

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, January 19, 2015

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 6:14 P.M.

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

APPROVAL OF MINUTES

2015-0055 Approval of the December 15, 2014 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 15, 2014.

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

2014-0728 Pizza Hut

Director of Development Services reported about a special use permit being requested by Pizza Hut.

PROJECT: Pizza Hut

PETITIONER: Misti Stewart - Franchise Management Inc.

PURPOSE: The petitioner requests special use permit approval to operate a carry-out restaurant that is within 300 feet of a residential use.

LOCATION: 7842 159th Street

PIN NUMBER: 27-13-317-005

ATTACHMENTS

Response to Special Use Standards

VOP Exhibit

Petitioner Exhibit

Plat of Survey

SIZE: 1,151 square feet

EXISTING ZONING AND LAND USE:

BIZ General Business District - Vacant

SURROUNDING ZONING AND LAND USE:

North: R-4 Residential / Single Family Attached Residential

South: Not Orland Park / Commercial Retail

East: BIZ - General Business District / Restaurant

West: BIZ - General Business District / Commercial Retail

COMPREHENSIVE PLAN DESIGNATION:

Community Commercial

TRANSPORTATION:

Primary access to the site is via a full access curb cut that opens on to 159th Street, a IDOT major arterial street. The site can also be accessed via cross access connections that lead through the existing commercial development from 80th Avenue to 78th Avenue.

PLANNING OVERVIEW and DISCUSSION:

The petitioner is proposing to operate a carry-out only restaurant (Pizza Hut) in the existing Patio Retail Center located at approximately 7842 159th Street. The interior of the space is being remodeled to accommodate the carry-out restaurant.

Land Use/Compatibility:

Restaurants are compatible uses in the BIZ commercial zoning districts. The parcel is within 300 feet of a residential parcel to the north of the subject property, requiring special use approval to operate at this location.

Landscaping:

There are no proposed changes to the existing site plan or landscaping.

Parking/Loading:

The proposed 1,151 square feet carry-out restaurant is required to provide 1 parking space for every 200 square feet of area. A total of 6 parking spaces must be provided to accommodate this use, there is ample parking available in the Patio Retail Center and plenty of shared parking opportunities given the existing cross access connections. Existing parking will be able to accommodate this new use.

Garbage Enclosure:

There is an existing masonry garbage enclosure at the rear of the property that is utilized by the tenants of the Patio Retail Center. The enclosure is in good repair

and does not need to be remodeled or renovated at this time.

Building Elevations:

There are no changes to the exterior of the building or site. Signage will be permitted and approved via a separate sign permit review, which is not a part of this approval.

SPECIAL USE STANDARDS

When considering an application for special use permit, the decision making body shall consider the eight special use standards listed in the Code. It is the responsibility of the petitioner to prove that all eight standards are met. A written response to each standard is required. The petitioner has provided such responses to the Special Use Standards (responses in italics below).

1. The special use will be consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations;

The special use permit we are applying for will be consistent with the purposes, goals, and objectives of the Comprehensive Plan, any adopted or overlay plan and these regulations.

2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development;

The special use will be consistent with the community character of the immediate vicinity of the parcel for development because it is a restaurant. There are retail stores next door so this addition may bring in more customers for the adjacent tenants. It is also adding value to the property and adding another restaurant to the community.

3. The design of the proposed use will minimize adverse effects including visual impacts on adjacent properties;

The design of the proposed will have no visual impacts on the adjacent properties. The only exterior addition is the building signage which will draw attention to the building, bringing in more customers for the adjacent properties.

4. The proposed use will not have an adverse effect on the value of adjacent property;

The proposed use for this unit will not have an adverse effect on the adjacent properties because it is a restaurant. If anything it will attract more customers to the other properties boosting their sales.

5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and

medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service;

The applicant has demonstrated that public facilities and services will be capable of serving the special use at an adequate level of service because there are no exterior alterations to the site. All exits and pathways will remain accessible at all times. There are many access points for deliveries and adequate amounts of parking available. Deliveries will be made to the rear of the building which is easily accessible from the main road.

6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development;

No development, new construction to the buildings or site will be made to any open space on the exterior of the building. All existing landscaping is remaining unchanged. The applicant agrees to have made adequate legal provision to guarantee the provision and development of any interior space to the proposed development.

7. The development will not adversely affect a known archaeological, historical or cultural resource; and

No archaeological, historical or cultural resources will be affected with the conversion of this space to a Pizza Hut.

