

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)



## Meeting Minutes

Monday, June 15, 2015

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 6:16 PM.

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

## APPROVAL OF MINUTES

### 2015-0355 Approval of the May 18, 2015 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 May 18, 2015.

**A motion was made by Trustee Calandriello, seconded by Trustee Gira, 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

### 2014-0726 Appearance Review Fees

Director of Development Services Karie Friling reported that Section 5-106 of the Land Development Code (LDC) presents the standards and processes related to Appearance Reviews, which typically focus on the reuse or modification of existing properties. The main purpose of an Appearance Review is to ensure that the appearance and intensity of development within the Village is consistent with the community character of the area within which the development is located.

As set forth in the LDC, the Development Services Department is authorized to conduct an Appearance Review in the following instances:

1. When minor exterior site and building changes are proposed for an existing development (excludes single-family residential and multi-family less than six (6) units);
2. When a restaurant that is not a Special Use occupies an existing or vacant former restaurant space and proposes exterior modifications; and
3. When antenna equipment is co-located on an existing tower with no expansion of the ground equipment area.

When certain changes are proposed on any property located within the Old Orland

Historic District (OOH) or to Landmarks, the process is similar to an Appearance Review but is labeled a Certificate of Appropriateness (COA). A COA is typically required for new construction projects and for any changes to existing structures, both residential and non-residential. This amendment proposes no changes to the COA process.

#### Authority

The Development Services Department has the authority to review and approve or deny an Appearance Review without the need for a public meeting. An applicant may appeal the decision of the Development Services Department to the Plan Commission, or the Development Services Department may convert an Appearance Review request into a Plan Commission project if the reviewer determines that the proposal significantly alters the previously approved plan.

#### Cases & Data

Appearance Reviews come in many forms involving both commercial and residential uses. Recent cases include the remodeling of the Square Celt restaurant, façade changes to the Carson Pirie Scott building on Orland Square Drive, and a new fence around a private patio attached to a townhome. In addition, a number of Appearance Reviews involve cell tower antenna co-locations and ground equipment upgrades.

Historically, the number of Appearance Reviews conducted by the Development Service Department has been greater than the total number of cases that follow the Plan Commission/Committee/Board track. For example, 2014 saw 50 Appearance Review cases compared to 23 total Plan Commission agenda items.

This year's Appearance Review tally is on pace to exceed 2014's final count. It is important to highlight that year-to-date Plan Commission agenda items already equal 2014's total number of cases.

#### Review Activities

The intent of Appearance Reviews is to maintain design oversight while reducing the review time and requirements for relatively minor modification or additions to existing properties. However, the use of staff resources is not proportionally reduced.

Each Appearance Review requires the staff reviewer to complete a full assessment of the project against the applicable codes and policies. The findings from this activity are entered into an official report, which typically mirrors the breadth and level of detail of a Plan Commission memo. In short, Appearance Reviews often demand the same level of review as a traditional Plan Commission project minus, of course, the time and activities associated with the public meeting process.

#### Fee Assessment

At present, there are no fees associated with an Appearance Review.

In contrast, for instance, a baseline fee of \$600 is applied to a standard commercial Site Plan review (buildings less than 10,000 SF appearing in front of the Plan Commission). The total fee can be much greater for larger projects, or if plats of subdivision and Special Use requests are included.

Moreover, the Village currently charges \$40 for a Zoning Permit that is intended to verify zoning compliance, which requires substantially less research and documentation than an Appearance Review.

The aforementioned Certificate of Appropriateness (COA) process (for the OOH District and Landmarks) has no fee associated with a review. Staff recommends not changing this since such activities are unique in that they are typically aimed at preserving the integrity and permanence of a structure and its surrounding character.

Prior to the creation of the Appearance review process in 2006 (2006-0283), most petitions would have gone through the full approval process (Plan Commission, Committee, Board) and the Village thus collected the \$600 (or more) site plan fee. By creating the administrative review process, we expedited the approval process but effectively lost that revenue.

The majority of neighboring and comparable communities either do not offer or do not advertise an Appearance Review procedure (also known as an 'administrative approval' or a 'minor change'), but a couple of known examples include Schaumburg and Naperville, which charge \$335 and \$230 respectively.

