

# 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, September 17, 2012

6:00 PM

Village Hall

## Development Services & Planning Committee

*Chairman Kathleen M. Fenton  
Trustees Edward G. Schussler and Carole Griffin Ruzich  
Village Clerk David P. Maher*

## CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:16 PM

**Present:** 3 - Chairman Fenton; Trustee Schussler and Trustee Griffin Ruzich

## APPROVAL OF MINUTES

### **2012-0525 Approval of the August 20, 2012 Regular Meeting Minutes of the Development Services and Planning Committee**

I move to approve the minutes of the Development Services and Planning Meeting of August 20, 2012.

**A motion was made by Trustee Schussler, seconded by Trustee Griffin Ruzich, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

**Nay:** 0

## ITEMS FOR SEPARATE ACTION

### **2012-0538 153rd Street and Ravinia Avenue Intersection Study**

Transportation & Engineering Manager Kurt Corrigan reported that currently programmed in the CIP Budget is the traffic signal installation at 153rd Street and Ravinia Avenue. There is \$150,000 programmed for FY 2012 and \$500,000 programmed for FY 2015. The intersection operates as an all way stop control. Whole Foods Market is scheduled to open in late 2012 and the LaGrange Road reconstruction is schedule to begin in mid to late 2013. In anticipation of the increase in traffic on 153rd Street due to the opening of the Whole Foods Market (located east of the intersection on the north side) and the increase in traffic on Ravinia to avoid the LaGrange Road construction it is recommended that a traffic study be completed in order to determine what level of service the intersection operates at today, if a traffic signal is warranted, and what the level of service will be after Whole Foods Market is open and a traffic signal is installed.

Christopher B. Burke Engineering, Ltd. (CBBEL) has prepared a proposal for the traffic study at this location. The study includes before and after Whole Foods Market traffic counts, before and after capacity analysis as well as a traffic signal warrant analysis. Geometric recommendations will also be included in a technical memorandum provided by CBBEL. CBBEL's proposal for this work is \$18,500.

Upon the completion of the traffic study a temporary traffic signal plan will need to be developed. Once the temporary signal is installed the Village will have the ability to monitor the intersection and make timing modifications based on the

LaGrange Road construction project. The Village has received a quote from Western Utilities for the installation of existing temporary signal equipment the Village currently has available to use from the 143rd Street and LaGrange Road Intersection Improvement Project. The installation cost is \$28,000 but may vary once an actual temporary signal design is completed.

I move to recommend approval of the contract proposed by Christopher B. Burke Engineering, Ltd. for the 153rd Street and Ravinia Avenue Intersection Study in the amount of \$18,500 for Professional Engineering Services as outlined in their August 28, 2012 proposal.

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

**Aye:** 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

**Nay:** 0

**2012-0207 Request For Economic Assistance/Sales Tax Abatement from Mercedes-Benz of Orland Park**

At the August 20, 2012 Development Services and Planning Committee meeting, this item was continued to the September 12, 2012 Development Services and Planning Committee meeting. At this time, staff is recommending that this item be tabled indefinitely.

I move to table this item indefinitely.

**A motion was made by Trustee Griffin Ruzich, seconded by Trustee Schussler, that this matter be TABLED. The motion carried by the following vote:**

**Aye:** 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

**Nay:** 0

**2012-0462 Bonefish Grill Restaurant - SP, AR, VAR**

Director of Development Services Karie Friling reported that Bonefish Grill proposes to construct a 5,208 square foot restaurant facility on the last remaining Lowe's subdivision out-lot along La Grange Road (lot 13). The proposed site plan includes the restaurant pad, an outdoor seating area along La Grange Road, a parking field that is aligned with the parking patterns of Longhorn Steakhouse's parking field and Red Robin's beyond, a decorative fence to screen the parking similar to Chick-Fil-A's, a pergola at the southeast corner of the site similar to Chick-Fil-A's, and a garbage enclosure connected to the proposed building. Lastly, ample landscape area is provided around and within the site.

The petitioner is requesting the following variances:

1) Increase the maximum allowable amount of parking from 52 spaces to 93

spaces.

2) Reduce the side setback distance from 156th Street from 25 feet to 16.9 feet.

The recommendation motion includes the following conditions:

- 1) Screen all mechanical systems and utility conduits and related appurtenances from view of the public rights-of-way and neighboring properties.
- 2) Submit a landscape plan within 60 days of final engineering approval.
- 3) Meet all building code related items.

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

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

Additional details about the project were discussed in the Plan Commission and Committee reports, which were attached to the Committee packet for reference.

Trustee Schussler asked what color the brick will be on the building.

Director Friling replied that the brick will be a beige brick tone and the awnings are black.

I move to recommend to the Village Board of Trustees approval of the proposed site plan and elevation drawings for Bonefish Grill Restaurant, 15537 S. La Grange Road, with variances for an 89% increase in parking capacity and a side building setback reduction to 16.9 feet as recommended at the September 11, 2012 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 approval of the preliminary site plan titled "Preliminary Site and Utility Plan Bonefish Grill Orland Park, Illinois", prepared by Jacob & Hefner Associates Inc., dated 8/3/12, last revised 9/6/12, sheet number 1, 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.
2. Meet all final engineering and building code related items.
3. Work with staff to increase the widths of the landscape islands located at the south end of the two north-south oriented parking bays keeping the three parking spaces immediately adjacent to green space.
4. Work with staff to introduce a pedestrian walk-way connecting the 95th Avenue

sidewalk system with the building's sidewalk system, similar to Longhorn Steakhouse.

5. Provide bicycle parking near the main entrance of the restaurant.

6. Provide a loading zone in the two parking spaces adjacent to the garbage enclosure along 156th Street with signs indicating no parking during the loading hours.

All changes should be made prior to the Board Meeting wherever possible unless otherwise noted.

and

I move to recommend to the Village Board approval of the elevations titled "Bonefish Grill, Orland Park, IL.", prepared by Godsey Associates Architects and dated 9/11/12 for the north, south, east and west elevations, subject to the same conditions outlined above and the following condition:

7. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline and screen utility conduits and related appurtenances from view of the public rights-of-way and neighboring properties.

All changes should be made prior to the Board Meeting wherever possible unless otherwise noted.

and

I move to recommend to the Village Board approval of the following variances to the Land Development Code for the site plan, subject to the same conditions outlined above.

1. Increase the maximum allowable amount of parking from 52 spaces to 93 spaces.

2. Reduce the side building setback distance from 156th Street from 25 feet to 16.9 feet.

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

**Aye:** 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

**Nay:** 0

**ADJOURNMENT - 6:22 PM**

**A motion was made by Trustee Griffin Ruzich, seconded by Trustee Schussler, that this matter be ADJOURNED. The motion carried by the following vote:**

**Aye:** 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

**Nay:** 0

**/nm**

**APPROVED:**

Respectfully Submitted,

---

**David P. Maher, Village Clerk**