

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, January 15, 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 6:13 P.M.

Present: 2 - Chairman Griffin Ruzich and Trustee Fenton

Absent: 1 - Trustee Dodge

APPROVAL OF MINUTES

2018-0027 Approval of the December 18, 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 December 18, 2017.

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

Aye: 2 - Chairman Griffin Ruzich, and Trustee Fenton

Nay: 0

Absent: 1 - Trustee Dodge

ITEMS FOR SEPARATE ACTION

2018-0023 I-80 and Wolf Road Interchange - Concept Study Professional Engineering Services

Assistant Village Manager and Director of Development Services Karie Friling reported that the Village of Orland Park is interested in determining the feasibility of adding a new freeway interchange at I-80 and Wolf Road intersection. The land north of I-80 is in the Village of Orland Park's jurisdiction and the land south of I-80 is under the jurisdiction of the Village of Mokena. With LaGrange Road being the only north-south major arterial connecting the Village to I-80, additional roadway capacity is needed to meet future travel demands. The Village of Orland Park's 2040 Transportation Plan states "opening a Wolf Road/I-80 interchange is recommended as it would provide an alternate for north-south travel as well as reduce east-west travel demand west of LaGrange Road". Additionally, a new interchange would provide development opportunities along the I-80 corridor within the Villages of Orland Park and Mokena. This interchange improvement is classified as a high priority project in the Village of Orland Park's plan but it is understood that it will be a long-term project moving forward.

The Village of Orland Park requested a proposal from V3 Companies (V3) for professional engineering services associated with the preparation of a concept feasibility study for the I-80 and Wolf Road Interchange. Details of V3 services are included in the attached exhibit. It is important to note that this concept feasibility

study does not follow the formal Illinois Department of Transportation (IDOT) Access Justification Report (AJR) process and will most likely not be formally reviewed by IDOT or the Federal Highway Administration (FHWA). However, village staff and V3 will meet with IDOT representatives prior to beginning the feasibility study to confirm study approach and methodology. Upon completion of the study, the team will meet with IDOT to review and incorporate any feedback provided by various stakeholders including IDOT and the Village of Mokena. It is anticipated that any work completed as part of the concept study will be utilized for future progress and development of the interchange project.

V3 has experience and qualifications for complex transportation planning and engineering services for interchanges within IDOT District 1, and understands the process for major transportation projects, and knows the drivers of value and success that an improvement of this nature and magnitude would bring to a community. In addition to V3's wide range of transportation experience on various projects throughout the Chicago metropolitan area, V3 has interstate project experience from work on the I-55 corridor developing the AJR and Phase I Design for the Illinois Route 126 and Airport Road interchange in Will County. This project required coordination with multiple stakeholders - Romeoville, Plainfield, Bolingbrook, IDOT, and Will County. Furthermore, additional coordination was needed between residents and businesses in the area. V3 also has specific experience on the I-80 corridor working with IDOT, the City of Joliet, Will County and a private developer for a new interchange at I-80 and I-55. Additionally, V3 has performed design and construction services for the Illinois Tollway, specifically for the I-90 corridor improvements and the I-355 extension to New Lenox.

After finalizing the scope of services and negotiating a professional fee with V3, staff recommends bringing forward the concept study scope and fee for approval. The fee for V3's services is \$42,500 including reimbursable expenses. However, due to the fact that the interchange will be located on Village of Orland Park and Village of Mokena jurisdictions, the staff also recommends that the professional fee is equally split between the two Villages. This would require each Village to pay \$21,250. For better project management and coordination with the consultant, staff recommends that the Village of Orland Park negotiate and enter into an agreement with the Village of Mokena such that the Village of Mokena reimburses the Village of Orland Park for their portion of professional fees.

The project will be invoiced monthly for the hours worked at the hourly fee schedule provided in the attached proposal.

Chairman Ruzich and Trustee Fenton had comments. (refer to audio file)

I move to recommend to the Village Board to enter into a contract with V3 Companies of Woodridge, Illinois in the amount not to exceed \$42,500 for the I-80 and Wolf Road Interchange Concept Study.

And

I move to recommend to the Village Board to enter into an agreement with the Village of Mokena to reimburse the Village of Orland Park for 50% of the cost.