8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

It is the responsibility of the petitioner to prove that all standards will be met. The petitioner has provided special use standard responses.

PLAN COMMISSION MOTION

On January 13, 2015, the Plan Commission, by a vote of 5-0 moved to recommend to the Village Board of Trustees approval of a Special Use Permit Pizza Hut Restaurant as fully referenced below.

The motion includes the following conditions:

1. That the Petitioner comply with all Building and Health Code requirements; and

2. That all new signage is approved through a separate permitting process.

PLAN COMMISSION DISCUSSION

The Plan Commission viewed the proposed Special Use Permit very favorably and thus recommended no modifications to the petition as proposed. In addition, there was no one in the audience regarding this project.

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 approval of a special use permit amendment for Pizza Hut Restaurant as recommended at the January 13, 2015 Plan Commission meeting and as fully referenced below.

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

On January 13, 2015, the Plan Commission, by a vote of 5-0 moved to recommend to the Village Board of Trustees approval of a special use permit amendment for Pizza Hut Restaurant as recommended at the October 14, 2014 Plan Commission meeting and as fully referenced below.

The motion includes the following conditions:

1. That the Petitioner comply with all Building and Health Code requirements; and
2. That all new signage is approved through a separate permitting process.

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

2014-0727 Paddy B's Restaurant Expansion - Approval

Director Friling reported about the expansion of Paddy B's Restaurant.

Project
Paddy B's Restaurant Expansion - 11969 143rd Street
2014-0727

Petitioner
Timothy F. McCarthy

Purpose

The petitioner is requesting the approval of a Special Use Permit Amendment for a restaurant expansion located within 300 feet of a residential parcel.

Requested Actions: Special Use Permit Amendment

Project Attributes

Addresses: 11969 143rd Street

P.I.N.: 27-07-100-010-0000

Size: 2,700 s.f.

Proposed Expansion: 900 s.f.

Comprehensive Plan Planning District: Orland Grove Planning District

Comprehensive Land Designation: Neighborhood Mixed Use

Existing Zoning: BIZ - General Business District

Existing Land Use: Commercial Retail

Surrounding Land Use:

North: R-4 Residential District - (across 143rd St.) Long Run Creek Subdivision

South: NOP Not Orland Park - (unincorporated O.P.) Pinewood Subdivision

East: BIZ General Business District - Vacant parcel

West: NOP Not Orland Park - (across Will-Cook Rd.) Homer Glen

PROJECT DESCRIPTION & CONTEXT

The petitioner is requesting a special use permit amendment to expand an existing restaurant located at 11969 W. 143rd Street into a portion of an adjacent vacant tenant space located at 11975 W. 143rd Street. While only 900 square feet of the adjacent 2,110 square foot tenant space will be occupied by the proposed expansion, this special use permit amendment will apply to the entirety of that tenant space. This proposal will lead to an increase in land use intensity by adding an additional restaurant space to the Pinewood Plaza Shopping Center; space that was previously used for on-site academic tutoring.

Paddy B's Restaurant is required to obtain the approval of a special use amendment because it is located within 300 feet of a residential parcel (Section 6-207.C.20). Five (5) residential parcels are located within 300 feet of the proposed restaurant expansion. The residential parcels are all located in the Pinewood Subdivision, an unincorporated area of Orland Park consisting of single-family homes. The rear alley of the proposed restaurant expansion would sit adjacent to the property line of some of these residential parcels, separated by an approximately 15 foot turf buffer area and 8 foot tall wooden privacy fence.

The proposed 900 square foot expansion will be created by removing a partition wall located along the west side of Paddy P's existing footprint, and then building

a new partition wall approximately 17 feet inside the 11975 unit. The space created by this expansion will include an additional seating area and a storage area for kitchen supplies. The expanded seating area will allow for eight (8) more tables and thirty-two (32) more chairs. The kitchen storage area will include additional freezers and refrigerators, as well general storage space. An existing accessible restroom will also be incorporated into the expansion. No cooking will take place in the new expansion area. Restaurant hours will remain unchanged (11am until 2am, seven days a week).

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

The motion includes the following conditions:

1. That the Petitioner comply with all Building and Health Code requirements; and
2. That all new signage is approved through a separate permitting process.

