

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, January 16, 2017

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 6:08 P.M.

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

APPROVAL OF MINUTES

2017-0036 Approval of the December 19, 2016 Development Services, Planning and Engineering Committee Minutes

I move to approve the Minutes of the Regular Meeting of the Development Services, Planning and Engineering Committee of December 19, 2016.

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

2017-0022 Stellwagen Farm Perimeter Path Construction Engineering

Assistant Director of Development Services Mike Kowski reported that in 2013 the Village awarded Christopher B. Burke Engineering, Ltd. (CBBEL) a design engineering contract for the Stellwagen Farm perimeter path. The construction documents are complete and have been reviewed by both Village Staff and Stellwagen Foundation members. The approved FY 2017 capital improvement budget includes funds for the construction and construction engineering of the perimeter path. Staff anticipates soliciting bids for the construction of the path in Spring 2017 with construction to take place mid to late summer. This would avoid the farm spring planting season as well as the fall harvest. The estimated cost of the path is \$625,000. Staff will introduce a new agenda item once the construction project is bid and evaluated for award with the actual bid cost.

The CBBEL construction engineering proposal will coordinate and manage the construction of the Stellwagen perimeter path to ensure the path is being built and paid per the contract specifications. The scope includes providing pre-bid services such as responding to design questions by potential bidders and assisting staff in evaluating the bid documents. The proposal is attached for reference.

Chairman Fenton commented that this path will connect to three different parks.

Trustee Gira stated that they have heard from residents saying that they need a

safer connection and believed that it is a great idea to put in the path.

I move to recommend to the Village Board to approve awarding a construction engineering services contract for the Stellwagen Farm perimeter path construction to Christopher B. Burke Engineering Ltd. of Rosemont Illinois for \$28,000.

And

I move to recommend to the Village Board to approve authorizing the interim Village Manager to sign the contract.

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

2017-0023 Stellwagen Farm Parking Facilities, 108th Avenue Engineering and Permitting

Assistant Director of Development Services Mike Kowski reported that as part of the development and programming of the Stellwagen Farmstead, a new parking lot north of the existing farm house is proposed. The entrance into the parking lot will be from 108th Avenue. To accommodate traffic entering the parking lot, widening and channelization of 108th is recommended. An exclusive left turn lane will provide a safe entrance into the facility allowing thru traffic to proceed through this area uninterrupted. 108th Avenue is under the jurisdiction of Cook County therefore a Cook County Highway permit will be required.

In 2013, the Village awarded Christopher B. Burke Engineering, Ltd. (CBBEL) a design engineering contract for the Stellwagen Farm perimeter path. CBBEL is familiar with the area, has provided concept exhibits for the 108th Avenue improvement as well as engineering of the proposed parking lot. Staff is recommending keeping CBBEL engaged in the development of this phase of the Stellwagen Farmstead.

The CBBEL proposal includes the survey of 108th Avenue and engineering of the widening of 108th Avenue and parking lot. Most of the parking lot has been designed as part of the Stellwagen Path design, however a portion of the parking lot needs to be coordinated with the 108th Avenue improvements. Also included in this proposal are the necessary 108th Avenue pedestrian crossing improvements. The improvements include new striping and signing of the pedestrian crossing areas.

I move to recommend to the Village Board to approve awarding a design and engineering services contract for the Stellwagen Farm Parking Facilities, 108th Avenue Engineering and Permitting to Christopher B. Burke Engineering Ltd. for

\$35,000.

And

I move to recommend to the Village Board to approve authorizing the interim Village Manager to sign the contract.

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

2017-0020 Purchase of Property Located at the NE Corner of 147th and Ravinia

Assistant Director of Development Services Mike Kowski reported that as part of the FY 2013 Budget, the Village Board approved the engineering for a roundabout at 147th Street and Ravinia Avenue. The intersection currently operates as an all-way stop control. A roundabout at this location has been contemplated by the Village for a number of years to improve traffic flow as well as providing an opportunity for the Village to aesthetically enhance the intersection. The Village has secured funding from the Southwest Conference of Mayors (SCM) for all phases of this project.

Strand Associates has completed the Phase I Engineering Report which was approved by IDOT and the FHWA on May 8, 2015. Phase II Engineering and land acquisition is nearing completion. The project is currently scheduled to start construction in 2018.

