

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us



Meeting Minutes

Monday, April 18, 2016

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 6:00 P.M.

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

APPROVAL OF MINUTES

2016-0299 Approval of the March 21, 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 March 21, 2016.

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

2016-0295 2016 Consulting and Exclusive Commercial Real Estate Listing Agreement with HSA Commercial, Inc.

Director of Development Services Karie Friling reported that the Village of Orland Park has been working with HSA (Tim Blum and Associates) on the marketing and development of deal structures for the Main Street Development Project. HSA has worked closely with Village staff and has served as a useful extension of Village resources throughout the process, with no Village funds expended to-date. HSA will be paid a commission for the University of Chicago Medicine Project, when the Certificate of Occupancy is issued later this year. This is consistent with the terms of the contract.

I move to recommend approval to the Village Board of Trustees of the 2016 Consulting and Exclusive Commercial Real Estate Listing Agreement with HSA Commercial Real Estate, as attached.

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

2016-0293 Intergovernmental Agreement -IL Route 43 (Harlem Avenue) at 143rd Street Intersection Improvements (IDOT contract No. 60X73) - Addendum 1

Director of Development Services Karie Friling reported that on March 2014, the Village approved IDOT's Letter of Intent for the general scope of work for this project. Over the last several months, Village staff and IDOT have been working together to coordinate the design and eventual construction of the intersection improvements of IL Route 43 (Harlem Avenue) at 143rd Street. The improvements include the installation of a south bound right turn lane, additional south bound left turn storage area, drainage improvements, and modernizing the existing traffic signal. Per the Letter of Intent and the Intergovernmental Agreement (IGA) with IDOT, the Village is obligated to pay for a portion of the traffic signal modernization work due to the fact the Village has jurisdiction of the west leg. IDOT is in the final stages of design and it is anticipated that the project will be bid in January 2015.

In December of 2014 the Village Board approved and executed the IGA with IDOT for an amount estimated to be \$20,125.00 Since that time the intersection work is completed and IDOT is finalizing the traffic signal installation and turn on. This work is estimated to be completed this Spring. With recent intersection improvement projects, the Village has installed LED illuminated street name signs or these sign installations have been coordinated with IDOT's work i.e. LaGrange Road and 159th Street.

At the time of the letting and contract award the 143rd and Harlem plans did not include the illuminated street name signs. Staff requested IDOT to re-design and price the installation of the illuminated signs. The cost for this work is \$20,216.48. Per IDOT policy illuminated street name signs are paid 100% by the municipality.

Attached is the addendum to the previously executed IGA and cost estimate for the proposed illuminated street name signs. Payment for this work will be included in the final invoice provided by IDOT later this year.

This agenda item is being considered by the Development Services Planning and Engineering Committee and the Village Board of Trustees on the same night.

I move to recommend to the Village Board to approve the Addendum to the Intergovernmental Agreement between the Village of Orland Park and the Illinois Department of Transportation for intersection improvements to Illinois Route 43 (Harlem Avenue) at 143rd Street, IDOT contract No. 60X73.

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

2016-0132 Plata Consolidation - Plat of Subdivision

Director of Development Services Karie Friling reported that the petitioner is proposing to consolidate two (2) adjacent lots, both of which are owned by the petitioner. Once consolidated, the petitioner plans to construct a new 665 square foot detached garage and driveway to the east of the principle building, a two-story brick and frame residence. Approval of this or any other structure is not a part of this petition.

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to consolidate two lots into a single lot. The subject property is currently two separate parcels.

The recommendation motion includes the following conditions:

- 1) Submit a Plat of Subdivision to the Village for recording.
- 2) Meet all building code related items.

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

Plan Commission Motion

On March 22, 2016, the Plan Commission, by a vote of 6-0, moved to recommend to the Village to approve the consolidation of the parcels owned by Marcin Plata, as fully referenced below.

Plan Commission Discussion

On March 22, 2016, a public hearing was held before the Plan Commission, the only discussion outside of the Commissioners' conversation was a clarification made by Marcin Plata, the petitioner and land owner. Mr. Plata clarified that while his occupation is that of a contractor, he would in no way be using a proposed garage, (unrelated to this review) for the purpose of running a home business. The issue was quickly laid to rest and the Commissioners expressed their approval of the consolidation. The motion was then put to a vote, and passed unanimously 6-0.

Trustee Calandriello asked if it is going to interfere with any of the neighbors.

Director Friling reported it should not interfere.

I move to recommend to the Village Board approval of the consolidation of the two parcels located at 7820 West 139th Street as recommended at the March 22, 2016 Plan Commission meeting and as fully referenced below.

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

I move to recommend to the Village Board of Trustees to approve the lot consolidation of the two (2) parcels addressed 7820 West 139th Street subject to the following condition:

1. Submit a Record Plat of Subdivision to the Village for recording.

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

2016-0105 Orland Park History Museum - Special Use Permit, Rezoning, Plat of Subdivision

Director of Development Services Karie Friling reported that the petitioner is requesting to locate the Orland Park History Museum (OPHM) at 14415 Beacon Avenue, the Old Village Hall Building. The property is located in the OOH Old Orland Historic District. Museums are considered special uses in all areas of the district and are required to obtain Special Use approval (Section 6-209.B). The museum will share the building with the Village's Building Maintenance Division, with approximately two-thirds of the building occupied by the Museum (4,800 sf), and one-third by Building Maintenance (2,200 sf). The Museum will occupy the north and south wings of the building, with Building Maintenance in the middle section.

The proposed museum will be consistent with the character of the immediate vicinity of the subject property. The surrounding uses include the Humphrey House Museum operated by the Orland Historical Society to the west, Frontier Park to the east, and single family residential homes to the north and south. There is also a mix of small businesses to the north along Beacon Avenue.