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

FLOOR PLAN

"Paddy B's Restaurant Pub Expansion"

The floor plan submitted for this project, titled "Paddy B's Restaurant Pub Expansion", shows the interior details of the proposed restaurant expansion. The proposed seating area measures 16 feet wide by 30 feet long. This area will include eight (8) tables and thirty-two (32) chairs located along the new partition wall and in the open space between this new wall and the existing Paddy B's Restaurant bar area. A small servers table will be located at the southeast corner of the seating area.

A hallway measuring approximately seven (7) feet wide by ten (10) feet long will connect the seating area to an existing accessible bathroom. Adjacent to the hallway and restroom will be the new kitchen storage area, which measures approximately ten (10) feet wide by seventeen (17) feet long. Flooring throughout the expansion will be twelve (12) inch by twelve (12) inch ceramic tile, except for in the kitchen storage area, which will be quarry tile to match the existing Paddy B's Restaurant kitchen tile.

The north end of the expansion area contains existing storefront windows and an entrance doorway, which act as an emergency exit. The west end of the expansion includes the partition wall that will define the new expansion space. The new wall is detailed as 6 inch fire rock partition wall, which will extend from floor to roof.

The south and east side of the expansion will include an existing accessible restroom and the kitchen storage expansion. A portion of Paddy B's Restaurant existing non-bearing partition wall will be removed to create an open entryway into

the new kitchen store area. A new interior doorway will open into a hallway which connects the new seating area to the aforementioned restroom.

The expansion will be aligned to an existing fire suppression sprinkler and alarm system, which was installed in 2011 when the space was remodeled by a previous tenant.

MOBILITY

Vehicular/Traffic:

Vehicles can access the site from the west from a curb cut on Will-Cook Road and from the south from a curb cut on 143rd Street. A second curb cut on Will-Cook Road provides access to Pinewood Plaza rear alleyway.

Parking and Loading:

The Pinewood Plaza shopping center was originally constructed under unincorporated Cook County zoning regulations. The existing large parking lot at Pinewood Plaza provides a shared pool of 215 parking spaces that will meet the parking needs of this restaurant expansion. Section 6-306 of the Land Development Code requires parking be measured according to the square footage of the restaurant establishment using a formula of one (1) parking space per 100 square feet.

Applying the abovementioned formula, Paddy B's Restaurant would require an additional nine (9) parking spaces for the new 900 square foot expansion and twenty-seven (27) spaces for the existing 2,700 square feet, or thirty-six (36) spaces in total. Adding Paddy B's thirty-six (36) required spaces to current tenant parking space requirements equals 200 spaces, leaving fifteen (15) still available for future shopping center expansion requirements. (Of the 200 currently required parking spaces, five (5) of those spaces are for Nancy's Pizza, which is scheduled for closure at the end of 2014).

In conclusion, Pinewood Plaza's parking lot can accommodate for Paddy B's thirty-six (36) required parking spaces, and will have twenty (20) "open" spaces after Nancy's Pizza closes at the end of 2014.

Loading activities occur at the designated locations at the rear of the shopping center.

LANDSCAPING/TREE MITIGATION

No landscaping or trees will be removed during this project.

DETAILED PLANNING DISCUSSION

The Pinewood Plaza Shopping Center, where Paddy B's Restaurant is located, is zoned BIZ General Business District. The restaurant is required to obtain special use approval because it is located within 300 feet of a residential parcel (Section

6-207.C.20). A restaurant is an allowable special use for the BIZ district as long as it is in accordance with the procedures and standards set forth in Section 5-105 of the Land Development Code.

In 2010 the Village Board approved special use permit (Ord. 4566 - 6/7/2010) which allowed the petitioner to establish Paddy B's Restaurant within 330 feet of a residential parcel. Subsequently in 2011, the Board approved an amendment to this permit (Ord. 4639 - 4/18/2011) to allow for a 900 s.f. expansion of the existing 1,800 s.f. Paddy B's Restaurant facility, bringing the total square footage to 2,700 s.f. To expedite the approval process in 2011, the case bypassed the Development Services Planning Committee for review and was instead sent directly to the Board of Trustees for final review and approval. The current expansion petition is seeking a near identical approval as the 2011 special use amendment.

