

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org



Meeting Minutes

Monday, March 19, 2018

6:00 PM

Village Hall

Development Services, Planning and Engineering Committee

*Chairman Carole Griffin Ruzich
Trustees Kathleen M. Fenton and James V. Dodge
Village Clerk John C. Mehalek*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:00 P.M.

Present: 3 - Chairman Griffin Ruzich; Trustee Fenton and Trustee Dodge

APPROVAL OF MINUTES

2018-0149 Approval of the February 19, 2018 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 February 19, 2018.

A motion was made by Trustee Fenton, seconded by Trustee Dodge, that this matter be APPROVED. The motion carried by the following vote:

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

ITEMS FOR SEPARATE ACTION

2018-0171 Village Code Amendment Title 5 Chapter 2 Fees

Director of Development Service Karie Friling reported that the purpose of this amendment is to clarify permit plan review and inspections fees for commercial, industrial and residential projects. Additional line items added for specific inspections required on more specific scope of work permits. These line items allow a specific fee dedicated to the very specific type of permit filed for by residents and contractors as a fixed fee permit without design professional plans.

Trustee Dodge and Director Friling had comments. (refer to audio file)

I move to recommend to the Village Board approval of Title 5 Chapter 2 Fees amendments as part of the Village code.

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

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

2018-0170 Amendments to Title 6 Chapter 1 Health Code

Director of Development Service Karie Friling reported that the Village of Orland Park currently follows the 2013 FDA Food Code for its food service health regulations.

This statement is added to the code to eliminate any ambiguity from the food code regarding the ability to open a permanent food service establishment without an adequate and consistent source of water for hand washing and sanitizing.

I move to recommend to the Village Board, approval of the local revisions of Title 6, Chapter 1 of the Village Code.

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

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

2018-0174 147th Street and Ravinia Avenue Easement Agreements with Commonwealth Edison

Director of Development Services Karie Friling reported that as part of the ongoing coordination by the village for the upcoming construction of the 147th Street and Ravinia Roundabout. Commonwealth Edison (ComEd) is looking for the village to grant an easement along the west side of Ravinia Avenue on to the village hall campus property. This easement will allow ComEd to relocate their existing facilities out of the way of the roundabout construction ahead of the project starting. ComEd will restore the grade of the ground after completing the relocation work and the landscape restoration will be completed with the construction project.

Trustee Dodge had comments. (refer to audio file)

I move to recommend to the Village Board to pass an ordinance entitled:
ORDINANCE AUTHORIZING ACCEPTANCE AND EXECUTION OF UTILITY
EASEMENTS (147TH STREET AND RAVINIA AVENUE ROUNDABOUT)

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

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

2018-0177 9925 143rd Street - On the Road Again Re-Roof - AIG

According to the 2008 Residential Area Intensive Survey (RAI), the building at 9925 W. 143rd Street is a two-story Italianate structure in good condition with medium integrity. It was constructed circa 1885. The RAI lists this building as a contributing structure to the Old Orland Historic District. The structure is also listed as an Orland Park Landmark on the Local Register of Significant Places in Section 5-110 Landmarks of the Land Development Code. The building was originally constructed as a residence, but is now used for commercial retail. The

RAI indicates minor alterations have taken place, including the installment of composition siding and non-original shutters.

In 2012, a Certificate of Appropriateness was approved to construct a 450 square foot deck expansion to the existing rear deck and a new picket fence in the side yard area. (2012-0133)

In 2015, a previous tenant replaced the roof on the front porch and partially painted the building without prior building permit or Certificate of Appropriateness approvals. The exterior alterations were considered a minor change to a contributing structure, subject to an administrative review. The minor changes were addressed in a Certificate of Appropriateness approved September 17, 2015. (2015-0578)

In 2016, two new tenants occupied the building. The first floor is now occupied by Sugarbakers Inc., owned by Laura Murphy and is a commercial retail business offering home goods, housewares, and antiques. Additionally, MEM Design Inc., a commercial design office firm, is located on the second floor.

In 2016, the petitioner proposed to repaint the entire façade, complete minor repairs to the building's siding and trim where needed, and reface the existing freestanding sign in the front of the building, (2016-0657). The petitioner applied for AIG Funding for the painting, siding and trim work and for the signage work. AIG funds were approved by the Board of Trustees in the amount of \$3,987.50 on October 3, 2016. (2016-0658)

In 2017, MEM Design and Sugarbaker's located at 9925 W 14rd Street were listed as one of twelve (12) businesses to receive the Business Improvement Pride Award from the Mayor. This award was given to selected Villages businesses and developers in recognition of their outstanding efforts to improve the built environment of Orland Park through site and façade enhancements. (2017-0225)

To date, all work proposed has been completed.