The Village's consultant team has negotiated a cost of the required right of way and temporary construction easement required to construct the proposed roundabout. The property is located at the north east corner of 147th Street and Ravinia Avenue. The plat illustrating the permanent right of way acquisition and the temporary construction easement is attached.

Parcel Number: 0001
Area Acquired: 0.065 ac
Acquisition Cost: \$35,200
Property ID No.: 27-09-220-058

Parcel Number: 0001TE
Area Acquired: 0.085 ac
Acquisition Cost: \$15,000
Property ID No.: 27-09-220-058

Trustee Gira asked what the final size of the parcel will be.

Assistant Director Kowski stated that he would have to follow up with Trustee Gira regarding that question.

I move to recommend to the Village Board to approve the purchase of right of way and temporary construction easement located at the north east corner of 147th Street and Ravinia Avenue.

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

2017-0021 147th Street and Ravinia Avenue Roundabout Utility Relocation Consultation Services

Assistant Director of Development Services Mike Kowski reported that as part of the FY 2013 Budget, the Village Board approved the engineering for a roundabout at 147th Street and Ravinia Avenue. The intersection currently operates as an all-way stop control. A roundabout at this location has been contemplated by the Village for a number of years to improve traffic flow as well as provide an opportunity for the Village to aesthetically enhance the intersection. The Village has secured funding (70% FED/30% Local) from the Southwest Conference of Mayors (SCM) for all phases of this project.

Strand Associates has completed the Phase I Engineering Report which was approved by IDOT and the FHWA on May 8, 2015. Phase II Engineering and land acquisition is nearing completion. The project is currently scheduled to start construction in 2018. Prior to construction, staff is recommending to advance utility coordination to potentially avoid costly utility delays during the construction of the roundabout.

Strand Associates has provided a scope and fee proposal to manage the utility coordination and possible relocation. Strand has acquired the utility information, existing and proposed conditions of the roundabout area and has intimate knowledge of roundabout project making them the logical choice to assist with the utility relocation coordination. Typically this work is done as part of the construction engineering but as previously stated, staff believes that it is important to start the utility relocation work prior to the roundabout project starting in an effort to avoid delays and cost overruns of the roundabout construction. The fee for this work is proposed to be paid 100% by the Village. Construction engineering and construction funds will utilize the previously secured Federal STP funding (70% FED/30% Local). The project will be invoiced monthly for the hours worked at the hourly rates provided.

Trustee Gira asked if this would help to shorten the construction time.

Assistant Director Kowski stated that it would identify what is out there and relocate if necessary.

Trustee Gira asked how long the project is expected to be.

Transportation Engineering Manager Kurt Corrigan stated there are several processes that will happen throughout the year.

I move to recommend to the Village Board entering into a contract with Strand Associates of Joliet, Illinois in the amount not to exceed \$20,000 for the 147th Street and Ravinia Avenue Roundabout Utility Relocation Consultation Services;

And

I move to recommend to the Village Board authorizing the interim Village Manager to sign the contract.

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

2017-0024 2013 FDA Food Code Section 6-501.115- Pets in outdoor seating areas

Assistant Director of Development Service Mike Kowski stated that the Village of Orland Park currently follows the 2013 FDA Food Code for its food service health regulations.

Section 6-501.115 of the code prohibits animals from entering the premises of food establishments with exceptions for fish and service/patrol animals.

The Development Services Department has received requests from local food service establishments to allow pet dogs at outdoor eating areas. This department has proposed an addition to Village Code section 6-1-1-4 as an amendment to Section 6-50.115 of the Food Code to allow dogs in outdoor eating areas of food service facility if adhering to multiple safety requirements.

Trustee Calandriello asked how staff came up with the requirements.

Assistant Director Kowski stated that other towns' requirements were looked at.

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

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

Nay: 0

2016-0590 2017 Land Development Code Amendments I

Assistant Director of Development Service Mike Kowski reported that the second round of Land Development Code Amendments for 2016 is presented in the attached Amendment Report to the Plan Commission. The Amendment Report contains various amendments to the sections identified above.

The Amendment Report contains the full narrative explanation for each amendment followed by the respective Code changes. Language with a strike-out (strike out) indicates elimination from the Code. In all cases, language that is bolded and in red (red) indicates proposed addition to the Code.

This is now before Plan Commission for consideration.

I move to recommend to the Village Board of Trustees to approve the Land Development Code amendments as recommended at the January 10, 2017 Plan Commission meeting and as fully referenced below.