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

Aye: 2 - Chairman Griffin Ruzich, and Trustee Fenton

Nay: 0

Absent: 1 - Trustee Dodge

2018-0003 Stellwagen Farmhouse Foundation Restoration Phase 2 Bid #17-039

Assistant Village Manager and Director of Development Services Karie Friling reported that on October 17, 2017, the Village of Orland Park issued "Bid #17-039 Stellwagen Farmhouse Restoration Phase II: West & South Porches and South Foundation Wall" to solicit responses and proposals from contractors to correct and historically restore existing West and South Porches, basement and 1st Floor Windows and South Foundation Wall of the Stellwagen Family Farm's farmhouse. Restoration work will be based on the 2014 Farmhouse Restoration Report by McGuire Iglecki and Associates, Inc. and U.S. Secretary of the Interior's Standards for Restoration. The full scope of work requested in the bid was as follows:

1. Restore the historical appearance and materials of the porches on the west façade and the south façade of the farmhouse.
2. Restore the existing foundation of the farmhouse and its ancillary components in the area that the existing concrete south porch covered.
3. Restore the historic appearance and function of the basement and first-floor windows of the farmhouse.
4. Install a historically appropriate picket fence around the west façade of the farmhouse between the multi-use path and the newly restored historic porch.

Cost estimates were to be broken down according to the following categories:

1. Foundation Cost repairs (tilling, excavation, tuck pointing)
2. South Porch Construction
3. West Porch Construction
4. Window Repairs
5. Picket Fence Installation

A pre-bid meeting was held on Tuesday, October 24, 2017, at 1:00 P.M. local time, which one (1) contractor attended (Louder Enterprises, Inc.).

STELLWAGEN FAMILY FARM FOUNDATION DISCUSSION

Upon closing of the bid on November 7, 2017, one (1) bid had been submitted, which was by Louder Enterprises, Inc. For reference, Louder Enterprises is the same contractor who had performed the Stellwagen Farmhouse Restoration Phase I Restoration work (see Bid #15-019 / Legistar 2016-0517). Bid review was conducted in November and December 2017. The Stellwagen Family Farm Foundation met on December 17, 2017, to discuss and review the bid proposal and bidder summary sheet. Staff explained that the Stellwagen Family Farm budget for FY 2017 (which was issued by the Village Board and rolled over into the 2018 budget) included a line item for Phase II of the Stellwagen Family Farm restoration project for \$88,000 (See General Fund Account # 029-0000-470700). Staff noted that the Village received one (1) bid totaling \$99,866.00, which exceeded the \$88,000 budget by \$11,866.00.

The following is a breakdown of the costs associated with the Louder Enterprises Inc. bid, which is attached for review.

1. Foundation Cost repairs (tilling, excavation, tuck pointing) - \$23,155.00
2. South Porch Construction - \$20,467.00
3. West Porch Construction - \$27,859.00
4. Window Repairs - \$17,600.00
5. Picket Fence Installation - \$10,785.00

Bid Grand Total - \$99,866.00

A discussion followed regarding the elimination of the \$10,785 picket fence installation to bring the cost within \$1,081 of the budget. Also discussed were options of negotiating with the bidder to renegotiate and cover the \$1,081 if permitted, or utilizing any funds in the Stellwagen account to cover the \$1,081. Staff was tasked to determine if any additional funds from Stellwagen accounts could be used to cover the \$1,081. At the close of the discussion, the Stellwagen Foundation moved to approve the Louder bid of \$99,866 minus the picket fence item at \$10,785 which equals \$89,081 and to approve Foundation funds to cover the budget shortfall of \$1,081 if needed.

Staff subsequently discussed with the Village's Finance Department if any additional funds from Stellwagen accounts to cover the shortfall. The Finance Department confirmed that approximately \$1,400 that was available in a Stellwagen account, and that those funds could be added to the project cost to fund the \$1,081 difference. As such, the adjusted budget for Phase II includes \$88,000 previously budgeted by the Village Board, plus an additional \$1,081 taken from an existing Stellwagen account, bringing the adjusted budget total to \$89,081. This amount equals the proposed bid by Louder Enterprises, Inc. after removing the full cost (\$10,785) of the "Picket Fence Installation" from the scope of work.