The petitioner is applying for the Appearance Improvement Grant for \$4,250 to re-roof the main structure of the building. The proposed shingles will match the existing shingle colors that are already in the on the porch and the accessory garage structure. The re-roofing is scheduled to commence in the Spring of 2018.

A Certificate of Appropriateness (2018-0166) was administratively approved for this project on March, 14, 2018. The Certificate of Appropriateness staff report and its exhibits are included with this report for further reference.

The Appearance Improvement Grant program was written to financially assist both

commercial properties in the Village and also landmark properties.

PROJECT DESCRIPTION & CONTEXT

Per the requirements of the Appearance Improvement Grant, the proposed improvements fit under the Commercial Re-Model category for "Façade Expansions & Exteriors". The proposed improvements also fit under the "Restoration of Historic Doors, Windows, and other Architectural Features." Additionally, the proposed improvements meet the guidelines for eligible projects, as the roof area to be improved is visible from a public right of way.

The petitioner has provided two (2) bids for the proposed re-roofing work. Two bids are required by the grant program. The two bids are from Chris Abbott Roofing (\$8,500), ESS Roofing (\$12,300). Each bid is described below:

Chris A. Abbott Roofing (\$8,500)

Illinois License Number: 104.016391

Chris Abbott Roofing is proposing to do the following:

- Remove, tear off, haul and dispose of existing shingles
- Install ice and water protection membrane to be installed at least 24" up slope from the vertical projection of a line from the nearest exterior wall.
- Install roofing felt as roofing underlayment
- Install 3-Tab, 25-year composition shingle, CertainTeed Landmark in Heather Blend
- Replace eight (8) Roof Vents with Airvent RVA-51 SQ Vent in Brown
- Replace flashing and provide Drip Edge
- To clean up and haul away all debris generated at job

Extreme Storm Solutions (\$12,300)

Illinois License Number: 104.017091

Extreme Storm Solutions is proposing to do the following:

- Remove, tear off, haul and dispose of existing shingles
- Install ice and water protection membrane to be installed at least 24" up slope from the vertical projection of a line from the nearest exterior wall.
- Install roofing felt as a roofing underlayment
- Install Architectural Shingle
- Replace Roof Vents
- Replace flashing
- To clean up and haul away all debris generated at job

Both of the bids are attached for review.

Bid Selection

Both bids describe work related to the exterior appearance of the building located at 9925 W 143rd Street. Interior activities are not eligible for funding assistance through this grant program.

The Appearance Improvement Grant notes that the best or lowest bid is selected to fund the project. In this case, the Chris A Abbott Roofing bid is the lowest at (\$8,500).

The scope of work provided by all of the companies is nearly the same. The discrepancy in these bids could come down to the fact that Extreme Storm Solutions is specifying an architectural shingle vs. a 3-tab shingle. Architectural shingles are generally a better product, provide for longer warranties and are also more expensive. The Land Development Code allows for either product. The bid from Chris A Abbott Roofing provides a 25-year product warranty on the shingles and a 30-year warranty on the work.

Based on the lower bid costs and because this is the petitioner's preferred selection, the Chris A Abbott Roofing bid is the selected bid for re-roofing of the building. Ultimately, the proposed total cost of the project is \$8,500. A 50% cost share of the project cost would be \$4,250.

Bid Conclusion

The Appearance Improvement Grant funds projects over \$1,000 to cover 50% of the work up to a maximum of \$20,000. In this case, a 50% cost share of the \$8,500 total project cost would be \$4,250. The grant will provide \$4,250 to the petitioner for re-roofing of the commercial contributing structure located at 9925 W 143rd Street.

Director of Development Services Karie Friling requested that this item be continued to the next committee meeting. (refer to audio file)

I move to recommend to the Village Board to approve the Appearance Improvement

Grant application for \$4,250.00 for re-roofing of the commercial structure located at 9925 W 143rd Street, as indicated in the fully referenced motion below.

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

I move to recommend to the Village Board to continue this item to the next Development Services, Planning and Engineering Committee meeting.

A motion was made by Trustee Fenton, seconded by Trustee Dodge, that this matter be CONTINUED. The motion carried by the following vote:

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

2017-0914 Andy's Frozen Custard 14555 LaGrange Road

Director of Development Services Karie Friling reported that the petitioner

proposes to demolish the existing restaurant and construct a 2,131 SF Andy's Frozen Custard restaurant with a drive-through. The petitioner is seeking special use permit approval for a restaurant with a drive-through.

Aside from the proposed demolition of the existing structure, the configuration of the site will remain generally the same. The previous restaurant at this site had a drive-through but the operations of the proposed restaurant are slightly different. Andy's Frozen custard does not have any internal seating. Customers place their orders in the drive through lane or at the walk-up service window.

