

# 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, November 19, 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 6:06 PM.

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

## APPROVAL OF MINUTES

### **2012-0663 Approval of the October 15, 2012 Development Services and Planning Committee Minutes**

I move to approve the Minutes of the Regular Meeting of the Development Services and Planning Committee of October 15, 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

### **2012-0682 IL Route 7 (Wolf Road) and 153rd Street Bike Path - Bid Award**

Director of Development Services Karie Friling reported that the 153rd Street Bike Path was approved and budgeted in the 2012 CIP. The total budget for the project is \$700,000. As part of the Village's comprehensive plan and on-going transportation plan, multi-modes of transportation throughout the Village have been identified as a priority. Christopher B. Burke Engineering, Ltd. was retained by the Village to provide construction documents for a new bike path between Wolf Road and 108th Avenue along 153rd Street. This link will connect existing paths at Wolf Road and 108th Avenue.

A Request for Bids was advertised in the SouthtownStar Newspaper on Friday October 19, 2012. In return, ten (10) sealed bids were received for processing. Bid proposals were received from: Abby Paving Construction Co. of Aurora, Illinois; Austin Tyler Construction, LLC of Elwood, Illinois; Continental Construction Company, Inc. of Evanston, Illinois; Copenhaver Construction, Inc. of Gilberts, Illinois; Crowley-Sheppard Asphalt, Inc. of Chicago Ridge, Illinois; D Construction Inc. of Coal City, Illinois; P.T. Ferro Construction Company of Joliet, Illinois; Lorusso Cement Contractors, Inc. of West Chicago, Illinois; Matthew Paving Inc. of Oak Lawn, Illinois and Pan-Oceanic Engineering Company, Inc. of Chicago, Illinois. The sealed bids were publicly opened and read aloud by the Clerk's Office at 11:00 a.m. on Thursday, November 8, 2012.

Following a full bid review, D Construction of Coal City, Illinois, has been deemed

to be the low qualified bidder providing a bid in the amount of \$518,139.66, which is below the engineer's estimate. Therefore, it is Staff's recommendation that D Construction of Coal City, Illinois, be awarded the bid for the IL Route 7 (Wolf Road) and 153rd Street Bike Path in the amount of \$518,139.66.

In addition to the recommendation to award D Construction the IL Route 7 (Wolf Road) and 153rd Street Bike Path construction project, Staff recommends awarding a contract to LePretre Excavating of Orland Park, Illinois for \$32,200.00. This work includes the installation of 1,150 feet of 8" diameter drainage pipe including backfill material from 153rd Street north to Spring Creek. The Village has been working with the property owner to install this pipe to alleviate drainage issues along 153rd Street in anticipation of the Bike Path project.

The total combined cost is \$550,339.66 which is below the Capital Improvement Program budget of \$700,000.00.

I move to recommend to the Village Board entering into a contract with D Construction of Coal City, Illinois in the amount of \$518,136.66 and with LePretre Excavating of Orland Park, Illinois in the amount of \$32,200.00 for the IL Route 7 (Wolf Road) and 153rd Street Bike Path project.

**A motion was made by Trustee Schussler, seconded by Trustee Griffin Ruzich, 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

#### **2012-0658 Professional Engineering Services with Christopher B. Burke - Approval**

Director Friling reported that the Village of Orland Park's current contract with Christopher B. Burke (CBBEL) to provide professional engineering services expires December 31, 2012. Previous contracts for general engineering to be provided by CBBEL included a monthly retainer of \$6,500. CBBEL has maintained this retainer amount for a number of years. The contract for FY 2013 is for a monthly retainer of \$8,500, which is an increase from FY 2012. Throughout the 2012 fiscal year CBBEL has provided a variety of services not only with Development Services but with Public Works, Administration and Parks. The scope includes attending Village meetings, investigation of engineering matters, review of drainage complaints, and follow-up with developers and residents. CBBEL also serves as the Village's professional engineer (PE) for the review and approval of private development projects within the Village of Orland Park. These fees are passed through to the developer for payment but are billed at CBBEL's 2007 rates, which is a significant savings to our local developers.