Four (4) additional special use permits have been issued since 1999 for restaurants located in Pinewood Plaza, including Marco's Pizza in November, 2014, El Sabor Mexican Restaurant (Ord. 3218 - 1/22/1999), Cheesecake, Coffee and Cones (Ord. 3267 - 7/22/1999) and Paddy B's Restaurant and Pub (Ord. 4566 - 6/9/2010). Three other restaurants which currently operate in Pinewood Plaza - Nancy's Pizza, China House Chop Suey and Subway - were not issued special use permits as such a permit was not a requirement at the time of their establishment.

The sign face above 11975 W. 143rd Street, where the Paddy B's expansion is proposed, currently shows remnants of the previous tenant's wall sign (Intellect Learning Center). As part of Intellect Learning Center's lease, this sign face must be repaired and restored. As such, the sign face repair will not be a condition of Paddy B's approval.

Additionally, the existing chain-link fence garbage enclosure in the rear alley of Paddy B's is an existing non-compliant accessory structure. However, the property owner, Family Video, opted to replace all of the dumpster enclosures at Pinewood Plaza outright with 8-foot wooden enclosures. As such, this condition was not included as part of the current proposal.

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

Natural Features

The area is fully built out and no natural features of note exist in or around the site.

Preliminary Engineering

n/a

Special Use Permit

When considering an application for special use permit, the decision making body shall consider the eight special use standards listed in the Code. It is the responsibility of the petitioner to prove that all eight standards are met. A written response to each standard is required. The petitioner has provided such responses to the Special Use Standards.

1. The special use will be consistent with the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations; "The special use requested is consistent with the established standard of the Comprehensive Plan in that "use" requested is assuming a portion/space of the building previously used as a restaurant. No modifications to the outside of the building are being requested."
2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; "The special use is consistent with community character."
3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties; "The design of the proposed use should not affect adjacent properties."
4. The proposed use will not have an adverse effect on the value of the adjacent property; (If necessary, be prepared to offer expert testimony that the proposed project will have no adverse impact on surrounding properties); "The proposed will not have an adverse effect of the value of adjacent property."
5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service; "The existing public facilities and services should not be affected by the special use, nor should it hamper services in the immediate area."
6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; "The applicant has provided a site plan and property use plan along with legal description of the requested use."
7. The development will not adversely affect a known archaeological, historical or cultural resource; "The development will not adversely affect a known archaeological, historic or cultural resources."
8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other

requirements of the ordinances of the Village; "The proposed use will comply with all additional standards of the Village of Orland Park."

Land Use/Compatibility

The proposed special use will be consistent with the character of the immediate vicinity of the Subject Property. The surrounding property is zoned BIZ General Business District, containing a bank to the northeast, a Walgreen's to the northwest and a vacant property to the immediate east of the shopping center. The property across 143rd Street to the north is a residential development; property to the south is in unincorporated Orland Park and contains single-family residences. Property to the west, located in Homer Glen, has commercial zoning and is used for retail purposes. The restaurant will be consistent with these surrounding uses. Pinewood Plaza also includes other commercial uses, including other restaurants, cleaners, salons and other retail units, with which the restaurant expansion is compatible.

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

Lot Coverage

Maximum - 75%

Existing - 89% (existing non-conforming)

Lot Size

Minimum - 10,000 s.f.

Existing - 150,645 s.f.

Setbacks

Front:

Required - 25'

Existing - 45'

Side Yard:

Required - 15'

Existing - 30'

Rear Yard:

Required - 30'

Existing - 30'

Landscape Bufferyards

Required - Bufferyard D

Existing - Bufferyard D

Accessory Structures

Garbage Enclosures - 8 foot tall neutral-color wood fence enclosures have been proposed to replace all existing chain-link fence with metal slats in the rear alley of Pinewood Plaza. The owners of Pinewood Plaza, Family Video, have plans to make these upgrades. The enclosures will measure 10 feet by 10 feet, be faced on three sides with 1 inch x 6 inch dog-eared treated wood slats and be supported on each corner by 4 inch by 4 inch treated posts. Wooden swinging gates will provide access to the interior of the enclosure. This work is not, however, a condition of Paddy B's approval.

Mechanicals/Utility Conduits

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline.

Signage

Signage is not part of this petition and should be submitted for separate review to the Building Division.

This is now before Plan Commission for consideration.

I move to recommend to the Village Board approval of a special use permit amendment for Paddy B's Restaurant as recommended at the January 13, 2015 Plan Commission meeting by a vote of 5-0 and as fully referenced below.

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

The motion includes the following conditions:

1. That the Petitioner comply with all Building and Health Code requirements; and
2. That all new signage is approved through a separate permitting process.