The following modifications are being requested as part of this petition:

- Drive aisle in between the building and the street
- Increase in the number of parking spaces from 21 to 49.

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

SITE PLAN

Although the petitioner is proposing to demolish the existing building, the layout of the site is going to remain generally the same. Currently, the site has an existing 2,588 SF restaurant with a drive through. After demolition the petitioner intends to construct a 2,131 SF restaurant with a drive through.

Previously, there were 58 parking spaces on site. This included angled parking on the north and south sides of the site and perpendicular spaces on the east side of the site. As proposed, the petitioner will remove angled parking on the south side and replace with perpendicular spaces on both sides of the southern drive aisle. The existing perpendicular parking on the east side of the site will be removed. The petitioner has indicated on the proposed site plan that these parking spaces will only be built if necessary. In total, the petitioner is requesting a special use modification to allow a total of 49 parking spaces (10 will be added if necessary). The petitioner is proposing less parking than existing and is providing increased landscaping on site.

Vehicular circulation around the site will remain as it existed previously. Customers will enter the site from the northwest corner continue south along the drive aisle then move to the east to either park or continue to the drive-through lane. A customer will order either from their vehicle in the drive-through or from the walk-up service window on the front of the building. There will be a menu board installed at each of these order confirmation points. Signage is being installed to help ensure the appropriate circulation.

The petitioner is requesting a modification to this special use permit approval to allow a drive aisle in between the building and the street. The proposed

modification reflects the existing condition of the site. The proposed drive-through lane is shown on the site plan as being constructed with the special pavement. Given that the proposed site plan proposes to maintain a condition that already exists, Village Staff is in support of the proposed modification.

The proposed site plan is compliant with applicable setbacks, lot coverage, and proposed aisle widths.

MOBILITY

The existing vehicular access comes from right-in right-out curb cut on the northwest corner of the site that opens onto LaGrange Road. This curb cut is shared with the property to the west. This access point will not be modified.

The property to the south was required to provide a vehicular connection to the subject property. Currently, the connection is stubbed at the property line. The petitioner proposes to finish this connection to provide cross access between the two properties.

Pedestrian/Bicycle

The petitioner is providing an accessible pedestrian route from LaGrange Road to the business. This connection will be made at the southwest corner of the site. The petitioner is proposing a pedestrian ramp with handrails that will connect the LaGrange Road sidewalk to the subject property and lead to the front walk-up service window. Bicycle parking will be accounted for at the rear of the property.

Parking/Loading

Parking Required - 21

Parking Provided - 49

Currently parking provided does not meet code. However, the petitioner is proposing fewer parking spaces than were previously allowed on this site (58 spaces). In addition, the petitioner is providing additional landscape islands and allowing cross access between their property and the property to the south. As such, the Village supports the proposed special use permit modification to increase the number of parking spaces from 21 to 49.

BUILDING ELEVATIONS

North Elevation

The primary building materials include brick, fiber cement board, and storefront glazing. Starting on the east end of the north elevation the petitioner proposes black brick. The brick will not be painted. Directly to the east, there will be a door and a drive-through service window. Adjacent to the service window the petitioner proposes a 24' tall architectural tower feature. The tower will be framed on three sides by red fiber cement board. The remainder of the tower will be storefront

glazing. The top of the tower will be capped and the petitioner proposes push-through LED lights on each side roof of the tower. The intent of the tower is to display Andy's Frozen Custard branding on the north and west elevation. The branding and images will not be attached the exterior of the building.

South Elevation

Moving from west to east along the south elevation the petitioner proposes the same black brick as the primary material of the building. Directly adjacent to the proposed brick, the petitioner intends to install storefront windows. The tower feature at this elevation will be constructed entirely with the red fiber cement board and the roof will include the same push through LED lighting as proposed on the north elevation.

A canopy is proposed for the building that will serve as an architectural element. It is being installed over the proposed walk-up service window to shield customers from the rain. The canopy will have the same push through LED lighting as the tower feature and the petitioner intend to utilize this area for directional signage. Signage is not a part of this review and will be reviewed through a separate sign permit process.

East Elevation

Aside from the elements previously described that will be visible from this elevation, the petitioner proposes an equipment screen at this location. The petitioner will install brown composite panels with the intent to screen equipment located at the rear of the proposed building.

West Elevation

The west elevation depicts the front of the building. Moving from north to south along this elevation the petitioner proposes the tower feature with storefront glazing and fiber cement board accents. Storefront windows will be installed on the north side of the west elevation. The previously described canopy will be installed above the service window.

LANDSCAPING/TREE MITIGATION

The preliminary landscape plan has been accepted. The next step is the submittal of a final landscape plan that reflects all necessary changes and incorporates final engineering related items.