#### FEE RECOMMENDATION

Based upon our current planning fee structure and the required staff resources utilized as part of an Appearance Review, the Development Services Department recommends adding to the Village's current Petition Fee Worksheet (attached; last updated in 2003) the following category and fees:

#### Appearance Reviews

Residential (excludes single-family): \$50

Non-residential: \$150

Trustee Calandriello asked if the \$50 for residential property was going to help absorb the cost. He stated that he didn't understand the residential cost.

Director Friling responded saying that there are not very many residential cases and it would not apply to single-family. It does not apply for certificate of appropriateness in the historic district. They would only apply for those that are like condo buildings. They would have to have more than six units attached for the fee to apply.

Trustee Gira stated that it would apply to a development that has numerous buildings, but only has four units in each structure. Trustee Gira asked if \$150 was sufficient for non-residential.

Director Friling stated that she believed so, and that they do not want to penalize businesses.

Assistant Director of Development Service Michael Kowski stated that the typical review process involves a member of staff to spend four to five hours reviewing it and writing a report. The \$150 would cover that time sufficiently.

Chairman Fenton stated that she is concerned because she gets many complaints from residents that the village has too many fees.

Director Friling stated that it would apply more to commercial businesses.

Assistant Director Kowski stated that a typical residential permit would be a change to the roof line on a multi-family building or adding fence around the entire development. They do deserve the full attention and overview by staff.

I move to recommend to the Board of Trustees approval of the establishment of Appearance Review Fees as presented in the attached Petition Fee Worksheet prepared by the Development Services Department and dated May 22, 2015.

**A motion was made by Trustee Gira, seconded by Chairman Fenton, 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

### **2015-0267 Dunkin Donuts Plaza**

Assistant Director of Development Services Michael Kowski reported that the petitioner is proposing to establish and maintain a new retail shopping center in an existing building that was formerly a restaurant (Orland Buffet). The petitioner proposes site plan changes to the site. These include dividing the building into two units for separate tenants. The north tenant will be Dunkin Donuts, which will

move from across the street at its current location of 15609 Harlem Avenue. As such, a new drive-through facility will be added to the building and site to service the north unit for Dunkin Donuts and the parking lot will be rearranged to accommodate the necessary improvements.

This petitioner requests the following modifications:

- 1) Reduce the east bufferyard width from Type "C" 15 feet to Type "B" 10 feet.

The recommendation motion includes the following conditions:

- 1) Add a sign at the drive-through exit to indicate the direction drive-through patrons should travel to exit to 71st Court.
- 2) Connect all interior sidewalks to the public sidewalk networks on Harlem Avenue and 156th Street.
- 3) Submit a petition for administrative Appearance Review for any exterior alterations to the existing building before applying for any building permits related to the exterior appearance of the building.
- 4) Screen the garbage enclosure with landscaping from view of Harlem Avenue.
- 5) Submit a traffic study prior to the project being forward to the Village Board of Trustees for final consideration.
- 6) Screen all mechanical equipment at grade level with landscaping or on the rooftop with parapets from view of the surrounding public rights-of-way.

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 Plan Commission report, which is attached for reference.

The plans and drawings for this project have been provided in hard copy only.

#### PLAN COMMISSION DISCUSSION

As shown on the submitted Site Plan, the Petitioner proposed two (2) unique layout scenarios for review and consideration by the Plan Commission. After discussing the merits of both plans - such as the drive-through lane configuration and the traffic patterns - the Plan Commission recommended approval of the "Alternative Site Plan" with one minor adjustment. Specifically, the Petitioner must relocate the dumpster enclosure from a central area near the drive-through stacking lane to the northeast corner of the property, as reflected in the updated motion below. The rationale is to separate any smells or insects typically associated with a dumpster enclosure from the drive-through stacking zone.

The Petitioner must update the plans accordingly.

No interested parties, residents or otherwise, addressed the Plan Commission as part of the Public Hearing.