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

2015-0051 Renewal of Build Orland Program

Director Friling reported that the 'Build Orland' program was instituted by the Village Board of Trustees in 2010. The goal of the program was to encourage new growth and development through the temporary reduction and deferral of permit and impact fees. In 2011 & 2012, the program was renewed, but only for new residential projects. In summary, new residential projects received a 25% reduction on permit/impact fees and a 50% reduction on water tap fees. Additionally, projects were also allowed to defer the payment until final occupancy. Projects with pre-existing incentive/inducement agreements (i.e. sales tax sharing) were not eligible for the program. Additionally, projects with existing development/

annexation agreements could only receive one 'discount' of fees, either those set by agreement, or the Build Orland, whichever is greater.

In 2013 and 2014, the program was scaled back to only include the deferral of permit fees until final occupancy of the home. This decision was based upon the increased stability in the housing market and the number of new housing starts in the Village.

For FY2015, staff recommends the continuation of the Build Orland program to allow payment deferral of permit fees until final occupancy of the home.

I move to recommend to the Village Board of Trustees, approval and extension of the 'Build Orland' program for the FY 2015 to allow the payment deferral of permit fees for new residential permits.

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

2015-0050 Main Street District Traffic/Parking Consultant Services - Addendum #2

Director Friling reported that Kimley Horn & Associates has been the Village's Traffic/Parking Consultant for the Main Street Area since December of 2013. As part of the original agreement, they analyzed various development scenarios related to traffic impacts and parking demands. As the Village continues to pursue additional development phases of the project, it is important to retain Kimley Horn & Associates as part of the Village's team. All previous funds approved have been expended and staff is recommending approval of Amendment #2 to the Agreement between the Village of Orland Park and Kimley Horn & Associates in an amount not to exceed \$30,000. The proposed agreement is attached for Board consideration.

I move to recommend to the Village Board of Trustees approval of Amendment #2 to the Agreement between the Village of Orland Park and Kimley Horn & Associates in an amount not to exceed \$30,000.

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

2015-0049 151st Street at West Avenue Roundabout Study - Phase I Engineering Services

Director Friling reported that several years ago Christopher B. Burke Engineering, Ltd. (CBBEL) was awarded a contract to design and provide construction document for the widening and reconstruction of 151st Street from Ravinia Avenue to West Avenue. Included in this project is the design of a new water main, storm sewer, and intersection improvements at West Avenue and Ravinia Avenue.

On April 29, 2013 the Southwest Conference of Mayors (SCM) approved Surface Transportation Program (STP) funds for this project. SCM approved a maximum amount of 2 million dollars for construction. The total estimated amount for construction is \$5.9 million. Plan modifications and a Phase I Engineering report will need to be completed in order to receive the construction funds. As part of the construction funds approval, SCM also approved funding for the plan revisions and Phase I Engineering report.

Since this time, the Village has considered various locations to utilize roundabouts as an alternate means of enhancing traffic flow throughout the Village. The Village's transportation plan identified this intersection as a potential location for a roundabout. The intersection of 151st Street and West Avenue currently operates as an all-way stop condition. As traffic increases throughout the area, the level of service at this location will decrease; therefore, staff is recommending studying the effectiveness of a roundabout at this location.

The Southwest Conference of Mayors has approved the roundabout project for Federal STP funding (80% FED and 20% Village). CBBEL has provided a scope of services and cost not to exceed to provide Phase I Engineering services. The amount not to exceed is \$99,109.20 of which 80% will be reimbursed.

Upon approval of the Phase I Engineering and Village Board approval to move forward with the detailed design and construction of the roundabout, it is anticipated that this work will be coordinated with the ongoing 151st reconstruction design and construction project.

I move to recommend to the Village Board approval of a proposal from Christopher B. Burke Engineering, Ltd. of Rosemont, Illinois for the 151st Street at West Avenue Roundabout Study-Phase I Engineering Services in an amount not to exceed \$99,109.20.

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

2015-0039 Centennial Park West Special Event Use - Discussion

Village Manager Paul Grimes reported that Centennial Park West is located between Park Station Boulevard and the Metra rail tracks, west of Centennial Park proper. This location has recently been used to host Village concert events since 2011. In 2012, 2013, and 2014, two concerts were held, one as part of the Independence Day celebrations, and the other on Labor Day weekend. Thus far, only Village-offered concerts and events have been held at Centennial Park West.