DETAILED PLANNING DISCUSSION

Natural Features

There are no natural features on site; the petitioner will be required to meet final landscape plan requirements.

Preliminary Engineering

Preliminary engineering has been granted for this project.

Subdivision

A subdivision is not required for this petition.

Special Use Permit

The petitioner is seeking a special use permit for a restaurant with a drive-through with the following modifications:

- (1) Drive aisle in between the building and the street
- (2) Increase number of parking spaces from 21 to 49.

Rezoning

No rezoning is proposed with this petition.

Variance(s)

No Variances are requested as part of this petition.

Land Use/Compatibility

Lot Coverage

Maximum - 75%

Proposed - 60.5%

Lot Size

Minimum- 10,000 SF

Provided - 52,347 SF

Density/Floor Area Ratio (F.A.R)

Maximum - 1.0

Proposed - .0381

Setbacks

LaGrange Road

Required - 25'

Provided - 74.72'

North Side Yard

Required - 15'

Proposed - 57.68'

South Side Yard:

Required - 15'

Proposed - 81' (approx.)

Rear Yard:
Required - 30'
Proposed - 160' (approx.)

Parking:
Required - 10'
Proposed - at least 10.25'

Building Height
Maximum - 55'
Proposed - 24' (top of tower)

Parking and Loading
Required - 21
Proposed - 49

Accessory Structures

Garbage Enclosure- The garbage enclosure is being proposed on the north east corner of the site. The enclosure will be constructed of the same brick as the primary building.

Mechanicals/Utility Conduits

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline. Exterior roof ladders are not permitted and should be located interior to the building.

According to the petitioner, no mechanical equipment will be visible from a public way. A ground mounted mechanical unit will be located in a mechanical enclosure (described in the elevations portion of this report) at the rear of the property and will be fully screened.

Signage

Signage is not part of this petition and should be submitted for separate review to the Building Division.

This is now before Plan Commission for consideration.

PLAN COMMISSION DISCUSSION

The Plan Commission viewed the site plan and elevations favorably. Commissioner Schussler asked if staff had looked at widening the entrance in order to accommodate more stacking space for customers turning on to LaGrange Road. Staff responded that that issue had not come up, but they would work with the petitioner to see if there is a way to revise the entrance. Staff

discussed this with the petitioner's engineer and the engineer provided an exhibit showing the revised entrance. They propose to shift the landscape island on the northwest side of the entrance to the east to create more stacking space. This movement will eliminate one parking space. In addition, the petitioner proposes to stripe the entrance so that it is clear that there is an entrance lane and an exit lane. The petitioner will also be adding a stop bar at the exit lane to reduce the potential of conflict.

After review of the proposed entrance it was determined that the owner of the property to the north (Dunkin Donuts) would have to grant additional access easement to accommodate the change. Staff discussed the option with the owner and the owner is unwilling to grant the easement necessary. As such the revised entrance can not be built. The original site plan as presented to the Plan Commission will be presented for approval to the Development Services Planning and Engineering Committee.

PLAN COMMISSION MOTION

On March 13, 2018, the Plan Commission, by a vote of 5-0 moved to recommend to the Village Board of Trustees approval of a special use permit amendment with two modifications, site plan and elevations as fully referenced below.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated March 13, 2018.

And

I move to recommend to the Village Board approval of a special use permit for a restaurant with a drive-through with modifications to allow a drive aisle in between the building and the street and increase the number of parking spaces from 21 to 49, as depicted on the preliminary site plan titled, "Preliminary Site Plan," prepared by Intech Consultants, Inc. dated February 16, 2017.

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Preliminary Site Plan," created by Intech Consultants, Inc. and dated February 16, 2017, subject to the following conditions:

- 1) Meet all final engineering and building code related items;
- 2) Work with staff to address the northwest landscape island

And

I move to recommend to the Village Board approval of the preliminary landscape

plan titled, "Landscape Plan," prepared by Design Perspectives Inc. as shown on pages LP-100, LP-500 and TP-100 and dated March 10, 2017, subject to the following conditions:

- 1) Submit a final landscape plan, which must reference the final grading and site plans, in coordination with the final engineering submittal.

And

I move to recommend to the Village Board approval of the Elevations titled "Preliminary Elevations," on Sheet No. A200 prepared by Craig A. Schneider, AIA, and dated January 31, 2018, subject to the following conditions. All changes must be made prior to the Board meeting.

- 1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline; and
- 2) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness; and
- 3) Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

All changes must be made by the petitioner prior to the Board meeting.

Trustee Fenton and Director Friling had comments. (refer to audio file)

I move to recommend to the Village Board approval of a special use permit with two modifications, site plan, elevations, and preliminary landscape plan for the proposed Andy's Frozen Custard Restaurant as recommended at the March 13, 2018, Plan Commission meeting, and as fully referenced below. The Plan Commission has made their findings in accordance with Section 5-109 of the Land Development Code.

