

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, February 20, 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 6:03 P.M.

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

APPROVAL OF MINUTES

2017-0112 Approval of the January 16, 2017 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 January 16, 2017.

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

2017-0094 151st Street - Ravinia Avenue to West Avenue Purchase of Existing Temporary Traffic Signal

Director of Development Services Karie Friling reported that the Village is currently finalizing plans to reconstruct 151st Street from West Avenue to Ravinia Avenue. As part of the reconstruction project, new water main and storm sewer will be constructed. Currently the project is scheduled to be bid in 2018 with a majority of the work to be done in 2019. With the reconstruction of the intersection a temporary traffic signal will be required. The cost to take down existing signal equipment and install temporary equipment is estimated to be \$75,000.

As the LaGrange Road widening and enhancements project nears completion this year, temporary traffic signals throughout the corridor will be replaced with permanent signal equipment. As part of the LaGrange Road project, IDOT installed a temporary traffic signal at 151st Street and Ravinia. This intersection and traffic signal location is under the jurisdiction of Orland Park. The existing permanent signal equipment was left in place to be made operational again with the completion of LaGrange Road.

Given the fact that the Village will be reconstructing 151st Street in the very near future staff coordinated with IDOT the installation of the current temporary traffic signal to be compatible with the proposed 151st Street project. This would eliminate the need to have IDOT's contractor to remove the temporary equipment and reinstall the permanent equipment and then have the Village contractor remove the permanent equipment and install another temporary signal. However,

in order to leave the temporary signal in place to be utilized by the Village, the Village will need to purchase and maintain the signal equipment so that IDOT can close out the traffic signal portion of the LaGrange Road project.

A description of the items to be purchased is as follows:

PURCHASE OF EXISTING TEMPORARY TRAFFIC SIGNAL EQUIPMENT,
VIDEO DETECTION CAMERAS, AND WIRELESS RADIO ANTENNAS:
\$43,500.00 TOTAL

Staff recommends the Village purchase the temporary signal equipment from TriTech Electric and also recommends the temporary signal be left in place for utilization of the 151st Street reconstruction project. Staff will coordinate the removal and salvaging of the existing permanent equipment.

I move to recommend to the Village Board approval of the purchase of existing temporary traffic signal equipment located at 151st Street and Ravinia Avenue for the total amount not to exceed \$43,500.

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

2017-0093 Zeigler Building Code Variance

Director of Development Services Karie Friling reported that plans were submitted to the Village for a formal plan review of the proposed construction of a new Infiniti car dealership. Village ordinance 501.3.2 requires exterior walls to be solid masonry or a veneer of masonry with a minimum 2 5/8" thickness on a steel stud frame back up. The proposed construction indicates no masonry on several areas of the exterior wall. The architect proposes to add masonry in areas where structural support can be readily achieved.

The areas in question are portions of exteriors wall of which horizontal structural members are designed for wind loading and bracing the glazed storefront walls along main sales showroom areas. The steel sections / beams are designed for wind loading and not for the additional weight of concrete block of which will induce additional loads to both the horizontal beams and the vertical structural columns including all structural connections. The masonry provides no value to the building envelope in terms of structural loading or for fire resistance.

For clarification, the definition of a exterior wall per IBC Chapter 2 "Definitions" is a wall that is bearing or non bearing used to enclose the building and act as a weather barrier or thermal envelope. The percentage of wall surface below roof

membrane that has only steel stud is approximately 14% of the total wall surface. The architect added an additional 6% of the wall area with a masonry back up of which meets the intent of the code. The variance is requested for 8% of the total exterior wall surface of the building to remain as a steel stud frame with an aluminum composite metal surface serving as the finished exposed surface.

Chairman Fenton asked if it meets all the fire and structural codes.

Director Friling reported yes and that it is a local modification.

Grant Currier, President of Linden Group Architects thanked the committee for letting him speak, and stated that working with the village staff has been outstanding. He asked that if over the next two weeks they can work with Mike Coleman to refine the areas of the masonry that is going to be added back in. He stated that the front elevation of this particular building has a significant amount of glass over the showroom piece and they are having challenges in supporting masonry behind that glass. Mr. Currier stated that they would like a little more flexibility as to where they are going to add masonry back in.

Trustee Calandriello asked if it was corporate telling them what it needs to look like and now there is trouble fitting it with the village code.

Mr. Currier stated that it was the issue.

Trustee Gira stated that just for clarification, the next two weeks would be used fine tune the materials of the total wall surface.

Director Friling stated yes.

I move to recommend to the Village Board approval of a variance for the Zeigler Infiniti dealership to allow the use of steel stud back up in lieu of masonry that is required per Village Code.

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

2016-0871 Caliente Mexican Restaurant - Special Use Permit

Director of Development Services Karie Friling stated that the petitioner is proposing to operate a restaurant (Caliente Mexican Restaurant) at 11030 179th Street in the Marley Creek Commons retail center, located at 11000-11060 179th Street. The property is currently zoned BIZ General Business District. The restaurant is required to obtain Special Use approval because they are within 300

feet of a residential parcel (Section 6-207.C.20). A restaurant is an allowable Special Use for the BIZ zoning district as long as it is in accordance with the procedures and standards set forth in Section 5-105 of the Land Development Code.