Included with this item is a memo from CBBEL summarizing the various items that service was provided in 2012. Also Included is CBBEL's proposal for their

services.

I move to recommend to the Village Board of Trustees approval of the Professional Engineering Services Contract with Christopher B. Burke in the amount of \$102,000 or \$8,500 per month as outlined in their 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

### **2012-0632 2012 Land Development Code Amendments III - LDCA**

Director Friling reported that the purpose of these amendments is to revise and update the Land Development Code in multiple sections.

Project Attributes are as follows:

Section 2-102 Definitions  
Section 6-207 BIZ General Business District  
Section 6-208 MFG Manufacturing District  
Section 6-210 COR Mixed Use District  
Section 6-211 ORI Mixed Use District  
Section 6-212 VC Village Center District  
Section 6-307 Signs

The report is divided into three parts. The first two parts are included in this staff report. The first part will explain the amendments necessary to clarify, correct, and refine existing regulations in the Land Development Code. The second part will explain the substantive, content related, amendments that are proposed.

The third part, the Attachments, is for reference purposes. It provides the actual amended language from the particular code section or sub-section that is impacted by the proposed changes. Language with a strike-out (strike-out) indicates elimination from the Code. Language that is underlined (underlined) is added to the Code. To review the existing Land Development Code sections, please reference a hard copy of the Land Development Code.

The third round of 2012 Land Development Code amendments include both clarification and substantive amendments. Below is a summary list of the amendments. A more detailed discussion of each amendment can be found in the attached Plan Commission report. The exact amendments can be found in the "Part Three: Attachments" document both are attached to the Committee packet.

Substantive Amendments (in order of magnitude)

- Main Street Downtown Area Signage - New Sign District #5 for the “Main Street Triangle” area will allow signs permitted in all districts (6-307.N) and freestanding signs from Sign District #2 (6-307.P.1). The district will also allow wall signs for multi-tenant mixed-use buildings and limit window signs to be placed on the interior and not above the first story (must stay street-level). Included in the new district are provisions to allow vertically and horizontally oriented projection signs with regulations governing height, thickness, length, illumination etc. A design guideline section is proposed to enhance and control the appearance of the projection signs via administrative reviews for scale, massing, compatibility etc.
- MFG Setbacks - Current setbacks require large distances between the building and the street (e.g. 50 foot front setback). This was likely intended to put distance between industrial uses and other land uses. However, most MFG areas like 70th Court, Beemsterboer, Southwest Highway etc. do not meet 50 foot setbacks, which have caused many variances. The proposed amendments seek to address contemporary and legacy lots of the MFG district to reduce the frequency and intensity of variances (almost a 30% reduction). The changes match similar changes recently approved for the ORI setbacks. The front setback is reduced to 35 feet along arterials (like ORI) and 25 feet for all other streets. The side setback on a street (i.e. corner side) has no minimum (like ORI) and a 20 foot maximum. For non-streets, the side setback is 15 feet. The rear setbacks follow the same pattern for front setbacks when on arterials or streets, and 20 feet for when it abuts other properties.
- Distilleries - A new definition is added to the Code for distilleries that is a combination of the winery and microbrewery definition. The land use distilleries is included in the MFG and ORI zoning regulations. The amendments will permit distilleries under 5,000 square feet and more than 300 feet from residential properties. The amendments will allow via special use distilleries over 5,000 square feet or less than 300 feet from residential properties. These regulations are added in the same provisions with wineries and microbreweries in both MFG and ORI in their respective permitted uses and special uses lists.

Clarification Amendments

- Parking Lot Setbacks in BIZ, COR and VCD - The proposed amendments seek to require parking lot setbacks on the primary ROW to accommodate the required landscape bufferyard versus prescribing a 10 foot setback that frequently conflicts with landscape bufferyard requirements (most common is 15 feet). In this way, the parking lot setback is the landscape bufferyard width requirement.
- Maximum Retail Area for COR - The proposed amendments re-establish commercial retail uses over 50,000 square feet as a special use in COR.

