

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, April 17, 2017

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 6:38 P.M.

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

APPROVAL OF MINUTES

2017-0258 Approval of the March 20, 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 March 20, 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

2017-0268 Zeigler Infiniti Cook County Class 7c Resolution

Director of Development Services Karie Friling reported that the applicant is seeking a Class 7c tax incentive from Cook County pursuant to the new construction proposed at the subject property 8745 & 8751 159th Street (PINs: 27-23-100-013 & 27-23-100-014). The Cook County Board of Commissioners adopted the Class 7C Commercial Urban Relief Eligibility incentive in 2014, aiming to encourage real estate development in the region. The incentive is intended to encourage commercial projects which would not be economically feasible without assistance.

The five year incentive applies to all newly constructed buildings or other structures, including the land upon which they are situated; the utilization of vacant structures abandoned for at least 12 months, including the land upon which they are situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation.

Projects which qualify for the Class 7C incentive will receive a reduced assessment level of 10% of the fair market value for the first three years, 15% for the fourth year and 20% for the fifth year. Without the incentive, commercial property would normally be assessed at 25% of its market value.

The applicant intends to build a 23,500 square foot motor vehicle sale facility that

will be operated as an Infiniti dealership. The project was approved by the Village Board of Trustees on November 7, 2016 (see Legistar File Number 2016-0504). The applicant submitted cost estimates for the project and anticipate completion by December 31, 2017.

There are four (4) mandatory eligibility requirements that a property must meet for Class 7c certification. Below is a summary of how this project meets the requirements and detailed information is included in the attached brief.

First, the applicant must demonstrate that the subject property's assessed value, equalized assessed value, or real estate taxes have declined or remained stagnant for three of the last six years. Information provided by the petitioner indicates that the property's assessed value has remained the same since 2013.

Next, the applicant must confirm that there is a reasonable expectation that the development project is viable and likely to go forward on a reasonably timely basis if granted Class 7c designation. The project has received the necessary entitlement approvals from the Village and is currently working through permit review. The information submitted by the applicant indicates that the project will move forward with Class 7c designation.

In addition, the applicant must demonstrate that the commercial new construction would not move forward, "but for" the Class 7c designation. As stated in the eligibility application submitted by the petitioner, the 7c incentive is necessary due to the higher costs of constructing and operating a dealership in Cook County. Furthermore, there are development challenges associated with the subject property that have caused the total project cost to increase and the applicant has indicated that the project would not be economically feasible without the full incentive offered under Class 7c.

Finally, the applicant must demonstrate that the development project is reasonably expected to result in an increase in real property tax revenue and employment opportunities of the property. The analysis submitted by the applicant indicate that the tax revenue generated at the property currently (vacant land) is approximately \$6,300. The subject property is expected to generate approximately \$76,700 in annual real estate tax during the first year of the 7c incentive.

As far as employment is concerned, Zeigler estimates construction of the dealership will create approximately 150 to 200 construction jobs. It is estimated that the new dealership will result in the creation of 20-25 new permanent full-time jobs.

The Village of Orland Park has reviewed the Incentive Classification Initial Questionnaire (IC-IQ), and that the four eligibility factors which must be present to demonstrate that the area is in need of commercial development are satisfied and

the village consents to and supports the application.

Mr. David Sosin came forward and stated that the project will commence full speed-ahead in May.

I move to recommend to the Village Board of Trustees approval of a resolution determining the necessity and benefit from commercial uses and supporting the granting of Class 7c status pursuant to the Cook County Real Property Classification Ordinance for Certain Real Estate Located at 8745 & 8751 159th Street in Orland Park, Illinois.

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

2017-0240 Village Hall Front Lawn Tree Planting Project

Director of Development Services Karie Friling reported that in 2005, Village Staff devised conceptual landscape plans for the approximately 1.31 acre green space south of Village Hall. These concept plans, titled "Village Hall Front Lawn Improvements", proposed two (2) different tree planting layouts for this site. The first option envisioned a formal tree allée (i.e. avenue) running perpendicular to Village Hall's south elevation, while the second option proposed a similar but less formal tree arrangement. In both cases, trees were positioned along the peripheries of the green space, leaving the center area as an open "great lawn". The option of adding sidewalks, flagpoles and decorative lighting were also considered. Although well-received, the Front Lawn project did not move forward at that time.