#### PLAN COMMISSION MOTION

On June 9, 2015, the Plan Commission, moved 6-0 to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Alternative Site Plan" on sheet SP.1 titled "Dunkin Donuts 15615 S. Harlem Avenue Orland Park, Illinois" and dated March 15, 2015, subject to the following conditions:

- 1) Add a sign at the drive-through exit to indicate the direction drive-through patrons should travel to exit to 71st Court.
- 2) Connect all interior sidewalks to the public sidewalk networks on Harlem Avenue and 156th Street.
- 3) Submit a petition for administrative Appearance Review for any exterior alterations to the existing building before applying for any building permits related to the exterior appearance of the building.
- 4) Relocate the garbage enclosure to the northeast corner of the site and screen the garbage enclosure with landscaping from view of Harlem Avenue.
- 5) Submit a traffic study prior to the project being forward to the Village Board of Trustees for final consideration.
- 6) Screen all mechanical equipment at grade level with landscaping or on the rooftop with parapets from view of the surrounding public rights-of-way.
- 7) Submit a final landscape plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
- 8) Meet all final engineering and building code related items.

And

Moved 6-0 to recommend to the Village Board approval of a Special Use Permit for 15615 S. Harlem Avenue, Dunkin Donuts restaurant with a drive-through, subject to the same conditions as outlined in the Preliminary Site Plan motion.

Modifications to the Special Use permit include:

- 1) Reduce the east bufferyard width from Type "C" 15 feet to Type "B" 10 feet.

All changes must be made prior to the Board meeting.

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.

Trustee Gira asked if the entire inside would be gutted.

Director of Development Services Karie Friling responded yes.

I move to recommend to the Village Board of Trustees to approve the site plan and Special Use Permit with modifications for Dunkin Donuts Plaza, 15615 Harlem Avenue, as recommended at the June 9, 2015 Plan Commission meeting 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 preliminary site plan titled "Alternative Site Plan" on sheet SP.1 titled "Dunkin Donuts 15615 S. Harlem Avenue Orland Park, Illinois" and dated March 15, 2015, subject to the following conditions:

- 1) Add a sign at the drive-through exit to indicate the direction drive-through patrons should travel to exit to 71st Court.
- 2) Connect all interior sidewalks to the public sidewalk networks on Harlem Avenue and 156th Street.
- 3) Submit a petition for administrative Appearance Review for any exterior alterations to the existing building before applying for any building permits related to the exterior appearance of the building.
- 4) Relocate the garbage enclosure to the northeast corner of the site and screen the garbage enclosure with landscaping from view of Harlem Avenue.
- 5) Submit a traffic study prior to the project being forward to the Village Board of Trustees for final consideration.
- 6) Screen all mechanical equipment at grade level with landscaping or on the rooftop with parapets from view of the surrounding public rights-of-way.
- 7) Submit a final landscape plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
- 8) Meet all final engineering and building code related items.

And

I move to recommend to the Village Board approval of a Special Use Permit for 15615 S. Harlem Avenue, Dunkin Donuts restaurant with a drive-through, subject to the same conditions as outlined in the Preliminary Site Plan motion.

Modifications to the Special Use permit include:

- 1) Reduce the east bufferyard width from Type "C" 15 feet to Type "B" 10 feet.

All changes must be made prior to the Board meeting.

**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



**2015-0363 Amendment to the Village Code, Title 5, Chapter 4 - Plumbing Code**

Director of Development Service Karie Friling reported that Orland Park's existing Plumbing Code regulations are published in the Village Code under Title 5, Chapter 4.

Village records show the first Village Plumbing Code was adopted under Ordinance #884, created on September 25, 1978. This ordinance has been modified from time to time as new construction materials and health conditions arose from poor installations used without regulation standards (example - back flow preventers).

On July 16, 2014, the Illinois Department of Public Health (IDPH), Chief of General Engineering (Justin DeWitt), informed the Village that the existing adopted Plumbing Code local ordinance regulations were no longer legal as of April 24, 2014. An Illinois Statute was quoted (225/ILCS/320, Section 42) in this IDPH action.

Since the IDPH announcement, the Village has continued the appeal process and has now come to an agreement for a new Plumbing Code adoption. This adoption is pending the approval of our Village Development Services Committee and the Board of Trustees. See IDPH letter for the draft's approval with deleted items.

IDPH restrictions originally did not allow changes to the State's code, but our appeals have produced a limited amount of amendments for the inclusion into our Plumbing Code amended applications.

If the proposed Plumbing Code revisions are approved and enacted, Village quality standards are expected to be maintained consistent with past quality standards. Maintaining the copper piping material for the domestic water supply lines is a major element of the Village amendments that has not been removed.

