the the Open Lands Commission is very excited about the expansion and moving forward with this project.

I move to recommend to the Village Board the expenditure authorize the

expenditure of \$5,100 to Upland Design/ERA for additional services required to determine the floodplain elevation for the Nature Center site.

AND

I move to recommend to the Village Board the expenditure of \$13,800 to Edward Cooney to complete a Phase II Environmental Assessment for 'Area B' as identified in the Phase I Environmental Study.

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

2016-0748 15221 Cottonwood Court Geothermal Project

Director of Development Services Karie Friling reported that the petitioner proposes to install a geothermal renewable energy system in the front yard of the single family home at 15221 Cottonwood Court, located in the Arbor Pointe Subdivision. Geothermal renewable energy systems boost building heating and cooling performance for higher efficiencies and lower utility costs. In the summer, geothermal systems act as heat sinks to cool buildings via the constant temperature of the Earth (typically 55 degrees at depth). In the winter, the systems channel the Earth's constant temperature (again typically 55 degrees at depth) to provide a heating boost to the structure. As a result, heating and cooling mechanical systems are not required to operate as much to attain desired heating and cooling levels since the Earth is providing a 55 degree base line temperature for the building.

This is the second geothermal project reviewed by the Village via the Environmental Clean Technology Appearance Review process (see 6-314.C), the first of which was located at 14232 Ashford Court (see 2014-0568). If recommended for approval by the Plan Commission and Development Services, Planning and Engineering Committee, this project would receive a final review by the Village Board on December 19, 2016.

The petitioner does not request any variances for this project.

The recommendation motion includes the following conditions:

- 1) Meet all Building Code related items;
- 2) Obtain necessary permits from the State prior to issuance of a building permit;
- 3) Any mechanical equipment must be screened at grade level with landscaping.

Overall, the project conforms to the Village's Comprehensive Plan, Land

Development Codes and policies for this area.

SITE PLAN

The petitioner proposes to install the geothermal system in the front yard of 15221 Cottonwood Court. The installation will consist of a five (5) loop header (wells) approximately 55 feet to the northwest of the single family home. The headers will be connected to the house via two 1¼ inch mains. Each loop will be ¾ inch in size and a depth of 200 feet.

The system will be vertically drilled for five (5) well heads at 200 foot depth. The heads will be connected to the house via bore holes in which the loop and grout will be routed. The loop system will penetrate the house at the rear of the property and connect to an interior geothermal heat pump (7 Series 700A11 by Water Furnace).

Depth

Section 6-314.F.1.a of the Land Development Code does not regulate the depth of the geothermal wells, only that they must be below the frost line (42”).

Utility Setbacks

Section 6-314.F.1.b states that geothermal systems must maintain a minimum distance of ten (10) feet from “existing storm water, sewer and water main utilities”. There is a ten (10) foot drainage and utility easement along the west property line. The petitioner/ resident must ensure that the geothermal system maintains the required ten (10) feet from any public utility within that easement.

There is also a seven and a half (7.5) foot wide utility easement approximately five (5) feet to the north of the proposed geothermal system. Depending on field measures, changes and installations, the petitioner must ensure that the system maintains the required ten (10) foot setback from any public utility within that easement.

DETAILED PLANNING DISCUSSION

Natural Features

The geothermal system does not impact any natural features or any trees. Though the system is predominantly underground, there is no vegetation that will be disturbed in the installation process (according to aeriels).

Preliminary Engineering

The State of Illinois regulates the installation of geothermal energy systems via licensing.

Land Use/Compatibility

Geothermal heat pump systems are highly compatible renewable energy systems

for single family residential dwellings. They do not have a visual impact to the surrounding properties as they are located underground.

Lot Coverage

Lot coverage remains unchanged. Geothermal systems do not require additional hardscape.

Mechanicals/Utility Conduits

If the connection to the house necessitates any housing or other assembly prior to penetration, all mechanical equipment must be screened at grade level with landscaping.

Trustee Gira asked the petitioner what kinds of wells are being built?

The petitioner, Mr. Patel, responded that that the plan is to drill five deep wells of 200 ft. Everything will be underground.

Trustee Gira asked if the petitioner if he would mind sharing some of his information in the event that other people are interested in pursuing geothermal technologies.