As interest in improving Village Hall's Front Lawn has persisted, the Village's Parks and Grounds and Development Services Departments have recently collaborated to revive and re-envision the original 2005 plans. While plans for the lawn are still in draft form, the first phase in the implementation of these new plans would be the installation of twenty (20) maple trees. The cost for the installation of these trees would come from the Village's Tree Preservation and Green Infrastructure Account, whose aim includes tree enhancement projects in public spaces.

The twenty (20) maple trees would be planted in a way to create a formal tree allée extending from the north to the south side of the lawn. The space between the allée, which is currently comprised entirely of turf grass, would remain an open "great lawn". Presently, the most prominent use of the lawn happens during the "Taste of Orland Park", although holiday light installations, farmer's market and other seasonal events also make use of the space. The tree allée would serve to

better define the space for these and any future events, provide shade where there currently is none and supply the myriad of other environmental benefits inherent in trees.

The Village's Parks and Grounds Department solicited and received estimates from three (3) landscape contractors for the procurement and installation of twenty (20), four (4) inch caliper trees. The Village requested four (4) inch trees with the aim to plant as large of trees as possible at a reasonable price point.

Brancato Landscaping Inc. of Niles, Illinois, which was the only company able to provide the quantity and caliper of trees desired by the Village, has provided an estimate in the amount of \$12,500.00. Brancato Landscaping is well versed in this type of work having planted approximately 2,800 parkway trees for Public Work Department in 2016. Therefore, it is staff's recommendation that the Village accept the estimate from Brancato Landscaping of Niles, Illinois, for the installation of twenty (20) Autumn Blaze Maples as a part of the Village Hall Front Lawn Tree Planting project in the amount of \$12,500.00.

Installation of the trees would be completed this spring.

Mr. Arnold Gacki, an Orland Park resident asked if they were new trees or replacement trees.

Director Friling stated that they were new trees.

Trustee Calandriello stated that he is a little hesitant to approve the trees, due to the fact that there are long range plans to possibly put a drive in to the west entrance of the Civic Center. He stated that it will provide shade, however, he believed that it would mess up a lot of the planning of events done there and that he would not be able to support it.

Trustee Gira asked how big the spacing would be between the trees.

Director Friling stated that there would be significant spacing between the trees. She also stated that additional changes that could take place in the area were taken into consideration when doing the rendering.

Chairman Fenton stated that she thinks that it is a great idea and asked if any of these trees are able to be donated by members of the community such as the Lion's Club.

Parks Director Gary Couch stated that it would be something to talk about.

I move to recommend to the Village Board to accept the estimate from Brancato Landscaping Inc., of Niles, Illinois in an amount not to exceed \$12,500.00 for the installation of twenty (20) 'Autumn Blaze' Maple trees as a part of the Village Hall

Front Lawn Tree Planting project.

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: 2 - Chairman Fenton, and Trustee Gira

Nay: 1 - Trustee Calandriello

2017-0289 Property Maintenance Code

Director of Development Services Karie Friling reported that the Development Services Department has reviewed the latest (2015) edition of the International Property Maintenance Code (IPMC) as written by the International Council (ICC) for code updates and have inserted our existing local ordinances (revisions) in the appropriate code sections of the new 2015/IPMC. Revisions to Title 5, Chapter 7 of the Village Code are attached.

The Village of Orland Park currently utilizes the 2012 edition of the International Property Maintenance Code (IPMC) as the basis for its property maintenance regulations of construction elements including but not limited to all existing residential and non-residential structures and all existing premises and maintains minimum requirements and standards for premises, structures, equipment and facilities at a reasonable level of safety from fire and other hazards. This is a national model code written by experts in 3 year cycles that is used for reference.

The Illinois Capital Development Board has been notified of Orland Park's intention to adopt a new property maintenance code with amendments as required.

The local changes to this new code have inserted model code revisions and are limited as much as possible. The local revisions are intended to clarify existing rules and to remove outdated, amended construction standards. Building Division staff has highlighted the code changes for your review and will provide answers to any questions by Building Division personnel.

I move to recommend to the Village Board to approve the local revisions of Title 5, Chapter 7 of the Village Code and to implement the latest edition of the 2015 International Property Maintenance Code (IPMC) "First Printing: May 2014" as written by the International Code Council (ICC).

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

2017-0277 Mechanical Code

Director of Development Services Karie Friling reported that the Development Services Department has reviewed the latest (2015) edition of the International Mechanical Code (IMC) as written by the International Code Council (ICC) for code updates and has inserted our existing local ordinances (revisions) in the appropriate code sections of the new 2015/IMC. Revisions to Title 5, Chapter 6 of the Village Code are attached.

