

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, August 21, 2017

6:00 PM

Village Hall

Development Services, Planning and Engineering Committee

*Chairman Kathleen Fenton
Trustees Patricia Gira and Daniel Calandriello
Village Clerk John C. Mehalek*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:20 PM.

The meeting was not recorded.

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

APPROVAL OF MINUTES

2017-0460 Approval of the June 19, 2017 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 June 19, 2017.

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

2017-0525 Anna B's Antiques N' Things AIG - 14330 Beacon Ave

The petitioner is proposing to make improvements to the exterior portion of the building located at 14330 Beacon Avenue.

The most significant change in appearance will occur at the rear of the building. The petitioner is proposing to replace the rear porch which is in failure due to poor footings and the decomposition of untreated lumber. The porch will be reconstructed to match the existing design with more durable materials. Additionally, the guardrail will feature spindles that match the spindles of the front porch area.

The petitioner is proposing to hand wash, scrape, prime, and paint all existing painted surfaces on the exterior of the building. Two colors of Benjamin Moore Mooreguard will be used on the majority of the structure with a third color being used as an accent color for the fish scale siding. All colors will match existing color conditions.

In addition to painting, the petitioner is also proposing minor maintenance repairs and improvements. The bay window projection of the south elevation of the building has suffered from significant water damage. Portions of wooden eave that have rotted will be replaced to match the existing design. An aluminum-zinc

coated steel half round gutter will be used to replace the entire approximate 135.5 linear feet of existing gutters.

The petitioner has provided two (2) sets of two (2) bids for the proposed work. The first set is for the hand scrapping, cleaning, and painting of the building. The bids for the painting are from South Suburban Painting (\$7,900) and Patrick's Decorating, Inc. (\$9,125). The second set of bids is for the installation of replacement gutter. The bids for the gutters are from M&M Construction (\$1,493.86) and Classic Gutter Systems (\$1,678.75). The only bid that was available for the rear porch construction was with M&M Construction (\$17,176.23).

I move to recommend to the Village Board of Trustees to approve the South Suburban Painting bid for \$7,900 and the M&M Construction bid for \$18,670.09, as the lowest bid for the replacement of gutters, and the repainting of the building at 14330 Beacon Avenue, with minor maintenance work and repairs to be completed as necessary.

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

I move to recommend to the Village Board of Trustees to approve the Appearance Improvement Grant application for \$13,285.05 from account 010-0000-484930 for 14330 Beacon Avenue;

And

I move to recommend to the Village Board of Trustees to approve the South Suburban Painting bid for \$7,900 and the M&M Construction bid for \$18,670.09, as the lowest bid for 14330 Beacon Avenue and for the petitioner to use, subject to the following conditions:

1) Meet all Building and Land Development Code requirements, and obtain the necessary permits from the Village's Building Division prior to initiating 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

2017-0589 Village Code Amendments - Title 3 Chapter 9, Title 5 Chapter 1, and Title 7 Chapters 1 and 2.

The proposed changes affects Title 3-9 SPECIAL EVENTS PERMITS

The proposed changes to Title 3-9 are necessary because special events within the Village of Orland Park have steadily increased over the past years, and currently our Village Code does not specify fees.

In an effort to streamline special event permits, staff has created various categories. These were broken down based on classification, resources needed and typical time it takes from submission to issuance of the permit.

In 2016, there was a total of 102 special event permits issued, with 36 of these being Village events. Of the non-Village events issued, six (6) were a walk/run, twenty-seven (27) were a small event, six(6) were a small event not requiring an inspection, two (2) were a recurring small event not requiring an inspection, five (5) were a food event, two (2) were a large event, three (3) were a carnival, eleven (11) were an outdoor tent sale, and four (4) were an outdoor garden center sale. With the changes proposed, there would have been an additional \$4,060 in fees collected for these same permits.

I move to recommend to the Village Board to approve the local revisions of Title 3 Chapter 9, Title 5 Chapter 1, and Title 7 Chapters 1 and 2 with the Village of Orland Park's amendments and deletions as part of the Orland Park's Village Code.

