

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)



## Meeting Minutes

Monday, January 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 6:16 PM.

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

## APPROVAL OF MINUTES

### **2016-0044 Approval of the December 21, 2015 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 21, 2015.

**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

### **2016-0051 Doctor Marsh Site Planning and Engineering Restoration and Trails Plan**

Director of Development Services Karie Friling reported that in June 2005, the Village approved a 46 unit single family residential subdivision known as the Laurels of Spring Creek, west of Wolf Road at 153rd Street. The subdivision is immediately adjacent to the Doctor Marsh property, which is 80 acres of environmentally sensitive lands identified as such in the 1994 Spring Creek Annexation Agreement (between Gallagher & Henry and the Village of Orland Park). The 40-acre subdivision is intended to minimize the impacts to the 80 acres of the naturalized areas to the west in Doctor Marsh, thus preserving them. Since 2005, the Laurels of Spring Creek subdivision has not been constructed.

The Village acquired the 80 acres of environmentally sensitive land at Doctor Marsh in 2010. The same year, Christopher B. Burke Engineering Ltd. (CBBEL) developed and provided an environmental restoration and trail plan for the 80 acres of the Doctor Marsh property.

In 2014, the Village, in coordination with the Illinois Department of Natural Resources (IDNR), transferred Open Lands Trust Grant (OLT) obligations from 30 acres at the Stellwagen Farm to the 80 acres at Doctor Marsh to continue farming at the Stellwagen Farm and ensure the preservation of the environmentally sensitive Doctor Marsh property. These obligations included the application of a perpetual open lands easement on the property and the establishment of public access to the property.

#### PROJECT DESCRIPTION & CONTEXT

The 2010 restoration and trails plan by CBBEL meets the intent of the IDNR OLT obligations by providing public access to the Doctor Marsh property and the restoration of the open lands area through enhancement of the wetland areas.

With CBBEL's previous involvement reviewing and approving the engineering for the Laurels of Spring Creek subdivision, developing the 2010 restoration and trail plan for Doctor Marsh, the recent 2015 reactivation by Gallagher & Henry of the Laurels of Spring Creek subdivision plans for compliance with the Land Development Code, and the Village's recent approval in 2015 for CBBEL to work on the Spring Creek Letter of Map Revision (LOMR), which may or may not affect the subdivision, staff requested a proposal from CBBEL to provide detailed engineering and permitting of the restoration and trails project within the Doctor Marsh property.

I move to recommend to the Village Board of Trustees to authorize the Village Manager to enter into a contract with Christopher B. Burke Engineering Ltd (CBBEL) for the detailed engineering and permitting of the restoration/trail plan for the Doctor Marsh property at a cost not to exceed \$95,500 out of account number 0102004432500.

**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

#### **2014-0551 I-80 Zoning District - Informational**

Assistant Director of Development Services Mike Kowski reported that the purpose of this project is to establish a new zoning district for that area of the Village commonly known as the I-80 Employment Planning District. The general boundaries of this study area are Interstate-80 on the south, 183rd Street on the north (with some portions extending to 179th Street), LaGrange Road on the east, and 108th Avenue on the west.

The intent of this discussion item is to follow-up with the Development Services, Planning and Engineering Committee with respect to the code writing status for the I-80 area - to be known as our Regional Mixed-Use Campus.

The Development Services team delivered a condensed presentation that is attached to the Committee Packet, which includes draft code language. The feedback gathered as part of this presentation will be utilized to prepare the code for the next steps, including the formal public hearing review process. This topic was presented and discussed at the December 7, 2015 Economic Development

Strategy and Community Engagement Committee.

Director of Development Services Karie Friling commented that this is a long term strategic planning effort to see what the vision of the board is and how that vision will be executed.

Chairman Fenton stated that she would prefer that there are no warehouses on the campus. She believed it would deter from what is trying to be achieved.

Director Friling stated that warehouses were not completely prohibited in the draft being presented because it is very common for a regional office to have some component of warehouses these days. A standard that could be considered is that the amount of warehouse space cannot exceed the amount of office space.

Chairman Fenton asked why a residential building would be necessary in that area.

Assistant Director Kowski stated that it is important to have some type of housing in the area for the work force that could be potentially living there.

Trustee Gira asked if the parcel just south of 183rd was Tinley Park.

Assistant Director Kowski stated that it is unincorporated and will be incorporated when it is developed.