(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 January 10, 2017.

And

I move to recommend to the Village Board of Trustees to approve the Land Development Code amendments for Section 2-102, 5-101, 6-205.1, 6-206, 6-207, 6-208, 6-210, 6-211, 6-212, 6-302, 6-305, 6-308, 6-406 and 6-408, as presented in the attached Amendment Report titled "2017 Land Development Code Amendments I - Amendment Report to the Plan Commission", prepared by the Development Services Department and dated January 10, 2017.

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

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

Nay: 0

2016-0805 Land Development Code Amendment - Regional Mixed-Use Campus District

Assistant Director of Development Services Mike Kowski reported that the purpose of this project is to amend the zoning map and text of the Village's Land Development Code to establish a Regional Mixed-Use Campus District by rezoning areas from E-1 Estate Residential District and ORI Mixed Use District to RMC Regional Mixed-Use Campus District. The requested amendment will further add a new Section 6.214 to the Land Development Code, which will contain all regulations associated with the new RMC Regional Mixed-Use Campus District.

The RMC District will include properties within the area loosely bordered by LaGrange Road on the east, Interstate 80 to the south, 107th Avenue to the west, and certain parcels on the north side of Orland Parkway, containing approximately 234 acres.

The RMC District is intended to develop as a high-intensity, interrelated live / work / learn / play district along Interstate 80 that emphasizes the pedestrian experience and public gathering spaces, promotes the clustering of various uses, respects the natural environment, and establishes a physical form that engages visitors, employees and residents.

The RMC District shall be marketed as "The Campus".

Meetings/Process

Over the past two (2) years, the Development Services team delivered presentations on four (4) different occasions to various Committees of the Board of Trustees to discuss the vision for the RMC District. Staff used the feedback gathered as part of this process to capture the vision for this area and inform the code writing approach. The Development Services Department completed the entire code document, including all research, narratives, graphics and layout, wholly in-house.

Within the past year, Staff also hosted numerous meetings with the various land owners within the proposed RMC District, and as recent as this past November made a presentation and engaged in a Q & A with roughly 100 local residents at the Smith Crossing facility (note that Smith Crossing is by but not within the new code area).

Each of the stakeholder groups engaged by Staff viewed the proposed code very favorably. In fact, individuals representing the vacant land owners and the Smith Crossing audience, as well as nearby residents made aware of the meeting via the public notice process, attended the Plan Commission's Public Hearing held on November 22, 2016, to offer supportive testimony into the record. The Plan Commission's comments were also overwhelmingly in support of the code as

presented.

The Plan Commission, by a vote of 5-0, moved to recommend to the Village Board of Trustees approval of the amendments to the zoning map and text of the Village's Land Development Code to establish a Regional Mixed-Use Campus District by rezoning areas from E-1 Estate Residential District and ORI Mixed Use District to RMC Regional Mixed-Use Campus District

A supplemental staff report is also attached to and made part of this report that outlines the code details, development expectations, and master planning concepts.

Director Kowski gave a brief presentation which can be found attached to the Committee Packet.

Trustee Gira asked if this idea has been shared with the property owners.

Director Kowski stated that he has met with the property owners on numerous occasions and they are supportive of the idea.

Trustee Gira stated that the only thing she hesitates about is taking the process away from Committee even if it meets all requirements.

Chairman Fenton stated that it would still go to Board.

Director Kowski stated that it will not go under consent when it goes to Board.

Trustee Calandriello stated that he wanted to thank staff for being flexible and working with the landowners during this process.

I move to recommend to the Village Board of Trustees approval of amendments to the zoning map and text of the Village's Land Development Code to establish a Regional Mixed-Use Campus District by rezoning areas from E-1 Estate Residential District and ORI Mixed-Use District to RMC Regional Mixed-Use Campus District as presented in the attached supporting documents.

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

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

Nay: 0

2016-0709 Townhomes at Colette Highlands - Appearance Review

Assistant Director of Development Services Mike Kowski reported that on December 19, 2016, the Development Services, Planning and Engineering Committee heard arguments regarding the proposed rooftop balconies proposed as a revision to the Townhomes at Colette Highlands. A number of issues were raised by residents at the public meeting and these issues were sent back to the development team to resolve and bring forward for the January 16, 2017 meeting. As of the writing of this report, the development team will meet with the community stakeholders on January 12, 2017 to discuss the changes made to the elevations (as presented at the December 19, 2016 meeting) and determine if there is more middle ground. The development team will provide an update at the January 16 committee meeting.