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

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

2017-0595 Stellwagen Family Farm Master Plan

The Stellwagen Family Farm Foundation, together with the Village of Orland Park Development Services Department, developed the proposed Master Plan for the farm over the course of two years. The Master Plan is the product of numerous meetings of the Foundation Board of Directors and Village staff. In 2015, the Foundation and the Village worked with Ratio Architects Inc. to prepare a Market Analysis and Feasibility Study, the findings of which were incorporated into the Master Plan. The Master Plan and the Feasibility Study are sister documents in the operations and maintenance of the Farm.

I move to recommend to the Village Board of Trustees to approve the Stellwagen Family Farm Master Plan, prepared by the Stellwagen Family Farm Foundation and the Village of Orland Park Development Services Department.

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

2017-0484 Dykas Lot Consolidation - Plat of Subdivision

The Olde Mill Subdivision and Olde Mill Phase III were approved as single family residential subdivisions near 108th Avenue and Deer Point Road. In 1999, the Olde Mill Subdivision was approved for 42 single family lots. In 2002, the Village Board approved the site plan for Olde Mill Phase III for 17 lots to 22 lots on 9.51 acres. Overall, a revised site plan was approved for 64 lots in 2006. This is the second proposed lot consolidation in Olde Mill Phase III. In 2015, the Village Board approved a lot consolidation for Lots 52 & 53 (Legistar #2015-0519).

The petitioner proposes to consolidate Lots 45 and 46 in Olde Mill Phase III subdivision into a single lot measuring 26,000 square feet. Both lots are owned by the petitioner, and are currently two separate parcels. Lot 45 contains a house, and Lot 46 is currently vacant. Once consolidated, the petitioner plans to construct a number of permitted accessory structures, such as a basketball court and putting green on the empty lot.

Approval of this or any other structure is not a part of this petition and is generally handled via building permit reviews. Accessory structures are not allowed without a principal structure. The consolidation will result in both lots containing the house as a single principal structure.

I move to recommend to the Village Board approval of the consolidation of the two parcels located at 17424 & 17430 Deer Trail Court as recommended at the August 8th, 2017 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 Lot 45 and Lot 46 in the Olde Mill Phase III subdivision as depicted on the "Dykas Consolidation" plat dated June 29th, 2017, subject to the following conditions:

- 1) Submit a Mylar Plat of Consolidation to the Village for recording.
- 2) Install a sidewalk and two (2) parkway trees along the frontage of Lot 46.
- 3) Meet all building and engineering code related items.

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

2017-0590 Environmental Consultant Services - E. Cooney Associates, Inc.

The Village needs to hire E. Cooney Associates to assist with a limited Phase II

environmental assessment for properties located in the Village. A proposal has been received for this work in the amount of \$14,500. The Village has an existing contract with E. Cooney Associates which will be amended to allow for this additional scope of work. E. Cooney has assisted the Village of Orland Park with many different environmental assessments, for various projects throughout the community.

I move to recommend to the Village Board of Trustees approval of a contract with E. Cooney Associates, Inc. in the amount of \$14,500 (and a contingency of \$2,500).

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

2017-0526 151st Street at West Avenue Roundabout Design - Phase II Engineering Services

On October 18, 2004 Christopher B. Burke Engineering, Ltd. (CBBEL) was awarded a contract to design and provide construction documents for the widening and reconstruction of 151st Street from Ravinia Avenue to West Avenue. Included in this 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 have been complete. CBBEL is currently working on the detailed construction drawings.

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 recommended studying the effectiveness of a roundabout at this location. Staff as well as CBBEL previously presented the roundabout findings and recommended moving forward with the proposed roundabout. The Village Board concurred with this recommendation.

The Southwest Conference of Mayors approved the roundabout project for Federal STP funding (80% FED and 20% Village). CBBEL has completed the Phase I Engineering and had provided a scope of services and cost not to exceed to provide Phase II Engineering services. The amount not to exceed is \$99,972.90

of which 80% will be reimbursed.

Upon approval of the Phase II 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. Construction of both projects would occur together and anticipate to commence in 2019.

I move to recommend approval of a proposal from Christopher B. Burke Engineering, Ltd. of Rosemont, Illinois for the 151st Street at West Avenue Roundabout Phase II Engineering Services in an amount not to exceed \$99,972.90.