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

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated February 13, 2018;

And

I move to recommend to the Village Board approval of a special use permit for a restaurant with a drive through with modifications to allow a drive aisle in between the building and the street and increase the number of parking spaces from 21 to 49, as depicted on the preliminary site plan titled, "Preliminary Site Plan," prepared by Intech Consultants, Inc. dated February 16, 2017.

And

I move to recommend to the Village Board approval of the preliminary site plan

titled "Preliminary Site Plan," created by Intech Consultants, Inc. and dated February 16, 2017, subject to the following conditions:

- 1) Meet all final engineering and building code related items;

And

I move to recommend to the Village Board approval of the preliminary landscape plan titled, "Landscape Plan," prepared by Design Perspectives Inc. as shown on pages LP-100, LP-500 and TP-100 and dated March 10, 2017 subject to the following conditions:

- 1) Submit a final landscape plan, which must reference the final grading and site plans, in coordination with the final engineering submittal.

And

I move to recommend to the Village Board approval of the Elevations titled "Preliminary Elevations," on Sheet No. A200 prepared by Craig A. Schneider, AIA, and dated January 31, 2018, subject to the following conditions. All changes must be made prior to the Board meeting.

- 1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline; and
- 2) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness; and
- 3) Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

All changes must be made by the petitioner prior to the Board meeting.

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

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

2018-0201 2018 Holiday Lighting Installation - HC Lights

Director of Development Services Karie Friling reported that for the 2017 holiday season, the Village utilized HC Lights to install, remove and store the new holiday décor, as well as, for the tree wrapping throughout the community. The cost for the 2018 season is estimated at \$120,827.27. However, this cost can be reduced by removing the exclusivity on the gold ribbon tree for other States (will remain for Illinois); having Parks & Grounds install the 143rd Street lighted décor median; the

two lighted grapevines along LaGrange Road, and the gold chandelier in the Crescent Park. Additionally, if we pay for the 2018 season now, the Village will receive an additional 10% discount.

All of these items combined will result in an actual savings of \$14,582.73.

Chairman Ruzich, Trustee Dodge and Director Friling had comments. (refer to audio file)

I move to recommend to the Village Board the approval of payment to HC lights for the 2018 holiday season lighting renewal in the amount of \$106,244.54, as outlined above.

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

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

2018-0173 Appearance Improvement Grant (AIG) - Adjustment to Maximum Grant Amount

Director of Development Services Karie Friling reported that in 1998, the Village Board approved the first non-residential façade improvement program known as the Old Orland Façade Improvement Program. The Old Orland Façade Improvement Program was primarily intended to address the appearance of historic non-residential buildings in Old Orland along 143rd Street. This was done in anticipation of an eventual 143rd Street widening, a new planned downtown area and a new Metra Commuter station (today's 143rd Street Station). By 2006, the Old Orland Façade Improvement Program had expanded its scope to include all contributing structures in the Old Orland Historic District.

In 2009, the program was revised to include additional buildings along 143rd Street between West Avenue and La Grange Road in order to address all of the commercial buildings (historic and non-historic alike) across from the downtown area. The program was renamed as the Commercial Façade Improvement Program and included additional eligible improvements and an explanation of the process. The Commercial Façade Improvement Program remained unfunded, however, between 2010 and the end of 2012.

In late 2012, the Village Board renewed the Façade Improvement Program and allocated \$50,000 to it for FY2013. The Board also directed the program to be available Village-wide rather than be limited to 143rd Street. For the first time a façade improvement program became available to all commercial properties in the Village. In 2014, the program was amended to include waiving building permit fees for projects that are awarded the grant.

Since 2013, the program has allocated over \$157,000 for ten (10) projects which collectively amounted to a total project cost of over \$814,000. The program provided one (1) grant in 2013, zero (0) grants in 2014, one (1) grant in 2015, four (4) grants in 2016, and four (4) grants in 2017. The average AIG award per project is \$15,782.32 and the average total project cost is \$81,459.40. On average, AIG funds awarded for the project cover 37.14% of the total project cost.

PROPOSED ADJUSTMENT

Staff proposes adjusting the maximum grant amount from \$20,000 to \$50,000 per project to support more substantial improvement projects on commercial and landmark properties. While the current grant structure has allowed several projects to obtain 50% funding (meaning the project was \$40,000 or less in total cost), there were three (3) substantial projects that the AIG funded between 8.4% and 29% of the total project cost due to the maximum grant amount of \$20,000. These more substantial projects ranged in total cost from \$68,000 to \$350,000.