Mr. Patel stated that his house is about 15 years old, within the next five years there is a possibility that his AC and furnace will go out. He went on to say that he started looking into geothermal about three years ago. Since then, the cost of installing a geothermal system has gone down and there is now a 30% federal government incentive. The main costs are associated with digging the wells and the furnace that has to be bought. He stated that village staff has been so helpful during the process; however he noted that other towns have a more streamlined process that does not take so long.

Director of Development Services Karie Friling stated that she does not disagree with Mr. Patel's suggestion that the process can be more streamlined. She stated that this particular topic was a brand new section of the code that was approved a few years ago. Because of it being so new at the time, it was decided that the process would take time to see how it played out. She stated that she has no problem changing the code for geothermal not to be required to go through the public hearing process since it does not deal with appearance change.

Mr. Patel stated that he sent has sent more than 30 pieces of registered mail notifying surrounding residents and more that 20 of them have come back because they would not accept it or refused to take it back.

Director Friling stated that the legal requirements for a public hearing are set by state statute and those require certified mailings to be done to properties within so many feet. She stated that the village has the same thing happened when

certified mailings are sent out.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated November 22, 2016,

And

I move to recommend to the Village Board to approve the Appearance Review (Environmental Clean Technology) for a geothermal heat pump system at 15221 Cottonwood Court as depicted on the plat of survey titled "Plat of Survey", prepared by the petitioner, dated received on October 27, 2016, subject to the following conditions:

- 1) Meet all Building Code related items;
- 2) Obtain necessary permits from the State prior to issuance of a building permit;
- 3) Any mechanical equipment must be screened at grade level with landscaping.

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

2016-0709 Townhomes at Colette Highlands - Appearance Review

Director of Development Service Karie Friling reported that on December 28, 2015, the Village Board of Trustees approved a 60 unit development on the remaining 3.6 acres of the former Colette Highlands Condominiums property (northwest corner of Park Station Boulevard and Somer Glen Lane). This was done via special use permit for a planned unit development, including site plan and elevations review. The case number for the original approval is 2015-0516.

Also, on January 18, 2016, the Village Board of Trustees approved the nine (9) lot subdivision for this project.

On November 3, 2016, the petitioner's representative and architect for the project, John Schiess, met with members of the various Colette Highlands HOAs to discuss proposed changes to the elevations of the buildings that were approved by the Board in December of 2015. The architect noted that no site plan changes were made and introduced the concept of the rooftop patios or roof-decks. The change was proposed to improve the marketability of the units and to give them a unique quality missing in the Orland Park market.

During the meeting with the Associations feedback was gathered by the architect from area residents regarding potential nuisances related to parties, storage of things, overlooking private property etc. The development team has proposed a

compromise solution to meet their concerns. The compromise solution is to remove the rooftop patios from each of the end units so that the immediately adjacent townhome units do not have a rooftop patio. The end units on the opposite side of each building will also not have rooftop patios to balance the architectural appearance. The end result will be that rooftop patios on the inner units will have blocked views west and east.

A copy of the stakeholder's meeting summary is attached for further reference.

PROJECT DESCRIPTION & CONTEXT

The proposed revisions to the Board approved elevations for this townhome subdivision can be categorized into two parts. The first part is the adjustment of the front elevations' width. The second part is the addition of a fourth level rooftop patio on the rear elevation of every unit.

No variances are proposed for this project, not even from the Building Code, to achieve these changes.

The recommendation motion includes the following conditions:

1. Include a window in each building rooftop access stairwell to provide natural light into the stairwells and visual interest to the top level of the rear elevations.
2. Disregard the original page SK9 from the approval of Oct. 12, 2016 and replace with the new page SK9 last dated December 13, 2016.
3. Continue the revision noted on the new page SK9 on pages SK10 through SK15, which are the rear elevations of the various building types.

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

Additional details about the project are discussed in the Appearance Review report, which is attached for reference.

DETAILED PLANNING DISCUSSION

Since the Board approved the original site plan and elevation drawings for this project, the petitioner and the project lenders explored ways to differentiate the proposed product from that which was already in the area (existing Colette Highlands Townhomes and Sheffield Square). The exploration resulted in the proposed scheme to add rooftop patios at the rear elevation of the building.

The addition of this amenity would increase marketability for the development. While this has no bearing on the zoning review of a project, it provides some context for why the change is proposed.

