

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, November 18, 2019

6:00 PM

Village Hall

Development Services, Planning and Engineering Committee

*Chairman William R. Healy
Trustees Daniel T. Calandriello and Michael R. Milani
Village Clerk John C. Mehalek*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:01 P.M.

Present: 3 - Chairman Healy; Trustee Calandriello and Trustee Milani

APPROVAL OF MINUTES

2019-0804 Approval of the October 21, 2019 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 October 21, 2019.

A motion was made by Trustee Milani, seconded by Trustee Calandriello, that this matter be APPROVED. The motion carried by the following vote:

Aye: 3 - Chairman Healy, Trustee Calandriello, and Trustee Milani

Nay: 0

ITEMS FOR SEPARATE ACTION

2019-0848 Historic District Grant Program - Discussion Only

Interim Director of Development Services Ed Lelo reported that in 1998, the Village Board approved the first non-residential facade improvement program, known as the Old Orland Facade Improvement Program. This program was primarily intended to address the appearance of historic non-residential buildings in Old Orland along 143rd Street. In 2009, the program was revised to include additional buildings along 143rd Street between West Avenue and LaGrange Road in order to address all of the commercial buildings (historic and non-historic alike) across from the downtown area. The program was renamed as the Commercial Facade Improvement Program. In late 2012, the Village Board renewed the facade improvement program and made the grant available to all commercial properties Village-wide. The program was referred to as the Appearance Improvement Grant (AIG). Qualifying improvements would be eligible for 50% of the cost of work up to \$50,000. The AIG was de-funded in 2018.

This item is now before the Village Board for discussion to determine if the grant program should be re-instated to help support business retention and attraction to the Old Orland Historic District. If the program was open to all properties in the Historic District, it could also assist property owners with maintaining the historic character of landmark buildings and other contributing structures. The costs to renovate existing commercial properties in the Historic District can be significant due to the age of the structure. In addition, the codes regarding the exterior appearance of the structure are typically more stringent in the Historic District. As

such, this would allow the Village to help offset some of the costs associated with bringing a new business to the district or maintaining the historic character of the community.

Previous grant programs were always 50/50 share between the Village and the property owner and the amount of funding typically has ranged from \$10,000 - \$50,000 per project. Grant eligible projects were limited to facade and site improvements, generally in public view.

This item is now before the Development Services Planning and Engineering Committee for discussion

Chairman Healy, Trustee Milani and Trustee Calandriello had comments and questions regarding this matter. (refer to audio file)

Interim Director Lelo responded to their comments and questions. (refer to audio)

This item is for discussion only.

This item was for discussion only. NO ACTION was required.

2019-0812 143rd Street Widening, CBBEL's Contract Modification and Extension

Director of Programs and Engineering Services Khurshid Hoda reported that on May 28, 2014 Christopher B. Burke Engineering, Ltd. (CBBEL) was awarded a contract to provide Phase I Engineering Services for 143rd Street widening for a total professional fee of \$859,103. On June 25, 2017, the Village extended CBBEL's contract (Supplement #1) for additional services in the amount of \$249,968.

Since the approval of Supplement #1 in 2017, IDOT has come up with new or modified design and engineering requirements resulting in additional scope of services that were not included in the original contract. Some examples of IDOT's new or modified requirements include new traffic data, updated crash analysis, new rainfall data for drainage study, retaining wall design (which is typically done in Phase II), Intersection Design Studies, and environmental studies for historic homes and related public involvement activities. The Village then requested CBBEL develop a proposal for the additional scope of services to meet the new project requirements. Attached to the committee packet are three documents, provided by CBBEL, outline of the added scope of services, hours, and resulting professional fees. The following is a brief summary of scope items that need to be added in order to complete Phase I Engineering:

1. Traffic Data Collection and Analysis - In October 2018, CMAP adopted projected traffic volumes for 2050. The 143rd Street project is currently designed for projected 2040 traffic volumes. This effort will update the traffic study with the new traffic data.

2. Crash Analysis Report - Update the crash analysis for the most recent five-years (2013 - 2017). Previously, it was completed for 2012 - 2016.
3. Location Drainage Study - In March 2019, the Illinois State Water Survey (ISWS) released an update to Bulletin 70, which provides rainfall frequency data utilized in design of the roadway storm sewer system. This effort will address IDOT's requested drainage design modifications by updating the previously completed study with the new rainfall data.
4. Retaining Wall Analysis - Complete retaining wall analysis for eleven (11) walls over 7-feet in exposed height. The original scope included three (3) walls.
5. Alternate Geometric and Streetscape Studies in the Old Orland and Downtown Areas - including:
 - a. 143rd Street/Southwest Highway/Union Street intersection
 - b. Metra Parking Impact and Mitigation
 - c. 143rd Street and Wolf Road Intersection/Impact of Yunker School House
 - d. Preferred Alternative Geometric Design Update (including providing 5-feet of space behind all retaining walls). IDOT made this a requirement for future maintenance purposes. Typical roadway section will be modified from 17ft to 12ft wide median between Deer Haven Lane and Ridge Avenue and new curb ramps at 22 locations.
6. Intersection Design Studies (IDS) - These include:
 - a. Revisions to the IDS for 143rd Street and Wolf Road intersection
 - b. Update design documents to accommodate IDOT's policy change for design vehicle to WB-65 (multi-unit truck)
 - c. Detailed traffic signal layout and phasing plan for the 143rd Street/Southwest Highway/Union Street Intersection. This is a unique intersection due to proximity of existing rail road crossing and nontraditional roadway approaches. This level of design is typically required in Phase II Engineering. However, is requiring detailed layout of this intersection to ensure intersection design including pole locations, sightlines, and signal phasing reflected in the IDS is feasible.
7. Railroad Coordination - Coordinate intersection layout and signal infrastructure with various railroad, local and state agencies regarding the existing railroad crossing located on 143rd Street, just east of Southwest Highway.
8. Additional Environmental Studies - There are thirteen (13) historic properties located within the project limits. This task includes additional Section 106 coordination for the historic properties. Seven historical properties have proposed property acquisition and individual exhibits will be prepared for each property for coordination with the Orland Park Planning Commission, IDOT BDE Cultural Resources Unit and IDNR State Historic Preservation Officer (SHPO). Orland

Park's Planning Commission acts as the Historic Commission for SHPO.