Marley Creek Commons is a 17,263 square foot retail center on a 1.8 acre lot. The final site plan was approved by the Village Board on May 21, 2001 (Ord. 3530). The building itself consists of eleven tenant spaces, four of which are currently vacant.

Caliente Mexican Restaurant will occupy a vacant 1,259 square foot unit within Marley Creek Commons. The proposed restaurant will offer both dine-in and carry-out options. The interior of the space is being remodeled to accommodate the restaurant and will include approximately eight (8) seats. No outdoor seating area is proposed.

As confirmed by the property management company, Sanders Commercial Real Estate, Inc., the project will also consist of adding opaque gates to one of the existing dumpster enclosures and restriping an existing parking space in order to provide an additional handicapped accessible space, for a total of four (4) accessible spaces on site.

The proposed restaurant will be consistent with the character of the immediate vicinity of the property. Marley Creek Commons contains commercial retail, restaurant, personal service, and office tenants, with which the proposed restaurant is compatible. Surrounding uses include a retail shopping center to the west and a bank, fast food restaurant and vacant land to the south. Residential uses include the Stone Ridge subdivision townhomes and multi-family buildings to the north and Eagle Ridge II subdivision townhomes to the east.

This petitioner has not requested any variances or modifications for this project.

The recommendation motion includes the following conditions:

1. That a Building permit is submitted to the Building Department;
2. That the Petitioner comply with all Building and Health Code requirements;
3. That all mechanical equipment is screened, either at grade level with landscaping or hidden behind the roofline;
4. That any new signage is approved through a separate permitting process;
5. That four (4) handicapped accessible parking spaces are provided in the existing parking lot and meet the requirements of Land Development Code 6-306.D;
6. That opaque gates are installed on the existing garbage enclosure at the rear of the subject property and meet the requirements of Land Development Code Section 6-302.D. All existing and future grease receptacles must be located inside dumpster enclosure areas.

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.

PLAN COMMISSION MOTION

On January 24, 2017, the Plan Commission, by a vote of 6-0 moved to recommend to the Village Board of Trustees approval of a special use permit for Caliente Mexican Restaurant as fully referenced below.

Two (2) residents spoke at the meeting and expressed concerns over parking lot capacity, the possibility of the restaurant expanding in the future, hours of operation, and garbage from the retail center accumulating in residential properties to the east. Village staff noted that any property maintenance issues should be brought to the attention of the Development Services Department. A representative from the property management company answered questions from the Plan Commissioners and addressed resident concerns.

Overall, the Plan Commissioners viewed the proposed special use permit favorably and noted that Land Development Code requirements had been met.

The petitioner is proposing to operate a restaurant (Caliente Mexican Restaurant) at 11030 179th Street in the Marley Creek Commons retail center, located at 11000-11060 179th Street. The property is currently zoned BIZ General Business District. The restaurant is required to obtain Special Use approval because they are within 300 feet of a residential parcel (Section 6-207.C.20). A restaurant is an allowable Special Use for the BIZ zoning district as long as it is in accordance with the procedures and standards set forth in Section 5-105 of the Land Development Code.

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Caliente Mexican Restaurant will occupy a vacant 1,259 square foot unit within Marley Creek Commons. The proposed restaurant will offer both dine-in and carry-out options. The interior of the space is being remodeled to accommodate the restaurant and will include approximately eight (8) seats. No outdoor seating area is proposed.

As confirmed by the property management company, Sanders Commercial Real Estate, Inc., the project will also consist of adding opaque gates to one of the

existing dumpster enclosures and restriping an existing parking space in order to provide an additional handicapped accessible space, for a total of four (4) accessible spaces on site.

The proposed restaurant will be consistent with the character of the immediate vicinity of the property. Marley Creek Commons contains commercial retail, restaurant, personal service, and office tenants, with which the proposed restaurant is compatible. Surrounding uses include a retail shopping center to the west and a bank, fast food restaurant and vacant land to the south. Residential uses include the Stone Ridge subdivision townhomes and multi-family buildings to the north and Eagle Ridge II subdivision townhomes to the east.

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

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Overall, the Plan Commissioners viewed the proposed special use permit favorably and noted that Land Development Code requirements had been met.

Trustee Gira asked if any of the residents in the local area showed up to the Plan Commission meeting.

Director Friling stated that she believed there were one or two residents that showed up. She stated that they were mainly concerned about the general appearance.

Trustee Calandriello asked if parking would be an issue.

Director Friling stated that it would not be a problem.

I move to recommend to the Village Board approval of the Special Use Permit for Caliente Mexican Restaurant as fully referenced below.