STELLWAGEN FAMILY FARM FOUNDATION MOTION

On December 17, 2017, the Stellwagen Family Farm Foundation moved 4-0 to recommend to the Village Board of Trustees to approve the lowest bidder, Louder Enterprises Inc. to complete Phase II of the farmhouse restoration project approve minus the picket fence installation at \$10,785 for a total project cost of \$89,081;

And

The Stellwagen Family Farm Foundation moved 4-0 to recommend to the Village Board of Trustees to approve Stellwagen Family Farm Foundation funds to cover the budget shortfall of \$1,081.

BUDGET ADJUSTMENT & IMPACT

Because the lowest bid was over budget, the Stellwagen Family Farm Foundation conditioned that their recommendation of Louder Enterprises be subject to the Village Board of Trustees approving a budget amendment for the additional \$1,081 to complete the project. If a budget amendment were approved, additional funds for the budget adjustment would come from the Stellwagen Family Farm Foundation - Other Accounts.

General Fund Account # 029-0000-470700:

Total cost to the General Fund is \$88,000.

This amount is currently budgeted.

Stellwagen Family Farm Foundation - Other Accounts:

Total funding added to the Stellwagen portion of the Open Lands Fund is \$1,081.

This will increase the Stellwagen Farm Phase II budget from \$88,000 to \$89,081.

The Stellwagen Family Farm Foundation funding is held within the overall Open Lands account.

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

I move to recommend to the Village Board approval of the bid from Louder Enterprises Inc. to complete Phase II of the Stellwagen Farm farmhouse foundation restoration project with a budget adjustment as recommended at the December 17, 2017 Stellwagen Family Farm Foundation meeting and as indicated in the fully referenced motion below.

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

I move to recommend to the Village Board approval to amend the budget for Phase II of the Stellwagen Family Farm Foundation farmhouse restoration project from \$88,000 to \$89,081 by adding \$1,081 from the Stellwagen Family Farm

Foundation - Other Accounts;

And

I move to approve the lowest bidder, Louder Enterprises Inc. to complete Phase II of the farmhouse restoration project at a price of \$89,081 subject to the following conditions:

1. That the Picket Fence Installation cost of \$10,785 is removed from the original scope of work and bid proposal;
2. That Louder Enterprises Inc. obtain all building permits and inspections necessary to ensure project completion.

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

Aye: 2 - Chairman Griffin Ruzich, and Trustee Fenton

Nay: 0

Absent: 1 - Trustee Dodge

2017-0671 Sertoma Centre Multi-Family Residences

Assistant Village Manager and Director of Development Services Karie Friling introduced the Sertoma Centre Multi Family Residences proposed project.

Petitioner:
Gus Vanden Brink
Executive Director, Sertoma Centre, Inc.

Purpose:
To construct and maintain a 3-story, sixteen (16) dwelling unit multifamily residence at 14205 Union Avenue.

Requested Actions: Site Plan, Landscape Plan, Elevations, Special Use Permit with Modifications, Subdivision, Record Plat of Subdivision, Vacation of Right-of-Way and Rezoning.

Project Attributes:
Subject Property Address: 14205 Union Avenue

P.I.N.(s): 27-04-416-026, 27-04-416-007 and 27-04-416-028

Existing Area: 0.70 Acres (30,687 SF)
Proposed Area: 0.76 Acres (33,260 SF)

Comprehensive Plan Land Designation: Downtown Mixed Use

Existing Zoning: R-3 Residential and VCD Village Center District

Proposed Zoning: Village Center District

Existing Land Use: Funeral Home and Vacant (Open Space)

Proposed Land Use: Multifamily Residential

Surrounding Land Use:

North: OS Open Space - Forest Preserve District of Cook County

South: R-3 Residential District - Single Family Residence

East: OS Open Space - Forest Preserve District of Cook County (across Oak Street)

West: R-3 Residential District - Single Family Residence

Preliminary Engineering: Preliminary engineering has been approved. Please refer to the Detailed Planning Discussion section attached to the Committee Packet for more details.

SEE ATTACHMENT

Due to the size of this project the staff report is too long to include in the background section. Please see the Committee Report attached to the Committee Packet.