Regarding the review of the project, the proposed revision to the elevations was reviewed administratively in compliance with Section 5-106 of the Land

Development Code, which states “An appearance review is required for minor exterior site and building changes for all existing development, except single family residential and multifamily of fewer than six (6) units”. Considering the prior Board approval and that this was more than six units of multifamily development, the administrative review process was triggered particularly because no changes were made to the site plan.

Nevertheless, the proposed elevation changes to the Board approved drawings are forwarded to the Development Services Planning and Engineering Committee and the Board of Trustees for final approval.

The motion in the Appearance Review staff report constitutes staff recommendation for approval and the below motion reflects the Appearance Review decision.

APPEARANCE REVIEW MOTION

The Administrative Review for Townhomes at Colette Highlands, case number 2016-0709, as indicated in the elevation drawings titled “Townhomes at Colette Highlands 15608-24 Park Station Blvd. Orland Park, Illinois”, prepared by John Conrad Schiess Architect, pages SK1 through SK15, was administratively approved on October 12, 2016 subject to the following condition:

1. Include a window in each building rooftop access stairwell to provide natural light into the stairwells and visual interest to the top level of the rear elevations.

REVISED AMENDMENT:

The Administrative Review for Townhomes at Colette Highlands, case number 2016-0709, as noted in the above motion, was revised on December 13, 2016 to remove the rooftop patios from the end units of each building per the rear elevations titled “Townhomes at Colette Highlands 15608-24 Park Station Blvd. Orland Park, Illinois,” prepared by John Conrad Schiess Architect, new page SK9, last revised December 13, 2016, subject to the following conditions:

1. Disregard the original page SK9 from the approval of Oct. 12, 2016 and replace with the new page SK9 last dated December 13, 2016.
2. Continue the revision noted on the new page SK9 on pages SK10 through SK15, which are the rear elevations of the various building types.

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.

Pat McLaughlin, President of the association for the condos, stated that there was no agreement at the meeting that was held recently. He stated that one of the homeowners had recommend as a compromise to change the end units to a non-walkout and then leave the inside units as walkouts. Additionally, there is not a

townhome walkout deck that would have access to, or a visual line to the concerts. He stated that if you look at the site plan to the buildings that line Park Station Blvd. and face Park Station Condominiums, the decks are in the rear. Mr. McLaughlin stated that he thinks that there are too many units being put into the plan to begin with and that the architects realized that there was no outdoor living space and decided to add additional decks. He asked if there is a deck on the second floor, what is the need for an additional deck on the roof? He stated that he believes this plan defies the open lands mantra of Orland Park. He went on to say that he believed that it is ludicrous for other people in the community to look up and see patio umbrellas, barbecue grills, etc. on top of the roof of a townhome. He stated that unless there are very strict rules as to what is allowed on the rooftop decks, the idea might be very detrimental to the community. In addition, he did not know how safe it would be. Mr. McLaughlin stated that there has been enough changes made in the last two years regarding the project and the decks do not seem to be a good idea. Mr. McLaughlin stated that he did not see the developers present at the meeting and asked if this was a done deal regarding the decks.

Chairman Fenton stated that nothing is ever a done deal. She stated that the third floor decks have no reason for objection because they meet all requirements as set forth by the village code.

Mr. McLaughlin asked why it was on the agenda then.

Director Friling stated that the reason why the item has been brought to the committee again is because the Board did approve the original elevations of this project. Because the walkout rooftop concept was not approved in that plan, it was brought forward again. It was also to make the residents aware of what was going on. She stated that she does not speak for the developer, and is present tonight on behalf of the village. She stated that she could not answer why the developer was not present and that her concern was to make the Board and residents aware of what was going on with the project. Director Friling said that it rests with the Village Board to determine whether the elevation change is acceptable or not.

Mr. McLaughlin stated that he would strongly encourage the Board to turn down the suggested elevations. He stated that the space is so confined and in such a prominent area of Orland Park. He also stated that he believes that many other homeowners in the area are against the idea.

Village Clerk John Mehalek asked if there are any egress issues with it being an occupied third floor?

Director Friling stated that it was looked into and there are not any egress issues with the third floor. That was determined by reaching out to the State of Illinois.

Trustee Calandriello asked if Director Friling could explain what type of rooftop it would be?

Director Friling stated that there are railings and there is a backstop on it. Most of them face north and south, with a few facing east and west. Some will face the public road, and some will not have a rooftop balcony.