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

I move to recommend to the Village Board of Trustees to approve a Special Use Permit for Caliente Mexican Restaurant to operate a restaurant located within 300 feet of a residential parcel, subject to the following conditions:

1. That a Building permit is submitted to the Building Department;
2. That the Petitioner comply with all Building and Health Code requirements;
3. That all mechanical equipment is screened, either at grade level with landscaping or hidden behind the roofline;
4. That any new signage is approved through a separate permitting process;
5. That four (4) handicapped accessible parking spaces are provided in the existing parking lot and meet the requirements of Land Development Code 6-306.D;
6. That opaque gates are installed on the existing garbage enclosure at the rear of the subject property and meet the requirements of Land Development Code Section 6-302.D. All existing and future grease receptacles must be located inside dumpster enclosure areas.

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

2017-0101 Tree Preservation and Green Infrastructure Account Policy Update

Director of Development Services Karie Friling reported that in 2008, the Village Board approved revisions to the Tree Preservation Section of the Land Development Code to provide for a "Tree Mitigation Account." This account provides a 'cash in lieu' option for landowners and developers who are unable to meet the Villages tree mitigation requirements on their property.

In 2010, a "Tree Mitigation Account Policy" was presented to the Development Services and Planning Committee and Finance Department for review. Since that time, only a handful of projects have been implemented using this account (# 010-0000-229-1100) as a funding source, which currently has a balance of \$212,682.50.

On February 6, 2017, the Village Board of Trustees approved an update to the name of the "Tree Mitigation Account" to the "Tree Preservation and Green Infrastructure Account." The name change better reflects the enhanced scope of work and project type that these funds may be used to support, as detailed in this policy update.

PROPOSED POLICY UPDATES

The proposed changes to the Tree Preservation and Green Infrastructure Account Policy are two-fold: 1) update the scope and type of work that may be funded by this account; and 2) to make minor changes to the schedule for project solicitation and review.

The scope of work that the Tree Preservation and Green Infrastructure Account may be used to fund is currently limited to tree plantings in public spaces. The proposed updated scope and type of work is expanded to include 1) tree preservation / enhancement projects and 2) green infrastructure projects, including design and permitting costs associated with the implementation of a project. The current policy that all projects funded by this account must be located on public property within the Village remains unchanged.

The current policy states that Development Services Department will solicit tree planting projects from different department in the Fall and Winter of each year. The proposed changes would implement a quarterly review schedule in the hope that momentum for both the Policy and specific projects could be maintained year round.

Chairman Fenton asked if any of the money could be used for the nature center.

Director Friling stated that it could possibly be, however the intent was to look at where additional trees, landscaping or green projects may be needed village wide.

I move to recommend to the Village Board approval of the changes to the Tree Preservation and Green Infrastructure Account Policy, as detailed in the memorandum titled "Tree Preservation and Green Infrastructure Account Update", dated 02/20/2017.

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

2017-0102 Village Hall Green Roof Structural Analysis - Proposal

Director of Development Services reported that in 2011, the Village worked with CBBEL to develop an application for funding for a green roof on Village Hall via the Illinois Green Infrastructure Grant Program. Funding for the project was not awarded. Since that time, the Illinois Green Infrastructure Grant Program has been suspended.

Interest in establishing a green roof at Village Hall has persisted. The Village Hall green roof would create an educational and social gathering space accessible to residents, visitors and staff members alike. The green roof would also increase

awareness of the watershed and water quality benefits potentially leading to the construction of more of these types of projects throughout the Village.

The proposed location for the green roof on two (2) second floor terraces on the north side of Village Hall are highly visible and relatively accessible to the Public and Village Staff. Additionally, these terraces overlook the Village's stormwater detention basin, which would directly benefit from the improved water quality generated by the green roof.

The first step in determining the feasibility of a green roof at Village Hall is to perform a structural analysis of the proposed locations. Such an analysis was not performed as a part of the 2011 application process. A proposal from Christopher B. Burke Engineering (CBBEL) to perform a structural analysis of the two (2) terraces to verify they have the structural capacity to allow for the installation of a green roof has been requested. Funding to pay for this study would come from the Village's Tree Preservation and Green Infrastructure Account.

The proposal states that CBBEL will review the existing plans of the Village Hall structure provided by staff. CBBEL has included one site visit in this proposal to verify existing conditions and to check items that are unclear in the existing plans. CBBEL will analyze the structure and determine if the structure has the capacity to support the proposed green roof loads and if it will be in compliance with the current Village building code requirements. As part of the analysis, CBBEL will determine if any modifications to the structure are required to support the proposed loads. CBBEL will provide the Village with a technical memorandum summarizing its finding and recommendations. Once this is completed, staff will come back to the Village Board with recommendations on moving forward or not with a pilot green roof project.

Chairman Gira asked if the money would come out of consulting fees or something else.

Director Friling stated that the fees would come out of the green infrastructure program.

Trustee Gira stated that she is not sure if the proposal is the right place to have a green roof, but would like to see if it is even possible.

I move to recommend to the Village Board to approve the proposal for the Village Hall Green Roof Structural Analysis from Christopher B. Burke Engineering, Ltd. of Rosemont, Illinois in an amount not to exceed \$4,850.00.

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

ADJOURNMENT: 6:20 P.M.

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

Casey Griffin, Deputy Village Clerk