A motion was made by Trustee Gira, seconded by Trustee Calandriello, that this matter be RECOMMENDED FOR PASSAGE to the Board of Trustees.

The motion carried by the following vote:

Aye: 3 - Chairman Fenton, Trustee Gira, and Trustee Calandriello

Nay: 0

2017-0299 2017 Land Development Code Amendments II

The second round of Land Development Code Amendments for 2017 is presented prepared by the Development Services Department and dated June 27, 2017 and revised on August 21, 2017. The Amendment Report contains various amendments to the sections.

I move to recommend to the Village Board of Trustees to approve the Land Development Code amendments as recommended at the June 27, 2017 Plan Commission meeting and as fully referenced below.

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

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated June 27, 2017.

And

I move to recommend to the Village Board of Trustees to approve the Land Development Code amendments for Section 2-102, Section 5-101, Section 5-112, Section 6-201, Section 6-202, Section 6-203, Section 6-203.5, Section 6-204, Section 6-204.5, Section 6-205, Section 6-205.1, Section 6-212, Section 6-302, Section 6-305, Section 6-307, Section 6-308, Section 6-310, Section 6-314, Section 6-315, Section 6-406 and Section 6-407.1, as presented in the Amendment Report titled "2017 Land Development Code Amendments II Amendment Report to the Plan Commission", as revised and prepared by the

Development Services Department and dated June 27, 2017 and revised on August 21, 2017.

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

2017-0560 15221 Cottonwood Court - Patel Solar Panels, Installation of 15.18 kW Solar Array as part of an Environmental Clean Technology (ECT) Review

Section 6-314.C of the Land Development Code requires that the petitioner seeking a renewable energy or environmental clean technology system first obtain an Environmental Clean Technology (ECT) review from the Plan Commission. Subsequent to such a review, this project will follow the standard development review process. A review will next take place at the Development Services and Planning Committee and then a final review and decision from the Village Board of Trustees.

On December 19, 2016, the petitioner received Board approval to install a geothermal renewable energy system in the front yard of the same house as the current petition.

The petitioner is proposing to install and maintain 15.18 kW interactive solar array, comprised of forty-six (46) photovoltaic (PV) solar panels at a single family home located in the Arbor Pointe Subdivision. The solar panels will be located on the south and east facing gabled rooftops of a single-family residence located at 15221 Cottonwood Court. Energy captured by the proposed solar panels will be used for general household purposes, providing an overall general reduction in electricity costs for the homeowner. The solar panel system also includes an "Ironridge XR-100" racking system, inverters and other electrical service components.

The petitioner does not request any variances for this project.

I move to recommend to the Village Board to approve the Environmental Clean Technology review for a roof-mounted solar energy system at 15221 Cottonwood Court as recommended at the July 25, 2017 Plan Commission meeting and as fully referenced below.

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

I move to recommend to the Village Board to approve the Environmental Clean Technology review for a roof-mounted solar energy system at 15221 Cottonwood Court as depicted on the plan set "Plan and Construction Set" prepared by Ailey

Solar Electric, dated 05/19/2017, subject to the following conditions:

1. That all building code related items shall be met;
2. That all building permits shall be obtained prior to construction;
3. That all utility conduits and systems related to the solar energy system shall not be visible from any adjacent street and from neighboring residential properties;
4. That additional screening of any utility conduits and systems related to the solar energy system may be required after installation has been completed, as determined by the Development Services Department.

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

2017-0328 Wooded Path II Estates Subdivision - Proposals for Professional Tree Planting and Conservation Area Landscaping Services

The Village is currently holding a number of letters of credit for commercial properties and residential subdivisions with longstanding, unresolved landscaping issues. One example of such a property is Wooded Path II Estates, which is generally located at the southeast corner of 143rd Street and Claridge Court. Although the landscape plan for Wooded Path II was approved in 2011 and six subsequent landscape inspections have been performed, currently a large number of landscape issues related to tree planting and naturalized landscaping area still exist.