The Village of Orland Park currently utilizes the 2012 edition of the International Mechanical Code (IMC) as the basis for its mechanical regulations of construction elements including but not limited to: heating and cooling equipment, smoke and heat vents, outside air ventilation, exhaust, and duct systems, chimneys and vents, fireplaces, boilers, refrigeration etc. This is a national model code written by experts in 3 year cycles that is used for reference.

The Illinois Capital Development Board has been notified of Orland Park's intention to adopt a new mechanical code with amendments as required.

The local changes to this new code have inserted model code revisions and are limited as much as possible. The local revisions are intended to clarify existing rules and to remove outdated amended construction standards. Building Division staff has highlighted the code changes for your review and will provide answers to any questions by Building Division personnel.

I move to recommend to the Village Board to approve the local revisions of Title 5, Chapter 6 of the Village Code and to implement the latest edition of the 2015 International Mechanical Code (IMC) "First Printing: May 2014" as written by the International Code Council (ICC).

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

2017-0276 Electrical Code

Director of Development Services Karie Friling reported that the Development Services Department has reviewed the latest (2014) edition of the National Electrical Code (NEC) as written by the National Fire Protection Agency (NFPA) for code updates and has inserted to the existing local ordinances (revisions) in the appropriate code sections of the new 2014/NEC. Revisions to Title 5, Chapter 3 of the Village Code are attached.

The Village of Orland Park currently utilizes the 2014 edition of the National Electrical Code (NEC) as the basis for its electrical regulations of construction elements including but not limited to: wiring methods and procedures, equipment, fire alarms and circuitry. This is a national model code written by experts in 3 year cycles that is used for reference.

The Illinois Capital Development Board has been notified of Orland Park's intention to add new electrical code amendments as required to Title 5, Chapter 3 of the Village Code.

The local changes to the present code are limited in nature and have been presented and approved by the Village of Orland Park Electrical Commission established per Title 2, Chapter 4 of the Village Code. The local revisions are intended to clarify existing rules and to remove outdated amended construction standards. Building Division staff has highlighted the code changes for your review and will provide answers to any questions by Building Division personnel.

I move to recommend to the Village Board to approve the local revisions of Title 5, Chapter 3 of the Village Code and to implement the latest revisions to the 2014 National Electrical Code (NEC) "Approved by American National Standard on August 21, 2013" as written by the NFPA 70.

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

2017-0275 Stellwagen Farm Perimeter Path Construction - Bid Award

Director of Development Services Karie Friling reported that in 2013 the Village awarded Christopher B. Burke Engineering Ltd. (CBBEL) a design engineering contract for the Stellwagen Farm perimeter path. The construction documents are complete and have been reviewed by both Village staff and Stellwagen Foundation members. The approved FY 2017 capital improvement budget includes funds for the construction of the perimeter path. The path will connect three neighborhood parks as well as add to the programming of the Stellwagen Farm Homestead.

The next stage of the project will be to design and construct a parking lot at the farm. This work will include turn lane improvements and pedestrian crossings along 108th. Design and construction is scheduled for later this year in 2018.

A request for bids was advertised on the Village website and in the Daily Southtown publication on Friday March 24, 2017. In return, nine (9) sealed bids were received for processing. Bid proposals were received from: Austin Tyler

Construction, LLC of Elwood, Illinois; Crowley-Sheppard Asphalt, Inc. of Chicago Ridge, Illinois; D Construction Inc. of Coal City, Illinois; P.T. Ferro Construction Company of Joliet, Illinois; Matthew Paving Inc. of Oak Lawn, Illinois; V3 Construction Group of Woodridge, Illinois; Bisping Construction Company of New Lenox, Illinois; Brothers Asphalt Paving, Inc. of Addison, Illinois; and Oak Lawn Blacktop Paving Company of Mokena, Illinois. The sealed bids were publicly opened and read aloud by the Clerk's Office at 11:00 a.m. on Friday, April 7, 2017 (Bid Summary Sheet attached).

Following a full bid review, Matthew Paving, Inc. of Oak Lawn, Illinois, has been deemed to be the low qualified bidder providing a bid in the amount of \$384,316.00, which is below the engineer's estimate. Matthew Paving is well versed in this type of work and most recently built the Grasslands trails for the Cook County Forest Preserve. Therefore, it is staff's recommendation that Matthew Paving Inc. of Oak Lawn, Illinois, be awarded the bid for the Stellwagen Farm Perimeter Path in the amount of \$384,316 plus \$20,000 in contingency.