Assistant Village Manager and Director of Development Services Karie Friling, Assistant Director of Development Services Khurshid Hoda, Chairman Ruzich and Trustee Fenton had additional comments. (refer to audio file)

The following individuals spoke before the Committee:

David Sosin, Petitioner - (refer to audio file)

John Newton, Attorney speaking on behalf of adjacent property owner to the proposed project Cynthia Thompson. - (refer to audio file)

Gus van den Brink, Executive Director of Sertoma Centre - (refer to audio file)

I move to recommend to the Village Board of Trustees to approve a Special Use Permit with modifications, Site Plan, Preliminary Landscape Plan, Elevation Drawings, Subdivision and Rezoning for the Sertoma Centre project as recommended at the January 9, 2018 Plan Commission meeting and as indicated in the below fully referenced motion.

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 January 9, 2018;

And

I move to recommend to the Village Board of Trustees to approve the preliminary site plan and subdivision as shown on "Preliminary Site Geometry Plan", prepared by Eriksson Engineering Associates, dated 09/01/2017, last revised 12/29/2017, sheet C-102, subject to the following conditions:

1. Design, permit, and construct a minimum 5' wide public sidewalk that connects the subject property to 143rd Street;
2. Ensure unrestricted vehicular and pedestrian access is maintained at all times for emergency services, Village services and neighboring property owners;
3. All lighting for the project must match the decorative lighting used in the Downtown Planning District;
4. Prepare, procure and provide any and all documentation required for the conveyance, dedication and recording of all land transfers associated with this project;
5. Submit a Record Plat of Vacation and Plat of Subdivision to the Village for review, approval and recording;
6. Meet all final engineering and building code related items;

And

I move to recommend to the Village Board of Trustees to approve the elevation drawings titled "Sertoma Centre Multi-Family Residences", Sheets A1.3, A1.6, A1.7 and A1.9, prepared by Worn Jerabek Wiltse Architects", dated 08/30/2017 and revised 12/08/17, subject to the following conditions:

1. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;
2. Masonry must be of anchored veneer type with a minimum thickness of 2.625 inches;
3. Signs are subject to additional review and approval via the sign permitting process;

And

I move to recommend to the Village Board of Trustees to approve the preliminary landscape plan titled "Sertoma Center Multi-Family Residences", prepared by Laflin Design Group, Ltd., dated 09/01/2017, last revised 12/08/2017, sheets 1 and 2, subject to the following condition:

1. Submit a final landscape plan, which must reference the final grading and site plans, in coordination with the final engineering submittal;
2. Coordinate with and obtain all necessary permits from the Forest Preserve

- District of Cook County to design and construct a landscape restoration plan for all areas of encroachment on Orland Grove Forest Preserve property;
3. Include the landscape restoration plan on the final landscape plan for the area along north property line as approved by the Forest Preserve District of Cook County;
 4. A certified arborist shall be contracted by the petitioner to ensure adherence to the tree preservation plan for this project;

And

I move to recommend to the Village Board of Trustees to approve a Special Use Permit for Sertoma Center Multi-Family Residences, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. A reduction of the width of the rear setback from 30' to approximately 6';
2. An increase of the width of the front maximum setback from 15' to approximately 27';
3. A reduction in the landscape bufferyard between the parking lot and property line from 10' to 0';
4. Permit the location of an off-street parking lot and garbage enclosure within the setback between the building and the street;

And

I move to recommend to the Village Board of Trustees to approve the rezoning of the western most parcel of the subject property (PIN 27-04-416-026) from R-3 Residential Zoning to VCD Village Center District.

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

Aye: 2 - Chairman Griffin Ruzich, and Trustee Fenton

Nay: 0

Absent: 1 - Trustee Dodge

ADJOURNMENT: 6:40 P.M.

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

Aye: 2 - Chairman Griffin Ruzich, and Trustee Fenton

Nay: 0

Absent: 1 - Trustee Dodge

2018-0047 Audio Recording for the January 18, 2018 Committee Meetings - Public Works and Development Services, Planning and Engineering.

NO ACTION

/AS

Respectfully Submitted,

John C. Mehalek, Village Clerk