9. Forest Preserve Coordination - Previously this task was assigned to Lokota Group. To reduce project costs, CBBEL will coordinate with the Forest Preserve.

10. Public Involvement/Meetings - Previously this task was assigned to Lokota Group. To reduce project costs, CBBEL will be performing public involvement activities including meetings with Village's Planning Commission who also acts as Village's Historic Commission.

11. Geotechnical Investigations for the additional eight (8) retaining walls and related elements identified during engineering process.

12. Project Management and Quality Control/Assurance

Note: Detailed scope of services, man-hour projections, and professional fees are provided in the attached documents.

Current Request

To complete the added tasks outlined above, CBBEL is requesting additional professional fees. The staff is recommending the following two supplements for CBBEL to complete Phase I Engineering Services:

Supplement #2 - Zero Dollar Amendment to the Existing Federal Services Agreement through IDOT:

This includes processing a Zero Dollar amendment to the existing federal services agreement through IDOT, which does not change the upper limit of the current federal engineering services contract amount (\$1,109,071). The current remaining contract balance is \$175,413, the majority of which is for CBBEL's sub-consultant services that are not required at this time with the exception of Huff & Huff, Inc., (environmental sub-consultant) who has \$3,550 for its services. CBBEL is proposing to reallocate \$171,863 of these funds to CBBEL and Huff & Huff. These include reallocating \$159,240 to CBBEL and \$12,623 to Huff & Huff. This is a first step to move forward with ongoing critical Phase I Engineering tasks prior to processing Supplement #3. Since this is a federal contract, a Zero Dollar Supplemental Agreement must be approved by the Village and processed with IDOT to reallocate funds from one firm to another. This typically takes eight weeks to process once submitted to IDOT. As a Zero Dollar Amendment, the agreement's upper limit is not modified and therefore, no additional funding is required at this time. Some of the design and engineering services have been moved from Phase I to Phase II (e.g., retaining wall design and engineering services) where the Village expects to save significant professional fees (if we get IDOT funding for Phase II and split the professional fees at 70/30 between IDOT

and the Village). The documents that are attached to the committee packet show the proposed reallocation of funds, and Attachment A includes the CBBEL scope of services.

The Village has been and will continue to pursue IDOT to fund Phase II Engineering Services and construction of 143rd Street widening. If the Village gets IDOT funding, Phase II Engineering services will be split between IDOT and the Village at 70% and 30%, respectively. IDOT funding would provide significant savings to the Village in Phase II Engineering services.

Supplement #3 - Request for Additional Funds:

CBBEL is requesting an additional \$363,394 in additional funds to complete Phase I Engineering. The additional funds are for work that is required by IDOT to complete Phase I Engineering but not included in the current federal engineering services agreement. This supplement contains \$223,958 for Wang Engineering (CBBEL's sub-consultant) to complete IDOT required geotechnical field work. \$139,436 is for CBBEL to complete remaining necessary tasks. This supplement would be funded by Village's CIP funds.

Over the last several months, Village staff has worked with CBBEL's team and with IDOT's input, to reduce the Phase I scope of work required for its completion, specifically for geotechnical and structural design elements. At staff's request and to show CBBEL is working with the Village's on this project, they have eliminated the fixed fee (i.e.; profit) associated with Supplement #3. This reduction helps minimize the additional cost to the Village by \$20,825.

Due to some of the schedule sensitive elements of Phase I Engineering and to allow CBBEL's team to continue their work, the staff is bringing this request to the Development Committee and Board on the same night.

Trustee Milani, Trustee Calandriello and Chairman Healy had questions and comments regarding this matter. (refer to audio file)

Director Hoda responded to their questions and comments. (refer to audio file)

I move to recommend to the Village Board to approve the proposal from Christopher B. Burke Engineering, Ltd. of Rosemont, Illinois for the 143rd Street Widening, Phase I Engineering Services for Supplement #2 - Zero Dollar Amendment to the Existing Federal Services Agreement through IDOT.

and

I move to recommend to the Village Board to approve the proposal from Christopher B. Burke Engineering, Ltd. of Rosemont, Illinois for the 143rd Street widening for an additional \$363,394 in professional fees to complete Phase I

Engineering Services (Supplement #3).

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

Aye: 3 - Chairman Healy, Trustee Calandriello, and Trustee Milani

Nay: 0

ADJOURNMENT: 6:21 P.M.

A motion was made by Trustee Milani, seconded by Trustee Calandriello, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 3 - Chairman Healy, Trustee Calandriello, and Trustee Milani

Nay: 0

2019-0877 Audio Recording for the November 18, 2019 Committee Meetings - Development Services, Planning and Engineering and Finance Committee

NO ACTION

/AB

Respectfully Submitted,

John C. Mehalek, Village Clerk