I move to recommend to the Village Board of Trustees approval of the highlighted local revision to Title 5, Chapter 4, with the complete replacement of the existing Village Plumbing Code amendments as proposed.

**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

**2015-0361 TOA Addendum #1 - Main Street Redevelopment - Professional Services**

Director of Development Services Karie Friling reported that In 2014, the Village retained TOA Architecture Urban Design to assist with the preparation of conceptual plans for the Main Street TIF Redevelopment project. The original contract approved by the Village Board in August 2014 was \$12,600. Since this time, a significant amount of redesign was done on the site due to the change in the UCMC plans and the ultimate decision to design and construct an above grade parking garage. TOA has been working on the conceptual plans for this structure, along with the next phase of development. Because of this additional work and at the direction of the Village staff, TOA has exceeded their originally approved contract amount. The attached invoice for \$21,950 needs to be approved and paid. This includes the original \$12,600 budget, leaving a \$9,350 balance to be authorized. Additionally, approval of Addendum #1 needs to be completed, as TOA is continuing to work with the Village on the final design of the parking garage. The Addendum #1 is for \$15,380 related to these additional items. Staff is recommending a total budget approval for \$20,000 to allow some flexibility as things continue to evolve and additional conceptual plans are needed.

I move to recommend to the Village Board of Trustees approval of payment for invoice #1 in the amount of \$21,950 (\$9,350 additional payment) and Addendum #1 to the TOA contract in the amount of \$20,000.

**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

**2014-0724 University of Chicago Medicine - Center for Advanced Care**

Assistant Director of Development Michael Kowski reported that the University of Chicago Medicine (UCM) proposes to develop a 4-story, 108,200 SF medical office center containing a first floor commercial space (pharmacy) with drive-thru facilities and 207 surface parking spaces on an approximately 2.7 acre vacant site (owned by the Village) located at the northwest corner of 143rd Street and La Grange Road.

**Description**

The subject parcel is bounded on its south and east sides by 143rd Street and La Grange Road, major arterials, respectively. A new street (Jefferson Avenue) is contemplated along the west edge of the property that will run from 143rd Street to 142nd Street. Access into the UCM site shall be via two curb cuts off of the new Jefferson Avenue, identified as "2" and "3" on Plan Sheet A5. The southernmost curb cut (labeled "1") shall serve as an "exit only" for users of the drive-thru and

general service facilities.

The building is situated at the corner of La Grange Road and 143rd Street with only landscaping placed between the building facades and the sidewalks along these corridors. The north elevation generally fronts a surface parking lot and is the location of the primary entrances for both the UCM and commercial retail space. The west elevation houses the drive-thru facilities, dumpster enclosure, delivery area, and other service functions.

The Petitioner is proposing a 207 space surface parking lot to the immediate north of the building. The parking drive-aisles, stall dimensions, and setbacks meet or exceed code requirements. The Petitioner has requested a modification to reduce the number of required spaces from 278 to 207 (a difference of 71 spaces). Due to the access to transit, the available public on-street parking in the downtown area, the nearby Metra lot that is available to the public on nights and weekends, and the future parking deck to be constructed to the west of the building, this modification is acceptable.

The building elevations exhibit a design reflecting modern architectural elements. The main features of this scheme is the use of face brick as the primary building material, the transition from a red tone on the south façade (referencing the dominant face brick color throughout the Village) to a limestone hue on the north elevation (drawing a connection to Hyde Park), the use of expansive glass curtain walls, and the placement of a tower element at the major intersection to serve as a landmark and focal point.

Within the 4-story building, UCM's medical offices will take up floors 2 through 4, and the UCM and commercial retail space (pharmacy space) will share the ground floor. More specifically, and as shown on Sheet A5, the pharmacy space is located at the northwest corner of the ground floor with the balance of the floor occupied by the UCM. Not shown on the schematics is the fact that each use will have a separate entrance door on the north elevation, as well as an interior connection to allow for customer cross-access within the building envelope.

A Special Use Permit is required since this project is categorized as a Planned Unit Development, the building is over 50,000 SF, and the building has a drive-thru facility. The Petitioner is also requesting modifications from the code and a variance, as detailed below.