I move to recommend to the Village Board of Trustees approval of the 2012 Land Development Code Amendments III as recommended at the November 13, 2012 Plan Commission meeting and as fully referenced below.

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

I move to recommend to the Village Board approval of the Land Development Code amendments titled "Part Three: Attachments", prepared by the Development Services Department and dated November 14, 2012 for Sections 2-102, 6-207, 6-208, 6-210, 6-211, 6-212 and 6-307.

**A motion was made by Trustee Schussler, seconded by Trustee Griffin Ruzich, 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

**2012-0591 McDonald's - Site Plan, Elevations, Special Use Permit Amendment with modifications**

Director Friling reported that the petitioner proposes to demolish an existing commercial building and construct a new McDonald's Restaurant building with a drive through located at 11111 179th Street.

McDonald's has been working to locate a new restaurant in this general area for many years. The currently proposed site is located near the southeast intersection of 179th Street and Wolf Road in an existing established commercial district. The existing commercial building on the 1.5 acre site will be razed and a new 3,911 square foot McDonald's Restaurant constructed with a drive through and a 39 space parking lot. The existing building currently houses a Great Clips Salon, in addition to the empty Blockbuster tenant space that has been vacant for about two years. The site is very constrained by a 135' wide utility easement running northwest/southeast that accommodates the Wolverine and Lakehead Pipelines easements and Com-Ed high tension electric towers.

The proposed restaurant requires a special use permit to amend the current Parkview Plaza Planned Development; a special use permit because the restaurant will be within 300' of residential parcels to the north; and a special use permit for a drive through lane with a modification to allow it to be located between the building and the street, which must meet special Code requirements for screening and building architecture. Other requested modifications to the Code are reduced foundation plantings, a reduced front landscape buffer, and development within 50' of an off-site wetland.

A public hearing was held for this petition at the November 13, 2012 Plan Commission meeting.

Bob Pinkos, acting President of the Stone Ridge Subdivision Homeowner's Association, expressed concern with increased traffic generally in the area and

specifically on Stone Ridge Drive; as well as a concern with increased litter in the area. The petitioner responded that McDonald's driveway connection onto 179th Street (aligning with Stone Ridge Drive) would be right out only, and would not allow traffic to continue north into the subdivision, whereas any commercial user could go into the existing building and utilize the existing full access drive, possibly increasing cut through traffic. No one else from the public commented on the project.

The McDonald's representative at the meeting agreed to the staff suggestion that they construct the off-site sidewalk gap that exists in the 179th Street right of way abutting the undeveloped lot to the east, benefitting both area residents and McDonald's customers.

The petitioner provided a materials and sample board to Commissioners, therefore that condition has been removed. Due to the short time frame before the Committee meeting, the remaining conditions will be addressed prior to the Board meeting.

A representative from McDonalds was present and thanked the Board and staff for all their work on this project.

Trustee Schussler was pleased with the appearance of this proposed McDonalds building.

Discussion took place on who owns a private street on the west called Collectors Street and if the street can be renamed.

Director Friling stated that she believes that Walgreens is currently in control of that street.

I move to recommend to the Village Board approval of the Site Plan, Elevations, and Special Use Permits with modifications for McDonald's Restaurant located at 11111 179th Street as recommended at the November 13, 2012 Plan Commission meeting and as fully referenced below:

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

I move to recommend to the Village Board approval of the preliminary site plan titled "Preliminary Site Plan" by V-3 Companies, sheet C1.0 dated October 5, 2012, revised November 2, 2012, subject to the following conditions. All conditions must be made prior to the Board of Trustees meeting where possible.

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
  - a. Provide heavy landscaping that exceeds Code requirements to screen drive through lane and signage per Code Section VI-207.
  - b. Preserve as many existing healthy shade trees on site as reasonably possible.