If the maximum grant amount is increased to \$50,000 then more substantial improvement projects may be generated and the Village may essentially “get more bang for our buck” since larger projects typically have a greater impact on a property overall. Additionally, Staff received feedback in the past indicating that \$20,000 was often not enticing enough to spur significant improvements to properties when the total project cost exceeded \$40,000.

As proposed, the AIG program will retain the 50% matching funds policy in addition to setting the maximum grant to \$50,000, which means the Village could see more substantial projects with project costs over \$100,000. The program packet will include the following language: “The AIG program will match 50% of the cost of the eligible expenses up to a maximum of \$50,000 per project unless otherwise approved by the Board of Trustees.”

I move to recommend to the Village Board of Trustees approval of an adjustment to the Appearance Improvement Grant (AIG) program to allow the maximum grant amount to be increased from \$20,000 to \$50,000 per project.

A motion was made by Trustee Dodge, seconded by Chairman Griffin Ruzich, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

2017-0772 Smith Crossing Phase 3 Expansion

Assistant Director of Development Service Khurshid Hoda reported that the original (Phase 1) Site Plan for Smith Crossing, which was approved in 1999, included a site plan significantly different than the current site plan. The original plan called for an orthogonal interior street network with two (2) main access points off of 183rd Street as well as one (1) access point off of Orland Parkway. This site plan was never constructed. Around the same time of the original approval of Smith Crossing, the Village vacated 104th Avenue between 183rd Street and Orland Parkway. This vacated land became part of the Smith Crossing property.

In 2003, Smith Crossing petitioned the Village for a special use / site plan amendment (Amended Phase 1), which replaced the originally proposed orthogonal street network with a serpentine road system connecting the intersection of 104th Avenue and 183rd Street with Orland Parkway at two locations. This road system included two (2) roundabouts interior to the site and established the location of the present day building and detention pond footprints.

In 2010, a second amendment to the Smith Crossing special use / site plan project was approved (Phase 2), which included 200,000 square foot building additions to the existing Smith Crossings complex. The new building additions were located to the east and west of the 2003 building footprint. A road segment, which branched off of the main road (Emilie Lane) and connected to Orland Parkway via an emergency access road, was eliminated as a part of this site plan amendment.

The current proposal for a special use / site plan amendment (Phase 3) expansion of Smith Crossing is described below.

PROJECT DESCRIPTION & CONTEXT

The petition proposes to construct a new 45,191 square foot, two-story, forty-six (46) unit short term rehabilitation facility on the west side of the existing Smith Crossing campus. This project represents the third phase of the Smith Crossing development.

Proposed changes to the existing site plan include: a building footprint connected to the existing buildings, the re-routing of Emilie Lane to connect at two (2) points with 183rd Street and the closing of vehicular access from Emilie Lane to Orland Parkway, the limiting of the left turn lane on Orland Parkway into Emilie Lane to emergency vehicles only, the expansion of the internal road and sidewalk system, the addition of an emergency vehicle access lane with swing gates along the south side of the building expansion, the addition of a new parking lot and sixty (60) parking spaces, and the creation of two (2) new stormwater detention basins.

The petitioner requests the following modifications:

1. A reduction of the setback between detention basins and development from 25' to approximately 20';
2. The location of a parking lot and trash enclosure within the setback area between the building facade and the street.

The original motion included the following conditions:

1. Provide a 30' wide easement along the extent of the east property line for the possible future extension of 104th Avenue between 183rd Street and Orland Parkway;
2. Extend the existing grass median into the left turn lane from Orland Parkway to Emilie Lane limiting left turns to emergency vehicles only;
3. Provide a "grasscrete" or similar material in place of the proposed asphalt emergency access drive-aisle between Orland Parkway and the proposed building expansion;
4. Provide all additional signage necessary to aid visitors with wayfinding;
5. Submit a sign permit for all proposed signage;
6. Meet all final engineering requirements;
7. Submit a Plat of Subdivision to the Village for review, approval and recording;
8. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;
9. Meet all building code requirements;
10. Submit a final landscape plan and all required supporting documentation in coordination with final engineering submittal.

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

PLAN COMMISSION REPORT

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

Two (2) corrections to the Plan Commission reports are needed. Firstly, the Plan Commission report states that, "A traffic study was conducted by KimleyHorn to evaluate the impact of the proposed addition on parking and traffic in the area. A traffic study was required by Code as the project proposes the creation of more than 50 units." This statement is incorrect, as Smith Crossing is only proposing the addition of 46 units. What should have been stated is that the Village's Transportation and Engineering Manager requested the traffic study due to the proposed impact to local traffic by altering Emilie Lane.