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

#### Plan Commission Motion

On June 9, 2015, the Plan Commission, by a vote of 6-0, moved to recommend to the Village Board approval of a Special Use Permit with modifications to allow for

a Planned Unit Development, a building over 50,000 square feet, and a drive-thru facility in the Village Center District subject to the same conditions as outlined in the Preliminary Site Plan motion.

Modifications to the Special Use Permit include:

1. Reduce the required number of parking spaces from 278 to 207;
2. Increase the allowable building height from 55' to 70';
3. Reduce the required number of drive-thru stacking spaces from 7 to 4;
4. Reduce the required number of off-street loading spaces from 5 to 0;
5. Reduce the required setback for a dumpster enclosure from 15' to 0'; and
6. Reduce the required percentage of ground floor transparency from 35% to as little as 30%.

And

Moved, by a vote of 6-0, to recommend to the Village Board approval of the Preliminary Site Plan on Sheet A5 (titled "Preliminary Site Plan") prepared by TK&A and dated June 2, 2015, subject to the following conditions:

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval; and
2. Meet all final engineering and building code related items.

And

Moved, by a vote of 6-0, to recommend to the Village Board approval of a Variance to the Site Plan to allow for a drive-aisle in the building setback area.

And

Moved, by a vote of 6-0, to recommend to the Village Board approval of the elevations and perspective views on Sheets A1 through A4 (titled "Perspective View(s)") and Sheets A9 through A12 (titled "Elevation(s)") prepared by TK&A and dated June 2, 2015, subject to the following condition:

1. All rooftop mechanical equipment must be screened, and all public utility and at-grade mechanical equipment located in and around the site as part of this development must be screened with landscaping.

Plan Commission Discussion

Overall, the Plan Commission viewed the project very favorably from both a design and use standpoint. There was consensus that no changes were required to either the Site Plan or Elevations as presented. The Commissioners complimented the

overall aesthetics of the building and, in particular, remarked favorably on the variety of detailing on each façade and the use of different brick colors. The general location and massing of the future parking deck was also seen as a positive forthcoming improvement, but some Commissioners noted that the design of the structure should be architecturally sensitive to the existing context.

Commissioner Parisi encouraged the Village to continue to work toward surrounding this project with retail and restaurant uses linked by a robust pedestrian network, as showcased throughout previous master planning diagrams and illustrations specific to the downtown area.

No interested parties, residents or otherwise, addressed the Plan Commission as part of the Public Hearing.

#### Committee Motion

On June 15, 2015, the Development Services, Planning and Engineering Committee, by a vote of 3-0, moved to recommend to the Village Board approval of a Special Use Permit with modifications to allow for a Planned Unit Development, a building over 50,000 square feet, and a drive-thru facility with a variance, subject to the same conditions as outlined in the Plan Commission motion.

#### Committee Discussion

The Committee concurred with the Plan Commission and found the proposed site layout and building architecture to generally align with the vision for the Main Street Triangle. Additionally, the Committee spoke about the positive economic impact that the medical center will have on the community.

With respect to the building design, the Committee discussed options to enhance the parapet wall and/or rooftop mechanical screen in order to introduce more variety to the roofline. After some deliberation with representatives from the University, no changes were made to the motion or the Plan.

#### Post Committee Discussion

Following the Committee meeting, some Trustees provided to both Staff and the University additional feedback regarding the building architecture. In particular, the UCM team was asked to elaborate upon the brick colors and review the design of the tower feature at the primary intersection.

In the end, the University further articulated the tower by increasing its footprint and introducing the “buff” brick color - to match the north elevation brick color. Additionally, the top roughly one-third of the tower is now defined by a perforated metal screening material that extends to a height of approximately 78’, which is envisioned to be internally lit during the night hours in order to enhance the tower’s status as a monument. No substantial changes were made to the overall building

vocabulary.

As a consequence of the aforementioned changes, the Board of Trustees' final motion has been updated to include reference to both the increase in height and the inclusion of plan sheets titled "Alternate Design - Southeast Perspective" and "Alternate Design - Northeast Perspective", with revision dates of June 30, 2015.

This case is now before the Board of Trustees for final review/approval.

Vice President of Facility Services for University of Chicago Medicine, Marco Capicchioni stated that he would be available for any questions.