Trustee Gira asked about commercial real estate exceeding 30,000 square feet and if it would allow for a big box like structure.

Assistant Director stated that it is now classified as special use in order to reduce the prospect of having a box like structure constructed.

Trustee Gira asked if the conversation of a golf course should even be considered.

Director Friling stated that a golf course may be needed.

Trustee Gira asked if museums and libraries should be considered since they are a non-taxable use.

Director Friling stated that the not for profit are trying to be limited in that area since Orland already has those.

Trustee Calandriello asked how difficult it is to be in Illinois right now.

Director Friling stated that it is very challenging because we are one of the worst

states. She commented that because of the state that Illinois is currently in, the best bet is to do business regionally.

Village Manager Grimes stated that he would echo the concerns about the state of Illinois right now. However, Illinois does have a very smart workforce. But, if the problems are not addressed overtime, those people will end up leaving.

Director Friling added that even though that state of Illinois is so bad, Orland Park is still doing very well.

Trustee Gira suggested not going directly to the Board.

Director Friling stated that all the review will be done within staff before going to Board to make sure everyone is complying 100%.

This is an informational report. No action is requested.

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

#### **2016-0029 29 Orland Square Drive - Appearance Improvement Grant**

Director of Development Service Karie Friling reported that an Appearance Review was administratively approved for this project on January 12, 2016. The Appearance Review report and its exhibits are included with this report for further reference. See 2015-0598 / AR-15-00239.

The petitioner is applying to the Appearance Improvement Grant for \$20,000, representing the maximum allowable grant amount, to renovate and rehabilitate the exterior appearance of the one story building located at 29 Orland Square Drive. Currently, the building's exterior has an outdated architectural appearance and is in need of façade update. The proposed updates are consistent with the surrounding architecture in the immediate vicinity, and will represent the second Appearance Improvement Grant (AIG) for a property located in a prominent location along LaGrange Road within the last year, the first being Grant TV and Appliance.

The property, which was most recently occupied by the Advocate Health Care - Orland Square Immediate Care Center, was purchased by the petitioner in November, 2015. The building is located in an outlot of the Orland Park Place Mall, amongst a cluster of financial, retail and restaurant properties. The presence of this property is highly visible from LaGrange Road, the most important north-south corridor in the Village.

While the aim of an AIG is specifically designated for exterior building improvements, pedestrian connectivity, which is sorely lacking in the vicinity of the site, will be robustly addressed within the scope of this project. No payout of AIG funds shall be issued without 100% completion of these sidewalk and crosswalk

projects, as detailed in Appearance Review 2015-0598.

#### PROJECT DESCRIPTION & CONTEXT

Per the requirements of the Appearance Improvement Grant, the proposed improvements fit under the Commercial Remodel category for “Façade Expansion and Exteriors”, “Storefront Architectural Features” and “Screening Rooftop Mechanicals”. In addition, the proposed improvements meet the guidelines for eligible projects.

The petitioner has provided two (2) bids for the grant program to consider. The two (2) bids are from I.M. Construction (\$68,000) and Triad Building and Development (\$79,212). Each bid is described below.

#### I.M. Construction (\$68,000)

This bid is divided into six (6) categories, each related to different aspects of the exterior scope of work proposed for the site. These categories are:

- Demolition
- Framing
- Insulation
- Cornice Work
- EIFS
- Caulking

#### Triad Building and Development (\$79,212)

This bid is divided into five (5) categories, each related to different aspects of the exterior scope of work proposed for the site. These categories are:

- Demolition
- Framing
- Insulation
- Cornice
- EIFS

Village building permit fees are waived for this project, as per stipulations with the Appearance Improvement Grant. Each of the above noted bids are attached for more detail.

#### Bid Selection

The petitioner has indicated that these bids are only for improvements to the exterior appearance of the unit located at 29 Orland Square Drive. Interior activities are not eligible for funding assistance through this grant program.

The Appearance Improvement Grant notes that the best or lowest bid is selected to fund the project. In this case, the I.M. Construction (\$68,000) bid is the lowest bid.

The I.M. Construction bid is \$ 11,212, or 14%, lower than the Triad Building and Construction bid. As the scope of work provided by both companies are nearly the same (I.M. Construction also included "caulking"), the discrepancy in these bids could come down to the fact that I.M. Construction has been with the project since the onset. They have worked with the petitioner to refine projects costs and have demonstrated significant cost reductions through their bid compared to the bid submitted by Triad Building and Development.