The Village has been approached by an outside entity to utilize Centennial Park West for a concert event. (Please see the attached description of the event).

As such, staff is seeking direction from the Development Services, Planning and Engineering Committee, and ultimately the full Village Board, on how to proceed with scheduling requests by outside organizations for the use of Centennial Park West. Staff has prepared a framework of policy options for the board to consider, but please note that these merely serve as a framework, and the board may wish to provide other direction:

1. Limit the use of Centennial West to Village-only events: Given the proximity of residential units nearby, the Board may opt to maximize Village control of the programming in this park. Centennial Park proper is already used by outside organizations (e.g., Lions Club, etc.) for various events. The Lions Club uses Centennial proper for a carnival "midway" beer tent, concerts, and parking. They use both sides for the Orland Days event (the west side is for staging purposes). Other groups have used the west side parking lots for a Pinewood Derby event. Other organizations generally limit the use of Centennial Park to awareness walks or runs, and hours are generally, though not required, to be during daylight hours. The Board could adopt a policy that all outside requests for use of Centennial facilities be limited to Centennial Park proper, located east of the Metra rail line.

2. Allow use of Centennial West with restrictions: Under this policy, two types of permits would be granted use of Centennial West to two categories of organizations:

- a) Orland Park-based organizations which promote residents public health, welfare, safety and recreation;
- b) Charitable or philanthropic, 501(c)(3)s, etc.). Moreover, limitations or prohibitions on alcohol sales as well as defined hours of permitted concert times could be promulgated.

3. Ad-hoc approval by the Village Board: Under this alternative, petitions for the use of Centennial West, which would likely be for concert events, could be approved at the discretion of the Village Board. Petitioners would have to provide the type of music and entertainment along with all the other required information for petitioned use of facilities (e.g., dates/times, security arrangements, traffic

management, etc.). A stratified fee structure could be implemented to include fees for each type of organization depending on the type of event. Please note that this is not the procedure for utilization of Centennial Park proper, but the Board could adopt a separate policy for Centennial West concerts given the proximity to residences adjacent to the concert venue.

Chairman Fenton asked if any other events taking place in Centennial Park Proper come before the Board for approval besides Orland Days.

Manager Grimes stated that most of the events are approved administratively. The only time that that it may go before the Board is when there is a liquor license.

Chairman Fenton asked if staff has a process to determine whether or not the event will be approved.

Director Friling responded that there is a process for issuing special event use permits. Most of the events that are being held are runs that happen every year. She added that there is more and more interest now coming from larger events.

Chairman Fenton asked if a full blown concert is being looked to be played.

Director Friling reported that the entity looking to put on the event is looking to put on a concert, have a run, and possibly obtain a temporary liquor license.

Chairman Fenton asked what day the event would be held.

Director Friling stated that she believed it was a Saturday.

Manager Grimes stated that the event would take place in September from 12 p.m. to 8 p.m.

Trustee Gira asked if there was any conversation with the homeowner and condo associations in that area and stated that she believed a policy should be created in regards to how many events can be held in a time period.

Director Friling commented that those hosting events are required to get insurance and repair any damage that may occur as a result of the event.

Trustee Gira asked for Police Chief Timothy McCarthy's opinion regarding special event use.

Police Chief Timothy McCarthy responded that the group, music, and crowd that would be attracted would have to be considered.

Manager Grimes stated that what is being proposed is a broad outline that has

flexibility.

Chairman Fenton stated that she is concerned about which bands would be performing and the crowd they would attract. She was also concerned about how liquor would be regulated if a liquor license was granted.

Director Friling stated there is a lot of planning that goes into having an event. Those having their event have to agree to many things before the event can take place.

Trustee Calandriello commented that he believed it should be restricted to the daytime. He also added that security is something that is key in this situation. He went on to say that there needs to be a clear policy in regards to what would happen if the event needed to be cancelled.

Chairman Fenton again stated that she is concerned about the liquor and what control the village would have over those who bought their own liquor into the event.

Manager Grimes stated that the liquor license would have to be approved separately by the Board on a case by case basis. He added that a policy would have to be clearly discussed that would address all types of event that may be held.

Trustee Fenton asked what would be charged for those looking to host an event.

Manager Grimes stated that there is not a different fee structure in place as of now.

Chairman Fenton stated that as of now, option number 3 would be the direction to go in.

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

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT: 6:45 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