Chairman Gira asked if there was a possibility to continue the parapet wall on top of the building versus just putting it around the air conditioning units.

Mr. Capicchioni reported that at this point the design is well underway and it would be difficult to make any changes.

I move to recommend to the Village Board of Trustees to approve the Site Plan, Elevations, Variation, and Special Use Permit with Modifications for the University of Chicago Medicine - Center for Advanced Care as indicated in the attached fully referenced motion

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

I move to recommend to the Village Board approval of a Special Use Permit with modifications to allow for a Planned Unit Development, a building over 50,000 square feet, and a drive-thru facility in the Village Center District subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use Permit include:

1. Reduce the required number of parking spaces from 278 to 207;
2. Increase the allowable building height from 55' to 70';
3. Reduce the required number of drive-thru stacking spaces from 7 to 4;
4. Reduce the required number of off-street loading spaces from 5 to 0;
5. Reduce the required setback for a dumpster enclosure from 15' to 0'; and
6. Reduce the required percentage of ground floor transparency from 35% to as little as 30%.

And

I move to recommend to the Village Board approval of the Preliminary Site Plan on Sheet A5 (titled "Preliminary Site Plan") prepared by TK&A and dated June 2, 2015, subject to the following conditions:

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval; and
2. Meet all final engineering and building code related items.

And

I move to recommend to the Village Board approval of a Variance to the Site Plan to allow for a drive-aisle in the building setback area.

And

I move to recommend to the Village Board approval of the elevations and perspective views on Sheets A1 through A4 (titled "Perspective View(s)") and Sheets A9 through A12 (titled "Elevation(s)") prepared by TK&A and dated June 2, 2015, subject to the following condition:

1. All rooftop mechanical equipment must be screened, and all public utility and at-grade mechanical equipment located in and around the site as part of this development must be screened with landscaping.

**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

**2015-0354 Spaceco, Inc. - Professional Engineering Services - Main Street Triangle - Addendum 1**

Director of Development Service Karie Friling reported that as part of the agreement with University of Chicago Medical Center (UCMC), the Village is responsible for the design, construction and completion of certain public improvements within the Main Street Area in the downtown. Specifically, the Village is responsible for the extension of Jefferson Avenue to 142nd Street and the extension of all utilities to the UCMC's site.

In September 2014, the Village Board approved a professional engineering

services proposal from Spaceco, Inc. to complete this design work. The proposal includes all of the required elements to survey, design and plan for the necessary public and utility work that is part of the Village's obligation per the proposed terms of the redevelopment project. Since that time additional site planning has been done including the planning of a parking deck located at the northeast corner of 143rd Street and Ravinia Avenue. As part of the parking deck development, the east-west road connecting Ravinia Avenue to Jefferson will need to be designed and constructed. The Village is also responsible for the design and construction of the surface parking lot east of Jefferson Avenue north of the proposed UCMC building.

Spaceco, Inc. has prepared an addendum for the additional design services of the east-west connector street, surface parking lot and parking design coordination. This work also includes additional streetscape design and site enhancements along Jefferson Avenue, east west connector, the corners of 143rd Street and LaGrange, 143rd Street and Jefferson, and 143rd Street and Ravinia.

Chairman Fenton asked when the name of the street will change from "B" street.

Director Friling responded that it will change when it is platted.

I move to recommend to the Village Board of Trustees approval of Addendum 1 for professional engineering services by Spaceco, Inc., in the amount of \$171,800, for the east west connector street, surface parking lot and streetscape enhancements and authorize the Village Manager to execute the necessary contract addendum; and approval of a budget adjustment in the amount of \$171,800 from TIF fund #282-000-471-250 to TIF fund #282-000-432-800.

**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

**2015-0360 Main Street District Traffic/Parking Consultant Services - Addendum #3 - Streetscape, Hardscape, Landscape and Traffic Consultation.**

Director of Development Services Karie Friling reported that Kimley-Horn and Associates was retained in 2014 by the Village to assist with traffic and parking review of the Main Street District as development is proposed. Kimley-Horn and Associates completed a preliminary parking and traffic analysis of the Main Street District. They have also continued to be part of the planning and review team of the Main Street area in regards to future parking deck and general site layout. Norris Design has been intimately involved with the Village's Main Street Enhancements, 143rd Street and LaGrange Road. Recently, Norris Design's Chicago office closed. Kimley-Horn retained the design team personnel familiar



with the Village and specifically the Main Street Area.