OVERVIEW AND BACKGROUND

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

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

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

During the meeting with the Associations feedback was gathered by the architect from area residents regarding potential nuisances related to parties, storage of things, overlooking private property etc. The development team has proposed a compromise solution to meet their concerns. The compromise solution is to remove the rooftop patios from each of the end units so that the immediately adjacent townhome units do not have a rooftop patio. The end units on the opposite side of each building will also not have rooftop patios to balance the architectural appearance. The end result will be that rooftop patios on the inner units will have blocked views west and east.

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

PROJECT DESCRIPTION & CONTEXT

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

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

The recommendation motion includes the following conditions:

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

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

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

DETAILED PLANNING DISCUSSION

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

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

Regarding the review of the project, the proposed revision to the elevations was reviewed administratively in compliance with Section 5-106 of the Land Development Code, which states "An appearance review is required for minor exterior site and building changes for all existing development, except single family residential and multifamily of fewer than six (6) units". Considering the prior Board approval and that this was more than six units of multifamily development, the administrative review process was triggered particularly because no changes were made to the site plan.

Nevertheless, the proposed elevation changes to the Board approved drawings

are forwarded to the Development Services Planning and Engineering Committee and the Board of Trustees for final approval.

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

APPEARANCE REVIEW MOTION

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

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

REVISED AMENDMENT:

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

1. Disregard the original page SK9 from the approval of Oct. 12, 2016 and replace with the new page SK9 last dated December 13, 2016.
2. Continue the revision noted on the new page SK9 on pages SK10 through SK15, which are the rear elevations of the various building types. This case is now before the Development Services/Planning Committee for review prior to being sent to the Board of Trustees for final review/approval.

Director Kowski stated that the rooftop units were relooked at with the idea to take out some of them nearest to the current residence. This idea came out of the community meeting held last Thursday with the architect and some of the residents.

Mr. John Schiess, the architect for the project, stated that his hope was that given the opportunity to meet with the residents in the area and discuss the details of the project, a compromise would be made. He stated that a compromise is being presented today. He stated that he had to give a lot of credit to Patrick McLaughlin for bringing everyone together. Mr. Schiess stated that the buildings shaded in blue would not have rooftop decks. The buildings shaded in white would have

rooftop decks. There would be no rooftop decks on 21 units and rooftop decks available for 39 units. Mr. Schiess stated that the village was able to build a model that showed what current residents would be looking at from windows of their home. This helped to reach the compromise that is being proposed.

Chairman Fenton stated she saw the models on Thursday and wanted to thank staff for all the hard work that they put into creating them. She also stated that she hopes that it gave the residents a better perspective about how things were going to look.

Mr. Schiess stated that there is a memo of understanding that will be sent out between the development team and the current residence that will be encompassed in the rewriting of the codes, covenants, and restrictions.

Patrick McLaughlin, a current resident of the area where the townhomes are being proposed, stated that John has been very cooperative during the two years of working on the project. He stated that it was suggested by some of the current residents that some of the rooftop decks be removed and that there would be some declarations going into the project. Such as the number of rentals that are made available. Mr. McLaughlin stated that he would give the project his blessing.

Trustee Gira complimented the Development Services Department for all the work that went into working with the residents and is happy to see that a compromise was made.

Trustee Calandriello also thanked staff for all the hard work.

I move to recommend to the Village Board of Trustees to approve the Administrative Review for Townhomes at Colette Highlands as recommended in the Appearance Review staff report dated October 12, 2016, as revised and amended on December 13, 2016 and as indicated in the below fully referenced motion.

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

I move to recommend to the Village Board of Trustees to approve the Administrative Review for Townhomes at Colette Highlands, as indicated in the elevation drawings titled "Townhomes at Colette Highlands 15608-24 Park Station Blvd. Orland Park, Illinois", prepared by John Conrad Schiess Architect, pages SK1 through SK15, subject to the following conditions:

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

SK15, which are the rear elevations of the various building types.
This case is now before the Development Services/Planning Committee for review prior to being sent to the Board of Trustees for final review/approval.

A motion was made by Trustee Calandriello, seconded by Trustee Gira, that this matter be 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

ADJOURNMENT: 6:42 P.M.

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,

John C. Mehalek, Village Clerk