Secondly, the Plan Commission report stated that "the review of the stormwater management design for this project will require MWRDGC concurrence as the site

detention was constructed under a previous SPO permit (Legacy Project).” However, as Smith Crossing is located in Will County, and as the petitioner provided evidence of coordination with MWRD, it was determined that the project is not subject to MWRD stormwater requirements and only a permit for qualified sewer is required. The Village’s engineering consultant, CBBEL, who originally drafted this comment, will update this comment in the first final engineering review letter from Smith Crossing.

DETAILED PLANNING DISCUSSION

This project was presented and reviewed at the March 13, 2018 Plan Commission meeting. After a presentation by Village Staff, representatives from Smith Crossing made presentations. These presentations were largely focused on their opposition to the 104th Avenue extension easement. Mr. Kevin McGee, President/CEO of Smith Crossing, detailed the history of Smith Crossing in Orland Park. During his presentation, Mr. McGee stated, "...Smith Senior Living donated 15 million dollars when that commitment was made to not have that road come to Orland Parkway." Staff has researched this claim and there is no record of any such donation to the Village.

Mr. McGee continued that an easement and the future extension of 104th Avenue would harm the existing villas located on the east side of their property. In his opinion, it would make these properties less marketable and would cause them a financial loss. In addition, it would remove the possibility of any future expansion on the east side of the Smith Crossing site. Mr. McGee stated that there is continued demand for Smith Crossing’s services, so retaining the ability to expand on their existing property is paramount.

Mr. Andy Heinen, the petitioner’s engineer from Kimley-Horn and Associates, also made a presentation. The focus of Mr. Heinen’s presentation was to provide an overview of the existing Village roadway classifications. Mr. Heinen pointed out that 104th Avenue was a collector and that LaGrange Road and Wolf Road were arterials roadways. Mr. Heinen indicated that by extending 104th Ave to Orland Parkway the Village was essentially converting 104th Avenue from a collector street to an arterial street. Mr. Heinen also pointed out that an existing Village lift station would need to be relocated if 104th Avenue was extended.

During Staff’s presentation, it was noted that based on IDOT data, Annual Average Daily Traffic (AADT) on 104th Avenue had increased 174% since 2002, while between 1999 and 2014 AADT on Orland Parkway / 183rd Street has increased by 4450%. Staff responded to Mr. Heinen’s presentation by stating the Village was aware of the lift station, which would likely need to be replaced with a higher capacity lift station as development within the RMC occurred. Staff also pointed out that, although an increase in traffic on 104th Avenue is likely over time, it is highly unlikely that 104th Avenue would become an arterial street akin to LaGrange Road (LaGrange Road is currently a six lane road that at certain points

in Orland Park sees 60,000 cars per day). Evidence of this lies in the fact that the Village requested a 30' easement, wherein per the Land Development Code, the minimum ROW for an arterial road is 100'. Extending 104th Avenue to Orland Parkway and maintaining a minimum collector road ROW would preclude the traffic capacity that is currently seen on LaGrange Road.

In 2011-12, the Cook County Forest Preserve (CCFP) purchased the land located northeast of Smith Crossing's property (northeast of 104th Avenue and 183rd Street intersection), former Lauffer Farm and approved as "Three Bridges" (Legistar Nos.: 2005-0322 and 2007-0314) making the land undevelopable for public infrastructure or other development. The Village strongly opposed the property acquisition but did not prevail. The property acquisition by CCFP eliminated Village's option of extending 102nd Avenue to provide an additional north-south roadway. Extending 104th Avenue to Orland Parkway is the only roadway option left for the Village to provide an additional north-south roadway between LaGrange Road and Wolf Road.

Ten (10) residents spoke at the public hearing. Most residents spoke in favor of the Smith Crossing expansion, but were against the extension to 104th Avenue. Some residents, however, spoke in favor of the 104th Avenue extension, citing that it was a logical way to relieve some of the traffic on 183rd Street.

Plan Commissioner agreed that the easement would have an impact on the Smith Crossing property. However, Commissioners also all agreed that it was in the best interest of the local community as well as the Village as a whole for the Village to obtain an easement for a possible future extension of 104th Avenue.

Commissioner Aubin included an amendment to the originally proposed conditions of approval (Condition 1A), stating that the petitioner should work with staff to revisit what the future impact would be with the 30' wide requirement easement for the future widening of 104th Ave. on safety, community issues, and the impact on the project as a whole, to an agreed conclusion.

PLAN COMMISSION MOTION

On March 13, 2018 the Plan Commission moved unanimously (5-0) to recommend to the Village Board of Trustees to approve the preliminary site plan as shown on "Overall Site Plan", prepared by KimleyHorn and Associates, dated 9/29/17, last revised 02/13/2018, sheet EX-1, subject to the following conditions:

1. Provide a 30' wide easement along the extent of the east property line for the possible future extension of 104th Avenue between 183rd Street and Orland Parkway;

- 1A. That the petitioner work with staff to revisit what the future impact would be with the 30' wide requirement easement for the future widening of 104th Ave. on safety, community issues, and the impact on the project as a whole, to an agreed

conclusion.