Permission is also requested to allow two (2) Village-owned parcels, 9761 Ravinia Lane and 9740 Ravinia Court, to be rezoned from VCD Village Center District to OL Open Lands District to match the zoning of the adjacent Pioneer Park. Once rezoned, these two (2) parcels would match the zoning of the adjacent Pioneer Park, allowing these parcels to then be consolidated.

Additionally, permission is requested for the approval of a Plat of Consolidation, which reflects the consolidation of three (3) parcels, 9761 Ravinia Lane, 9740 Ravinia Court and 9750 Ravinia Court, into one (1) parcel with parcel information 9750 Ravinia Court. These three (3) parcels include Pioneer Park and two (2) adjacent parking lots. This consolidation creates a contiguous park / parking lot

scenario.

This same Plat of Consolidation also reflects the consolidation of two (2) parcels, 14415 Beacon Avenue, which is where the Old Village Hall / OPHM building is located, and 14427 Beacon Avenue, into one (1) parcel with parcel information 14415 Beacon Avenue.

As a note of clarification, two (2) properties in Orland Park have the address 9761 Ravinia Ln. The 9761 Ravinia Ln with the PIN 27-09-213-027-0000, adjacent to the 14415 Beacon Avenue address, which is triangular and is only occupied by an asphalt parking lot, is the 9761 Ravinia Ln that is referred to in this petition. This petition makes no reference nor implies any change, update or modification to 9761 Ravinia Ln, PIN 27-09-213-034-0000.

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

The recommendation motion includes the following conditions:

- 1) Meet all final engineering and building code related items.
- 2) Submit a sign permit application to the Building Division for separate review.
- 3) Install at minimum one (1) new ADA compliant parking space and five (5) bicycle parking spaces within close proximity to the Old Village Hall building.
- 4) Update existing garbage enclosure to comply with current Land Development Code regulations.

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

Plan Commission Motion

On March 22, 2016, the Plan Commission, by a vote of 6-0, moved to recommend to the Village to approve the special use permit for the Orland Park History Museum and the plat of consolidation and rezoning of the Village-owned parcels related to the Orland Park History Museum project, as fully referenced below.

Plan Commission Discussion

On March 22, 2016, a public hearing was held before the Plan Commission, but no members of the public spoke. All six (6) Commissioners in attendance had a positive response to and spoke in support of the project. Orland Park History Museum representatives were in the audience and available for questions. The motion passed unanimously 6 - 0.

This case is now before the Development Services, Planning and Engineering Committee for review prior to being sent to the Board of Trustees for final review/approval.

I move to recommend to the Village Board approval of a special use permit for the

Orland Park History Museum and the plat of consolidation and rezoning of the Village-owned parcels related to this project as recommended at the March 22, 2016 Plan Commission meeting and as fully referenced below.

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

I move to recommend approving the Special Use Permit for the establishment of a museum at 14415 Beacon Avenue subject to the following conditions:

- 1) Meet all final engineering and building code related items.
- 2) Submit a sign permit application to the Building Division for separate review.
- 3) Install at minimum one (1) new ADA compliant parking space and five (5) bicycle parking spaces within close proximity to the Old Village Hall building.
- 4) Update existing garbage enclosure to comply with current Land Development Code regulations.

And

I move to recommend approving the rezoning from VCD Village Center District to OL Open Lands District for the 2.1 Acre lot east of the Old Village Hall, located at 9750 Ravinia Court, subject to the same conditions outlined above.

And

I move to recommend approving the lot consolidation of 9761 Ravinia Lane, 9740 Ravinia Court and 9750 Ravinia Court as depicted in the proposed plat titled "Plat of Consolidation" prepared by Thomson Surveying, Ltd. and dated 02/23/2016, subject to the following condition:

- 1) Submit a Record Plat of Consolidation to the Village for recording.

I move to recommend approving the lot consolidation of 14415 Beacon Avenue and 14427 Beacon Avenue as depicted in the proposed plat titled "Plat of Consolidation" prepared by Thomson Surveying, Ltd. and dated 02/23/2016, subject to the following condition:

- 1) Submit a Record Plat of Consolidation to the Village for recording.

**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

2016-0292 16555 108th Avenue Class 6B Resolution

Director of Development Services Karie Friling reported that this request is for the board to consider a resolution in support of a new Class 6B status for property located at 16555 108th Ave (PIN: 27-20-402-019-0000) in Orland Park. The Class 6B designation is being applied for by Stan Latek, on behalf of the owner Fudala Hodings LLC.

The applicant is seeking the Class 6B incentive based on abandoned property provision of the Cook County Real Property Assessment Classification Ordinance. To qualify for the incentive under this provision the applicant must verify that the property has been purchased for value and has been vacant for 24 continuous months. The petitioner provided the sale contract and an affidavit verifying the 24 continuous months of vacancy. The incentive term is for a period of 10 years (16% of market value) and then begins to rise in years 11 & 12 (23% and 30% respectively). In the absence of this incentive, real estate would normally be assessed at 36% of its market value.

The petitioner requires the tax incentive to provide reoccupancy to the building. If granted the owner plans to open an engineering office at this location.

I move to recommend to the Village Board of Trustees approval of a resolution determining the necessity and benefit from commercial uses and supporting the granting of class 6B status pursuant to the Cook County Real Property Classification Ordinance for Certain Real Estate Located at 16555 108th Avenue in Orland Park, Illinois.

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: 6:10 P.M.

A motion was made by Trustee Calandriello, 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

Casey Griffin, Deputy Village Clerk