As development interest in this area continues to grow and various infrastructure and roadway improvements are completed, Village staff is recommending that a comprehensive streetscape and landscaping plan be developed for the site. This work will include developing concepts for gateways, monuments, streetscape features/furniture and landscape locations and types. This work will be used as the guideline as future development is planned and built as well as tie the Main Street aesthetics together. Staff at Kimley-Horn and Associates has been an integral part of the landscape enhancements along 143rd Street, LaGrange Road and Ravinia Avenue. Staff is recommending they continue to work with the Village as part of the overall design team for the Main Street Area.

The main scope of work at this time will be to attend meetings, provide concept designs and renderings of landscape and streetscape enhancements for the Main Street area. The cost for these services is not to exceed \$47,000. Attached is the Addendum #3 Agreement and Scope.

Trustee Calandriello asked how much was being covered in the triangle under the addendum.

Director Friling reported that most of it would be tied to the University of Chicago project.

I move to recommend to the Village Board of Trustees approval of Addendum #3 for professional consulting services by Kimley-Horn and Associates in the amount of \$47,000, for concept designs and renderings of landscape and streetscape enhancements for the Main Street area and authorize the Village Manager to execute the necessary contract addendum; and approval of a budget adjustment in the amount of \$47,000 from TIF fund #282-000-471-250 to TIF fund #282-000-432-800.

**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

### **2015-0351 LaGrange Road Enhancements - Construction Management/Implementation Funding**

Transportation and Engineering Manager Kurt Corrigan reported that as part of the Village's FY 2014 budget, \$3,500,000 was budgeted and approved to be utilized for construction of the LaGrange Road aesthetic enhancements through an At-Risk Construction Management delivery method. The Village enhancements include brick paver sidewalks, irrigation, stone/brick monuments, stone/brick

columns, decorative fencing, various plantings and decorative store/brick median walls. To date approximately \$250,000 has been spent coordinating and implementing the construction of enhancement wall foundations along the east side of LaGrange Road. Village staff, V3, and IDOT continue to coordinate opportunities for the Village to implement enhancements.

Funds for the Village enhancements were budgeted in three fiscal years, 2014 - \$3.5M, 2015- \$3.5M, and 2016 - \$1.88M totaling \$8,887,405. It is important to have the necessary funds available for implementation of the enhancements as the LaGrange Road widening project progresses. Attached is an anticipated scope of work for the remainder of 2015 and for 2016. V3 will assemble specific trade bid packages which will be publicly bid and opened. The Village will approve the bid packages which will be billed against the not-to-exceed Construction Management Contract, currently for \$3,500,000 with an additional \$3,500,000 proposed. The enhancement work anticipated is along the east and west side of LaGrange Road as well as the median.

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.

Chairman Fenton asked if the south end is still projected to be done at the end of 2015.

Director Corrigan reported that permanent pavement south of 159th is scheduled to be done at the end of 2015. Everything north of 159th is scheduled to be done mid to late 2016. He noted that there would still be temporary lane closures for other aesthetic features. He went on to say that there are a few more weeks of water main and storm sewer work.

Trustee Gira commented that she has had good experiences traveling LaGrange during the construction.

I move to recommend to the Village Board of Trustees amending the contract with V3 Companies of Woodridge, Illinois by adding \$3,500,000 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

**2015-0350 Intergovernmental Agreement - IL Route 43 (Harlem Avenue) at 151st Street Intersection Improvements (IDOT contract No. 60X85)**

Transportation and Engineering Manager Kurt Corrigan reported that in July 2014, the Village approved IDOT's Letter of Intent for the general scope of work for this project. Over the last several months Village staff and IDOT have been working together to coordinate the design and eventual construction of the intersection improvements of IL Route 43 (Harlem Avenue) at 151st Street. The improvements include the installation of a south bound right turn lane and an additional east bound left turn lane, drainage improvements, and modernizing the existing traffic signal. Per the Letter of Intent and the Intergovernmental Agreement ("IGA") with IDOT the Village is obligated to pay for a portion of the traffic signal modernization work due to the fact the Village has jurisdiction of the west leg. IDOT is in the final stages of design and it is anticipated that the project will be bid in July 2015.