Based on these reasons provided by the petitioner, and because this is the petitioner's preferred selection, the I.M. Construction bid is the selected bid for the project. Ultimately, the proposed total project cost is \$68,000. A 50% cost share on the project cost would be \$34,000, which far exceeds the maximum grant amount of \$20,000. Therefore, the petitioner may only receive a maximum grant of \$20,000.

#### Bid Conclusion

The Appearance Improvement Grant funds projects over \$1,000 to cover 50% of the work up to a maximum of \$20,000. In this case, the grant will provide \$20,000 to the petitioner for the renovation of the building improvements located at 29 Orland Square Drive.

#### FINANCIAL IMPACT

The financial impact to the Village of Orland Park will be \$20,000 from the following account number:

010-0000-484930

In addition to the \$20,000 in grant assistance to 29 Orland Square Drive, the project will benefit from the programs' permit fee waiver. This is estimated as an additional \$5,000 to \$10,000 incentive depending on the ultimate project scope and building permit plan reviews.

I move to recommend to the Village Board to approve the Appearance Improvement Grant application for \$20,000 to renovate and rehabilitate the exterior appearance of 29 Orland Square Drive, as indicated in the fully referenced motion below.

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

I move to recommend to the Village Board to approve the Appearance Improvement Grant application for \$20,000 from account 010-0000-484930 for 29 Orland Square Drive;

And

I move to recommend to the Village Board to approve the I.M. Construction bid for

\$68,000 as the lowest bid for the exterior improvements at 29 Orland Square Drive and for the petitioner to use, subject to the following conditions:

- 1) Obtain a building permit from the Village's Building Department prior to initiating work.
- 2) Submit a sign permit application to the Building Division for separate review and approval.
- 3) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline. Additional screening requirements may be required, as determined by the Development Services Department.
- 4) Complete all pedestrian connectivity projects and conditions of approval as detailed in Appearance Review 2015-0598 before 12/31/2016. No payout of AIG funds shall be issued without 100% completion of these projects.
- 5) Enter into an Appearance Improvement Grant Agreement with the Village of Orland Park.

**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

#### **2016-0049 Appraisal Services - MaRous & Company**

Director of Development Service Karie Friling stated that the Village has received the attached proposal from Mike MaRous for appraisal services for properties located in Orland Park. The Village has utilized MaRous previously for various projects throughout the community. The scope is based on hours billed and direct costs. Once under contract, the Village will utilize his services for various projects.

I move to recommend to the Village Board of Trustees approval of the attached proposal from MaRous & Company for appraisal services for properties located in Orland Park.

**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

#### **2015-0176 Orland Park Nature Center**

Director of Development Services Karie Friling reported that in April 2012, the Village purchased the former Pebble Creek Nursery property with funds from the Village's Open Lands Program, with the vision to restore and preserve the land, and to convert the existing building and property to a nature center. Since that



time, the property has been cleaned up by Village's Parks personnel, and a conceptual master plan has been completed and approved by the Village Board. The next step is to select a consultant to do the final site engineering and design plans, which also includes assistance in securing outside permits, contractor selection and construction observation.

On September 15, 2015, an RFP was issued seeking final site design and engineering plans. The final plans will be based on the Village Board approved master plan, with the exception of building improvements, detailed exhibits, and signage, which will be addressed at a later time. Fifteen firms submitted proposals. The proposals were all reviewed and analyzed by staff, who narrowed the selection down to four finalists to be interviewed. A Village interview team was formed that included representatives from the Open Lands Commission, Village Board, and Development Services staff.

A matrix spread sheet was used to evaluate the proposals based on the RFP selection criteria that included: quality of proposal and completeness (20%); successful experience on other projects (20%); organizational capacity (15%); experience of firms and individuals (15%); references (15%); and price proposal (15%). The four finalist were brought in for interviews. All offered different strengths, however the matrix scoring and general consensus of the interviewers was that Upland Design Ltd, teamed with Environmental Resource Associates, was the best fit for the project. The firms and the individuals to be assigned the project exhibited a great depth of park and nature center experience that could contribute significantly to the successful execution of the project. Although nature center elements are similar to those found in general park projects, a nature center is a unique animal due special considerations. Upland seemed to know nature centers, how they operate, and what is needed to make them successful. They were involved in the design of Lake Katherine Nature Center (Palos Heights) and Iron Oaks Nature Center (Olympia), among others. Additionally, based on the interview that included the key team members: Upland (Landscape Architects), and ERA Engineering (Civil Engineer and Ecologist), the team showed a keen insight into what would work for our project as well as identifying potential issues. The team had already visited the site and offered good practical, down to earth advice on potential project issues. The team of landscape architects, engineers and ecologists will help assure a properly engineered site but with a close eye aesthetics and quality of the public space and nature center experience.