2. Clearly label the main drive aisle as two-way.
3. Provide a cross access easement for the east-west driveway at the time of development agreement, either with a notation on the Final Plat or through a grant of easement.
4. Meet all final engineering and building code related items.
5. Specify drive through and patio pavement color and stamp pattern on Site Plan.
6. Consider construction of a sidewalk in the right of way east of the site to close a sidewalk gap.

and

I move to recommend to the Village Board approval of the Elevations by McDonald's USA, titled "2011 "Standard Building 4587 - Wood/Wood" and dated July 2012, revised November 1, 2012, pages A2.0 and A2.1; 3-D illustrations submitted November 5, 2012 for the northwest, northeast, and southwest perspectives; Menu Board and Pre-sell Board brick surround detail by Everbrite submitted November 5, 2012 subject to the following conditions. All conditions must be made prior to the Board of Trustees meeting where possible.

1. Work with staff to assure lighting levels on the site, signage, and building are compliant with the Land Development Code, special use standards, and drive through standards.
2. Provide detail of fence that is constructed of ornamental iron and precast brick piers with a stone cap that matches the building masonry on the building. Brick piers must be spaced no closer than 12' on center.
3. Revise Elevation sheet title to remove 'wood/wood' reference.
4. Provide detail for the neutrally colored outdoor dining table/overhead shade on the Elevation sheet.
5. Add information on sign menu board brick base detail that describes construction method and brick type with color that matches building brick. Signs are subject to additional review and approval via the sign permitting process.
6. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
7. All masonry must be of anchored veneer type masonry with a 2.265" minimum thickness.
8. Obtain a Building Demolition Permit prior to the razing of the existing building.
9. Meet all Building Code requirements.

and

I move to recommend to the Village Board approval of an amended Special Use Permit for Parkview Plaza, a Special Use permit for a restaurant to be located within 300' of a residential parcel, a Special Use permit for a drive through with modifications; all subject to the same conditions as outlined in the Preliminary Site Plan and Elevations motion. Modifications to the Special Use permit include:



1. The placement of the drive through lane between the building and the street
2. No foundation plantings along the north façade.
3. Reduced foundation plantings along the west facade.
- 4 Reduced front landscape buffer from 15' required to 13' provided.
5. Development within 50' of a wetland

**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

#### **2012-0596 Pro Sports Performance - SU**

Director Friling stated that the purpose of this petition is to operate and maintain a sport specific training center as an indoor recreation area in two units of an existing building in the Beemsterboer Industrial Park located at 10649 W. 163rd Place.

The petitioner proposes to operate and maintain a 5,500 square foot indoor recreation area in an existing building in the Beemsterboer Industrial Park. The proposed land use is a sport specific training center. According to the petitioner, it is unlike fitness gyms or health clubs in that it primarily deals with patrons (e.g. student athletes) by appointment whose workout sessions are strictly sport related and focused. The business is also not membership based and does not attract traffic in the same way a fitness or health club attracts.

The proposed land use fits within the MFG Manufacturing District as an indoor recreation area, which requires a special use permit to locate in the district. Indoor recreation areas are allowed via special use permit in MFG to monitor the number of non-industrial uses in the area and to also mitigate any use intensity issues that may be generated (like traffic).

The petitioner is not requesting any modifications to the special use.

The project conforms to the Land Development Code and policies for this area.

The special use standards are attached to this report in the Committee packet for further review as is the Plan Commission report.

I move to recommend to the Village Board of Trustees approval of a special use permit for Pro Sports Performance located at 10649 W. 163rd Place as recommended at the November 13, 2012 Plan Commission meeting and as fully referenced below.

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

I move to recommend to the Village Board approval of a Special Use Permit for Pro Sports Performance to operate and maintain an indoor recreation area at 10649 W. 163rd Place, subject to the following condition:

1. That the petitioner secure all applicable Building and Signage permits.

**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

#### **2012-0588 Zoom Prospector - Presentation**

Director Friling reported that Naseer Shafique will provide a short demonstration and presentation of the Zoom Prospector website that is utilized to provide economic development information and site availability information to the public.

**This was a presentation, NO ACTION was required.**

#### **ADJOURNMENT - 6:45 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,

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**David P. Maher, Village Clerk**