

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, December 17, 2018

6:00 PM

Village Hall

Development Services, Planning and Engineering Committee

*Chairman Carole Griffin Ruzich
Trustees Kathleen M. Fenton and James V. Dodge
Village Clerk John C. Mehalek*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:24 P.M.

Present: 3 - Chairman Griffin Ruzich; Trustee Fenton and Trustee Dodge

APPROVAL OF MINUTES

2018-0857 Approval of the November 19, 2018 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 November 19, 2018.

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

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

ITEMS FOR SEPARATE ACTION

2018-0841 Professional Engineering Services with Christopher B. Burke - Approval

Director of Development Services Karie Friling reported that the Village of Orland Park's current contract with Christopher B. Burke Engineering, Ltd. (CBBEL) to provide professional engineering services expires December 31, 2018. Previous contracts for general engineering to be provided by CBBEL included a monthly retainer of \$8,500. Staff is recommending approving the same amount for FY 2019.

Throughout the 2018 fiscal year, CBBEL has provided a variety of services working not only with Development Services but also the Public Works Department, Parks Departments and the Village Manager's Office. The scope includes attending Village meetings, investigation of engineering matters, review of drainage complaints, and follow-up with developers and residents. CBBEL also serves as the Village's Professional Engineer (PE) for the review and approval of private development projects within the Village of Orland Park. The fees for this service are passed through to the developer for payment and are billed at CBBEL's 2010 rates, which is a significant saving to our local developers.

Attached to the Committee Packet is the detailed proposal for services as submitted by CBBEL.

Chairman Ruzich had questions regarding the matter. (refer to audio file)

Director Friling responded to Chairman Ruzich. (refer to audio file)

I move to recommend to the Village Board to approve of the Professional Engineering Services Contract with Christopher B. Burke Engineering, Ltd. in the amount of \$102,000 (\$8,500 per month) as outlined in the proposal.

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

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

2018-0854 Build Orland FY 2019

Director of Development Services Karie 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/annexations agreements could only receive one 'discount' of fees, either those set by agreement or the Build Orland, whichever is greater.

From 2013 to now, the program was scaled back to only include the deferral of permitting fees until the final occupancy of single family homes. This decision was based upon the increased stability in the housing market and the number of new housing starts in the Village.

For FY 2019, staff still recommends the continuation of the Build Orland program to allow payment deferral of permit fees until the final occupancy of single family homes.

Trustee Dodge had questions regarding residential projects. (refer to audio file)

Director Friling responded to Trustee Dodge. (refer to audio file)

Chairman Ruzich had comments regarding the matter. (refer to audio file)

Director Friling had additional comments. (refer to audio file)

I move to recommend to the Village Board to approve an extension of the 'Build Orland' program for the FY 2019 to allow the payment deferral of permit fees for new single family residential permits.

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

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

2018-0727 El Mezcal - Special Use

Director of Development Services Karie Friling reported that El Mezcal is an existing restaurant with seating located within the BP Automobile Service Station located on the northeast corner of 143rd Street and LaGrange Road in Orland Park. The current special use permit on the property allows for the service station with fuel pumps, a convenience store, and a deli-type food service with no customer seating. The purpose of this petition is to amend the special use permit to allow a restaurant with seating. The petitioner also requests to expand the current 1300 square foot space if possible.

PLANNING DISCUSSION

Motor vehicle services are no longer a permitted use in the VCD Zoning District, so the existing BP Station is a grandfathered legally non-conforming use. Restaurants under current VCD Code are a permitted use, if not within 300' of a residential use, which is the case of El Mezcal. Therefore, the restaurant expansion does not expand this non-conforming motor vehicle services use; rather it brings it closer to compliance with the Code. However due to the inter-mingling of uses in the existing building, an amendment of BPs special use permit is still required.

PLAN COMMISSION DISCUSSION

A public hearing was held at the December 11, 2018, Plan Commission meeting, however, no public comments were made. Plan Commissioners spoke in favor of the petition and the conditions of approval; however they also added a new condition that a 'Do Not Enter' sign be installed at the north end of the one way driveway behind the building to prevent cars from entering the wrong way when the stubbed driveway is connected to Orland Crossing.

PLAN COMMISSION MOTION

On December 11, 2018, Plan Commission voted 6-0 to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated December 11, 2018.

And voted 6-0 to recommend to the Village Board of Trustees approval of a Special Use Permit Amendment for the El Mezcal Restaurant, located inside the BP Automobile Service Station, at 14299 Lagrange Road in Orland Park, subject to the following conditions:

- 1) The El Mezcal Restaurant tenant space inside the BP cannot exceed 1500 square feet in size.
- 2) All building changes require Building Permits and must meet all Building Code requirements.
- 3) No exterior building, site plan, or sign changes are approved under this permit and require additional Village approvals.
- 4) The property owner must remove and replace ALL dead trees on the site.
- 5) The property owner, in coordination with the Orland Crossing property owner, must complete the driveway connection (roughly 400 square feet) that connects to the existing Orland Crossing driveway.
- 6) The property owner must, in coordination with the tenant, restore and repaint the aluminum rooftop screening visible from the rear of the building.
- 7) The petitioner must install a "Do Not Enter"/ "One Way Only" at the north-east corner where the circular drive meets the Orland Crossing property driveway connection.

I move to recommend to the Village Board of Trustees approval of a Special Use Permit Amendment for the El Mezcal Restaurant to allow a restaurant with seating inside the BP Automobile Service Station, located at 14299 Lagrange Road in Orland Park as recommended at the December 11, 2018, Plan Commission meeting and as fully referenced below:

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO READ)

I move to recommend to the Village Board of Trustees approval of a Special Use Permit Amendment for the El Mezcal Restaurant to allow a restaurant with seating inside the BP Automobile Service Station, located at 14299 Lagrange Road in Orland Park, subject to the following conditions:

- 1) The El Mezcal Restaurant tenant space inside the BP cannot exceed 1500 square feet in size.
- 2) All building changes require Building Permits and must meet all Building Code requirements.
- 3) No exterior building, site plan, or sign changes are approved under this permit and require additional Village approvals.
- 4) The property owner must remove and replace all dead trees on the site.

- 5) The property owner, in coordination with the tenant, must complete the driveway connection (roughly 400 square feet) that connects to the existing Orland Crossing driveway.
- 6) The property owner must, in coordination with the tenant, restore and repaint the aluminum rooftop screening visible from the rear of the building.
- 7) The petitioner must install a "Do Not Enter"/ "One Way Only" at the north-east corner where the circular drive meets the Orland Crossing property driveway connection.

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

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

ADJOURNMENT: 6:30 P.M.

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

Aye: 3 - Chairman Griffin Ruzich, Trustee Fenton, and Trustee Dodge

Nay: 0

2019-0015 Audio Recording for the December 17, 2018 Committee Meetings - Technology, Innovation and Performance Improvement, Public Works, and Development Services, Planning and Engineering

NO ACTION

/AS

Respectfully Submitted,

John C. Mehalek, Village Clerk