2. Extend the existing grass median into the left turn lane from Orland Parkway to Emilie Lane limiting left turns to emergency vehicles only;
3. Provide a “grasscrete” or similar material in place of the proposed asphalt emergency access drive-aisle between Orland Parkway and the proposed building expansion;
4. Provide all additional signage necessary to aid visitors with wayfinding;
5. Submit a sign permit for all proposed signage;
6. Meet all final engineering requirements;
7. Submit a Plat of Subdivision to the Village for review, approval and recording;

And

Moved unanimously (5-0) to recommend to the Village Board of Trustees to approve the elevation drawings titled “Smith Crossing Rehab”, Sheets E1, E2, E3 and G230, prepared by AG Architecture, dated 12/20/2017, subject to the following conditions:

1. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;
2. Meet all building code requirements;

And

Moved unanimously (5-0) to recommend to the Village Board of Trustees to approve the preliminary landscape plan titled “Preliminary Landscape Plan”, prepared by KimleyHorn and Associates, dated 09/29/2017, last revised 11/24/2017, sheets L2.0 and L2.1, subject to the following condition:

1. Submit a final landscape plan and all required supporting documentation in coordination with final engineering submittal;

And

Moved unanimously (5-0) to recommend to the Village Board of Trustees to approve a Special Use Permit amendment for Smith Crossing, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. A reduction of the setback between detention basins and development from 25' to approximately 20';
2. The location of a parking lot and trash enclosure within the setback area between the building facade and the street.

Assistant Director Hoda gave a presentation regarding this matter. (refer to audio file)

Trustee Fenton, Trustee Dodge, Director of Development Services Karie Friling, Assistant Director of Development Services Hoda and Chairman Ruzich had comments. (refer to audio file)

The following members of the audience spoke before the Committee:

Janet Poulsen, resident of Eagle Ridge (refer to audio file)

Kevin McGee, CEO of Smith Senior Living (refer to audio file)

I move to recommend to the Village Board of Trustees to approve the preliminary site plan, elevations, preliminary landscape plan and special use permit amendment for Smith Crossing located at 10501 Emilie Lane as recommended at the March 13, 2018 Plan Commission meeting and as indicated in the below fully referenced motion with the exception of deleting item 1 and 1A.

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

I move to recommend to the Village Board of Trustees to approve the preliminary site plan as shown on "Overall Site Plan", prepared by KimleyHorn and Associates, dated 9/29/17, last revised 02/13/2018, sheet EX-1, subject to the following conditions:

1. Provide a 30' wide easement along the extent of the east property line for the possible future extension of 104th Avenue between 183rd Street and Orland Parkway;
- 1A. That the petitioner work with staff to revisit what the future impact would be with the 30' wide requirement easement for the future widening of 104th Ave. on safety, community issues, and the impact on the project as a whole, to an agreed conclusion.
2. Extend the existing grass median into the left turn lane from Orland Parkway to Emilie Lane limiting left turns to emergency vehicles only;
3. Provide a "grasscrete" or similar material in place of the proposed asphalt emergency access drive-aisle between Orland Parkway and the proposed building expansion;

4. Provide all additional signage necessary to aid visitors with wayfinding;
5. Submit a sign permit for all proposed signage;
6. Meet all final engineering requirements;
7. Submit a Plat of Subdivision to the Village for review, approval and recording;

And

I move to recommend to the Village Board of Trustees to approve the elevation drawings titled "Smith Crossing Rehab", Sheets E1, E2, E3 and G230, prepared by AG Architecture, dated 12/20/2017, subject to the following conditions:

1. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;
2. Meet all building code requirements;

And

I move to recommend to the Village Board of Trustees to approve the preliminary landscape plan titled "Preliminary Landscape Plan", prepared by KimleyHorn and Associates, dated 09/29/2017, last revised 11/24/2017, sheets L2.0 and L2.1, subject to the following condition:

1. Submit a final landscape plan and all required supporting documentation in coordination with final engineering submittal;

And

I move to recommend to the Village Board of Trustees to approve a Special Use Permit amendment for Smith Crossing, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. A reduction of the setback between detention basins and development from 25' to approximately 20';
2. The location of a parking lot and trash enclosure within the setback area between the building facade and the street.

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

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

ADJOURNMENT: 6:40 P.M.

A motion was made by Trustee Fenton, seconded by Trustee Dodge, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

2018-0232 Audio Recording for the March 19, 2018 Committee Meetings - Development Services, Planning and Engineering, Technology, Innovation and Performance Improvement, and Parks & Recreation

NO ACTION

/AS

Respectfully Submitted,

John C. Mehalek, Village Clerk