George Canelis of 15601 Julies Way, stated that he lives in one of the houses that would be affected by this. He stated that he disagrees that the third floor should be approved because it meets code. He stated that the Board should make their decisions based on what is in the best interests of the residents of Orland Park. Mr. Canelis stated that it seems like every time they meet with the developer, there is a change made with the project. He stated that there is that one unit that won't have the rooftop or balcony, but there is still another unit that is right on top of it and will be in his backyard. He stated that it is a huge privacy issue and that he agrees with everything that Mr. McLaughlin previously stated. He urged the Village Board to deny the request.

Trustee Gira asked if there are balconies on the condos next door?

Director Friling stated yes.

Trustee Gira asked Mr. Canelis why he didn't see that as an intrusion?

Mr. Canelis stated that they are set further back than the townhomes that are going to be built in his backyard.

Earl Bibey, a resident of the condos, stated that the existing condos are geared more toward seniors. Currently, there are only two kids in the complex. He questioned putting 60 families in the proposed townhomes. He stated there would be 44 decks on the rooftops proposed and questioned what would happen on windy days when things flew off the roof.

Jimmy Trodelis, of 15609 Julies Way asked the Board how they would feel if he come forward and lied to them and if he would be trusted moving forward? He stated that there was no compromise ever made by the association and the architect. He said that when meeting with the architect John, he stated that they were not going to move forward with the idea of the roof deck. Mr. Trodelis believed that architect/developer is a liar.

Director Friling stated that Nectarios Pitos told the developer that he needed to reach out to the homeowner's association to make sure they were aware of the proposed change, as well as to get their feedback and input. She stated that it is something that is not usually done for appearance review requests, but given the history felt it was necessary to do so. She stated that this was brought to the

committee at the developer's requests and did not know why he was not present at tonight's meeting.

Chairmen Fenton asked if technically speaking, this item did not even have to come before committee.

Director Friling stated that it did not.

Trustee Gira asked if there was any value in asking the neighbors and the architects to sit down again.

Director Friling stated that it has been discussed if the item should be pulled again and not send it forward, and if there could be a compromise reached. However, it does not seem like there will ever be a compromise between the developer and residents. She stated that there is a lot of history with the project and one way or another, deferring it for another two weeks would not change the result. Either the rooftops are approved or the elevations are kept as approved originally.

Trustee Gira asked if historically the two groups sat down and worked together to get a plan that was acceptable.

Director Friling stated that the plan that was approved is substantially different than the original plan that came forward with a different developer. She stated there was a lot of give and take which is why the architect was encouraged to go back to the HOA. The village would not agree to put this on for board consideration until those conversations had occurred.

Trustee Calandriello stated that he believes that the proposed is a major change to the project and there may be potential into looking at changing the code. He asked what the appeal process would be if it is denied tonight?

Director Friling stated that if the recommendation is to deny the appearance review, it would go for to the Village Board with the recommendation to deny.

Trustee Calandriello asked what would happen if it was denied by the entire Board?

Director Friling stated that the recourse would be litigation if the architect chose to sue the village.

The architect, John Schiess, entered the meeting and came forward to speak.

Chairman Fenton asked if he was at the meeting with the residents?

Mr. Schiess stated that he was.

Chairman Fenton stated the residents claim that he is lying, and that there was no agreement made amongst the residents at that meeting.

Mr. Schiess stated that he was not there for the presentation but he was present for the neighbors meeting. He stated that there was no agreement, but in his write-up to the village he stated that if he would have had the chance to present the information formally to the residents, he believed there would have been an agreement made.

Chairman Fenton asked who would come to the agreement?

Mr. Schiess stated that the neighbors would.

Chairman Fenton asked to confirm that there was no consensus made at the meeting referenced.

Mr. Schiess stated that there was not an agreement made. He stated that he believed if you read his write-up it doesn't say that there was a consensus made.

Director Friling stated that the write-up can be found in the trustee's packet. She asked what consensus he is referring to other than the corner rooftops.

Mr. Schiess stated that piece was presented without any presentation materials and by one of the residents at the meeting. He stated that at the meeting the idea seemed to have traction and the possibility of bringing folks together. He said that was stated in his write-up was if a second meeting had been conducted with documents, drawing, etc., he believed that a consensus could be made.

Chairman Fenton asked if there was a reason why he didn't do that?

Mr. Schiess stated that there was not enough time.

Director Friling asked the residents present if they agree with Mr. Schiess's statement?