In trying to decide how to help accelerate conformance and approval of the landscaping at these problem sites, it was determined that developers would be offered a "final" punch list based on the dollar amount allocated to landscaping for a particular site's letter of credit which detailed the work to be completed for final acceptance. Punch list would be created by the Village's landscape consultant Planning Resources Inc. (PRI). The developer could then either a) complete the entire punch list by a set date or b) opt to have their letter of credit pulled by the Village. At that point, the Village would contract with a qualified contractor to complete the work.

In Wooded Path II Estates' case, the developer proposed instead to provide the Village with a check for \$26,971.88 on May 5, 2017, which represented the letter of credit amount associated with landscaping at Wooded Path II, under the condition that the Village release the developer's letter of credit. The Village agreed to these terms. Upon providing a cashier's check, the Village released Wooded Path II's letter of credit.

The landscaping punch list for Wooded Path II was divided into two categories: tree planting and conservation area landscaping. Forty-six (46) parkway and bufferyard trees were identified as missing on the punch list, while seven (7) conservation outlots, including three (3) detention ponds, needed a various level of naturalized landscape restoration or general maintenance. As the Village will maintain these conservation areas in perpetuity, it was imperative that these areas be brought up to an acceptable condition. Upon completion of this work, PRI will perform a final inspection and either report any additional work to be completed or recommend final project approval.

To complete the tree planting work, the Village requested a proposal from three different landscape consultants: Mid America Tree and Landscape Inc., Brancato Landscaping, Inc., and Jim Melka Landscaping. The lowest proposal amount for this work came from Mid America at \$10,260, while Brancato proposed \$13,035 and Melka Landscaping opted to not provide a proposal. As a result, the Village would like to engage the lowest qualified proposal, Mid America Tree and Landscape Inc., to provide tree planting services associated with the completion of outstanding landscape requirements for the Wooded Path II Estates subdivision.

To complete the conservation area landscaping work, the Village requested proposals from three different natural area landscape consultants: Pizzo and Associates, Ltd., V3 and Front Range Environmental. The lowest proposal amount for this work came from Pizzo at \$13,029.00, while V3 proposed \$16,525 and Front Range Environmental proposed \$27,600. As a result, the Village would like to engage the lowest qualified proposal, Pizzo and Associates, Ltd., to provide naturalized landscaping services associated with the completion of outstanding landscape requirements for the Wooded Path II Estates subdivision.

I move to recommend to the Village Board of Trustees to approve the proposal from Mid America Tree and Landscape Inc. of Mokena, Illinois to provide tree planting services associated with the completion of outstanding landscape requirements for the Wooded Path II Estates subdivision in an amount not to exceed \$10,260.00.

And

I move to recommend to the Village Board of Trustees to approve the proposal from Pizzo and Associates, Ltd. of Leland, Illinois to provide naturalized landscaping services associated with the completion of outstanding landscape requirements for the Wooded Path II Estates subdivision in an amount not to exceed \$13,029.00.

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

2017-0603 Rizza Porsche Sales Tax Sharing Agreement

In April of 2017, the Village granted a special use permit with modifications for the new Rizza Porsche development at 8760 159th Street. The Porsche dealership is relocating from 8100 159th Street where it shared space with Rizza Ford. The Ford dealership will remain at the existing location. Along with the relocation Porsche is proposing an expansion of their dealership as compared to the site they currently occupy. In addition, Rizza Porsche and Ford are currently under the same corporation. They have submitted information that shows the dealerships will be separated into individual corporations. The following request for sales tax sharing only includes the Porsche dealership.

The proposed Porsche development includes a new 18,010 square foot dealership and two out lots on a 7.6 acre site. The project has been approved and has begun site work. The dealership currently employs 32 people full time. After construction the dealership will add 22 full time employees. The petitioner anticipates 150 temporary construction jobs created as a result of this project.

Rizza Porsche has requested a sales tax sharing incentive agreement with the Village of Orland Park to assist with their proposed project. Based on the information submitted by the petitioner they anticipate sales tax generated by their dealership to increase by 10% in the first year (2019), 20% in the second year (2020) and substantial increases in the years thereafter.

I move to recommend to Village Board of Trustees approval of a Sales Tax Sharing agreement with Rizza Porsche as outlined above.

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 - 6:55 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

/nm

APPROVED:

Respectfully Submitted,

John C. Mehalek, Village Clerk

Casey Griffin, Deputy Clerk