Upland's price proposal was the second lowest of the fifteen RFP responses. The lowest price proposal was significantly less, consisting mostly of volunteer services. However, after careful and thoughtful evaluation by Village staff and the Open Lands Commission, and after the evaluations of the four finalist firms based on the weighting of selection factors listed in the issued RFP, the interview team, and Open Lands Commission agreed that the Orland Park Nature Center project would be greatly enhanced by the use of a consultant that specializes in parks and

nature center projects.

The four Upland reference checks echoed the interview team's impressions and were all extremely positive. The firm was described as thorough, knowledgeable, cooperative, and flexible, very in tune with green projects and nature centers, and good listeners with creative solutions to problems. They adhere responsibly to budget and schedule. They often go above and beyond, and will step in to solve problems. They work well with contractors. One reference also had worked extensively with the sub consultant ERA and was very happy with their performance and results.

Chairman Fenton stated that Upland Design has great ideas and that the Village is really excited to be working with them.

I move to approve the hiring of Upland Design Ltd. as lead consultant to produce final site design and engineering plans for the Orland Park Nature Center site, per the Upland proposal submitted October 15, 2015, and contingent on final contract negotiations.

**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

#### **2016-0052 Downtown Main Street Parking Deck - Material Testing Services**

On December 7, 2015, the Board of Trustees approved and awarded a design/build contract to Walsh Construction Company II, LLC of Chicago, IL, for the delivery of the Downtown Main Street Parking Deck.

##### Project Specifications

Walsh shall construct a new 520+ space, multi-level public parking deck and other improvements on roughly 2-acres of vacant municipal-owned land as detailed in the Request for Proposals #15-022. In addition to designing and constructing a parking deck, Walsh will perform other ancillary activities including general site preparation, demolition, and utility work, as well as deliver a "shell space" for a +/- 12,000 sf restaurant to be integrated into the north side of the parking deck. The Contract GMP is \$14,560,000.

Assistant Director of Development Services Karie Friling reported that the Contract reflects a substantial completion date of November 15, 2016, which is the same as announced in the RFP. Substantial completion is defined as delivering at least 300 usable spaces.

At this time, Walsh is finalizing their Design Development plans with the aim to

receive Village approval and commence utility and foundation work within 30-days.

#### Material Testing Services

The purpose of Material Testing Services is to provide 3rd party, independent testing and inspection of soils, utilities, concrete, steel and masonry. Per our contract with Walsh, the Village is obligated to retain and manage the testing services. This arrangement will require the testing agent to report directly to the Village, thereby providing additional protection over the Village's interests and expectations.

Due to the construction timing, it is critical that a testing agency be engaged immediately. Therefore, proposals were solicited by Walsh on our behalf and three (3) groups submitted for our consideration: Flood Testing Laboratories, Inc.; Material Service Testing Laboratories; and Soil Engineering and Testing Consultants. All have prior parking deck experience, excellent reputations, and successful project experience with the design/build team.

The recommendation from Kimley-Horn - who is under contract with the Village to review such matters - is to select the proposal from Flood Testing Laboratories, Inc. (FTL) provided the full suite of required services at the lowest cost (\$94,915, plus overtime and an Alternate). The group also served as the testing agent for the Ninety 7 Fifty on the Park project, and is currently working on-site as the testing agent for the University of Chicago development. Staff concurs with Kimley-Horn and recommends approval of FTL, Inc.

#### Cost Breakdown

FTL, Inc. lists the base amount for services at \$94,574. The group also included an overtime contingency of \$10,700 and an Alternate for special roof inspections, if needed. The total estimated cost of all services is \$130,189.

I move to accept the proposal from Flood Testing Laboratories, Inc. in an amount not to exceed \$130,189 to provide material testing services for the Downtown Main Street Parking Deck and associated work.

**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: 6:50 PM**

**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,

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**John C. Mehalek, Village Clerk**