Attached to the Committee Packet is the IGA between the Village and IDOT for the upcoming intersection improvements to Illinois Route 43 (Harlem Avenue) at 151st Street, IDOT contract No. 60X85.

Per the terms of this agreement, the Village will contribute an estimated total of \$22,434.00 toward the project. A breakdown of project cost is attached to this agenda item. 80% of this amount (\$17,947) is due upon award of the contract and receipt of an invoice from IDOT.

I move to recommend to the Village Board to approve the Intergovernmental Agreement between the Village of Orland Park and the Illinois Department of Transportation for intersection improvements to Illinois Route 43 (Harlem Avenue) at 151st Street, IDOT contract No. 60X85.

**A motion was made by Trustee Calandriello, seconded by Trustee Gira, 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

**2015-0349 Hickory Creek Watershed Planning Group Annual Dues**

Director of Development Services Karie Friling reported that in 2012 the Hickory Creek Watershed Plan was completed with the input of local governments including Orland Park. The plan includes both general principles as well as specific recommendations for improvements in the watershed area. In 2011 the Orland Park Board of Trustees passed a resolution of support for the Watershed Plan.

Since 2012, the Plan has progressed to the implementation phase, with the village continuing to participate in the implementation efforts. The Watershed Plan affects seven municipalities, which have been requested to contribute to the ongoing operational costs of the Hickory Creek Planning Group and implementation of the plan recommendations, including the hiring of a Group Coordinator, grant-seeking efforts, and water quality monitoring.

The 2015 annual dues of \$5,000 are currently due.

I move to recommend to the Village Board the payment of \$5,000 for the 2015 Hickory Creek Watershed Planning Group annual dues.

**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

**2015-0352 15255 S. Harlem Avenue - Class 8 Resolution**

Director of Development Services Karie Friling reported that the Village has received a request from David Sosin of Sosin and Arnold Ltd., on behalf of Medical Pavillions, LLC for approval of the Class 8 Real Estate Tax Incentive for the property located at 15255 S. Harlem Avenue in Orland Park. The property is located in Bremen Township, and the petitioner will be applying under the new construction provision of the Class 8 Eligibility Application. The subject property, PINs 28-18-100-056-1002 and 28-18-100-056-1004, is part of the Millennium Office Park (Legistar File # 1999-0296).

The original developer was approved to construct three office buildings. The buildings are labeled from east to west A-C respectively on the site. Building permits were issued in 1999 to complete the work. Since then, only building C has been fully completed and occupied. The shell of buildings A and B were constructed but were never completed. The petitioner has attached photos of the interior conditions of the building which showing the uncompleted construction including bare walls and gravel floors. The new construction will only apply to building B. Building A is not part of this request and will remain unimproved. The petitioner is requesting the Class 8 Tax Incentive in order to finish construction of building B so it can be occupied by a medical office.

The new use of the building will be a medical office. The petitioner anticipates creating 10 temporary construction jobs as a result of this development. The new development will provide 15 full time and 5 part-time jobs. If it were not for the incentive the petitioner would not be able to complete construction or reoccupy the building.

Under the Class 8 Real Estate Tax Incentive program, commercial or industrial properties located in Bloom, Bremen, Rich, Thornton, and Calumet Townships are eligible for the incentive. Upon approval by the Village Board and Cook County, the incentive term is for a period of 10 years (10% of market value) and then begins to rise in years 11 & 12 (15% and 20% respectively). In the absence of this incentive, real estate would normally be assessed at 25% of its market value.

I move to recommend to the Village Board of Trustees approval of a resolution supporting Class 8 status for real estate located at 15255 S. Harlem Avenue, in Bremen Township, Orland Park/Cook County, Illinois, PIN Number 28-18-100-056-1002 & 28-18-100-056-1004.

**A motion was made by Trustee Calandriello, seconded by Trustee Gira, 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

#### **NON-SCHEDULED CITIZENS & VISITORS**

#### **ADJOURNMENT: 6:40 PM**

**A motion was made by Trustee Gira, seconded by Trustee Calandriello, 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,

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**John C. Mehalek, Village Clerk**