The residents stated that they would not say they agreed that there could have been a consensus made.

Mr. Schiess stated that it is easy for people to show up when they oppose something, and stated that the residents present at the meeting today were not the most flexible in terms of trying to come to an agreement. He stated that the residents that were able to bring the group together are currently not present.

Chairman Fenton asked how many people were in attendance at that meeting?

Mr. Schiess stated that there were approximately ten people when the meeting started and about two left when it ended.

Chairman Fenton asked how many people currently live in the condos?

Mr. McLaughlin stated that there are 23 units, with approximately 32 people living in them.

Chairman Fenton asked how many homes would back up to the proposed project?

Mr. McLaughlin stated that there are about six or seven.

Trustee Calandriello asked where the idea for rooftop patios came about?

Mr. Schiess said that it came about after the initial approval when the architects/developers were in the design process. It was prior to the final approval and it happened because the marketing people came to the developer and said that they needed to be able to distinguish this product from the existing product available. Then he said they came to him and asked if he could propose the idea to the village. He stated that he proposed the idea to village staff, and then had several other meetings. One of those being with Patrick McLaughlin, who told him that he opposed the idea and speaks for 24 people. There was then a meeting with entire group, which included mostly single family residents of the area.

Trustee Gira asked if the rooftops were thought about prior to the final approval?

Mr. Schiess stated that he believed that was correct.

Trustee Gira asked why the final approval wasn't delayed until modified drawings were submitted?

Mr. Schiess stated that the timing was not up to him, but up to his client.

Trustee Calandriello asked if the item can be tabled in order to get some background information regarding the process, or defer to the Board without recommendation.

I move to recommend to the Village Board of Trustees to approve the Administrative Review for Townhomes at Colette Highlands as recommended in the Appearance Review staff report dated October 12, 2016, as revised and amended on December 13, 2016 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 of Trustees to approve the Administrative Review for Townhomes at Colette Highlands, as indicated in the elevation drawings titled "Townhomes at Colette Highlands 15608-24 Park Station Blvd. Orland Park, Illinois", prepared by John Conrad Schiess Architect, pages SK1 through SK15, subject to the following conditions:

1. Include a window in each building rooftop access stairwell to provide natural light into the stairwells and visual interest to the top level of the rear elevations.
2. Disregard the original page SK9 from the approval of Oct. 12, 2016 and replace with the new page SK9 last dated December 13, 2016.
3. Continue the revision noted on the new page SK9 on pages SK10 through SK15, which are the rear elevations of the various building types.

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.

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

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

Nay: 0

2016-0882 Village Code Change - Water Usage Fees - For existing lawn irrigation systems

Director of Development Services Karie Friling stated that last month representatives from the Brighton Court Condominium Association appeared before the Village Board of Trustees requesting a fee waiver for their anticipated new lawn irrigation system. The Association currently has an irrigation system that is tied to the actual residences and does not operate as an independent system. They have applied for a permit to allow for the system to be installed that would have a separate tap and meter.

Based upon the water rate study and the Village Code, the cost of this permit will be \$19,418.40. This includes the following breakdown:

\$90 permit fee
\$1,406 tap fee
\$1,574.40 meter fee
\$16,348 water usage fee

The Brighton Association requested the water usage fee to be waived, as they already have an existing irrigation system and the water usage will remain the same. Village staff has reviewed this request and recommends instead of granting variances, the Village Code should be amended to not charge this fee in cases where an existing service is already in place. All other fees would still apply.

Several townhouse developments have utilized the concept that a private meter used in an individual townhouse can serve as the meter for existing lawn sprinkler

water systems. These systems are protected by a reduced pressure zone device and is part of the residential installation. Many older developments are designed like this but are now requesting to be converted over to an association owned meter system. Village staff anticipates several other developments wanting to provide an association owned and maintained water meter and RPZ specifically for lawn irrigation systems installed per Illinois Plumbing Code Title 77 Part 892.

This policy would only be implemented with existing lawn sprinkler installation that has been installed with a previously issued permit. If the system does not exist and will be a new installation, all fees will be assessed as allowed per code. If approved, Village staff will submit an ordinance change for future Village Board approval.

I move to recommend to the Village Board approval of a Village Code Amendment to not assess the water usage/demand fee for existing irrigation systems that require modifications or new taps for independent systems.

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

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

Nay: 0

ADJOURNMENT: 7:15 P.M.

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