Construction of the path will begin this summer and be complete by the fall harvest.

I move to recommend to the Village Board to accept the bid from Matthew Paving Inc. of Oak Lawn, Illinois in the amount of \$384,316.00 for the Stellwagen Farm Perimeter Path construction project.

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

2017-0288 2017 Consulting and Exclusive Commercial Real Estate Listing Agreement with HSA

Director of Development Services Karie Friling reported that in April of 2012, the Village Board approved a consulting and exclusive commercial real estate listing agreement with HSA (Tim Blum) for the Main Street Development Project. Since then, staff has worked closely with Tim Blum on potential development projects, including identification of potential developers and tenants. The Village Board has been apprised of these confidential opportunities. HSA has worked very closely with Village Staff and has served as a useful extension of Village resources. HSA is only paid upon completion of actual deals. This agreement has now expired and needs to be renewed for 2017.

I move to recommend to the Village Board approval of the 2017 consulting and exclusive commercial real estate listing agreement with HSA and authorize the Interim Village Manager to execute the necessary agreement.

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

2017-0267 EI Cameno Retail Center Appearance Improvement Grant

Director of Development Services Karie Friling reported that the petitioner is requesting AIG (Appearance Improvement Grant) assistance for façade improvements for a portion of the EI Cameno Shopping Center. An Appearance Review was administratively approved for this project on June 13, 2016. It is noted that the 7-Eleven portion of the building has been removed from the project and will not be improved at this time. The facade improvements that will be addressed through this grant are the center portion of the strip center that abuts the 7 Eleven and then extends eastward to the end of the tan mansard roof building. Note that there are three separate buildings in this commercial center. In 2013, a petition was filed for a more extensive renovation of this building, however for financial reasons the land owner is now requesting assistance on a scaled back version of the façade improvements.

The petitioner is requesting Appearance Improvement Grant assistance in the amount of \$10,605, to improve the exterior appearance of the EI Cameno Shopping Center with a limited renovation of one of the buildings. The shopping center is the type of building this grant program is intended to assist, with its aged and worn appearance. The shopping center is also within a strategic location in the Village, since it is in one of the main Neighborhood Centers of the Orland Grove Planning District. The appearance renovation seeks to improve the appearance of a very dated center.

Additional details about the project are discussed in the Appearance Review (2016-0389) report, however it is noted that the 7 Eleven portion of the center will not be addressed as a part of this project. Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

PROJECT DESCRIPTION & CONTEXT

Per the requirements of the Appearance Improvement Grant, the proposed improvements are visible from a public right of way and fit under the Commercial Remodel category for "Façade Expansion & Exteriors". In addition, the proposed improvements meet the other guidelines for eligible projects.

As required, the petitioner has provided bids for the project. Two bids are required by the grant program, three have been provided, although one lacks a bid break down. The three bids are from JBR Construction (\$64,500 total) Victor

Construction (\$68,550 total) and Division 3 Corporation (\$72,650 total). Although a new mansard roof is planned as a part of these improvements, the replacement of the mansard roof with a new standing metal seam mansard roof, which is the costliest item in the bids, has been excluded from consideration under the AIG Grant because mansard roofs are not allowed under the Land Development Code and therefore are not fundable with Village money. Each bid is summarized below.

JBR Construction - \$21,210 eligible expenses (\$64,500 bid minus mansard roof item)

- Demolition front fascia (\$6,500)
- Supply and Install standing metal seam roof on fascia (\$43,290)
- Demo existing electric and supply and install 12 new canopy lights (\$6,519)
- Paint Wood Siding (\$1600)
- Power wash brick and tuck point under canopy only (\$1,580)
- Remove and replace sign paint (\$5,011)
- No work to 7 Eleven
- Does not include permits

Victor Construction - \$38,550 eligible expenses (\$68,550 bid minus mansard roof item)

- Remove and reinstall signage \$6,500
- Remove existing material (\$4,000)
- Install standing seam panels (\$30,000)
- Masonry & tuck pointing (\$4,250)
- Painting (\$3,100)
- Electrical (\$6,300)
- General Conditions (\$5,400)
- Overhead & fee (\$9,000)

Division 3 Corporation \$72,650 (No cost break down provided)

- Painting of wood siding under soffit
- Demo material on fascia and install new standing seam metal
- Install soffit material on bottom awning
- Wash brick under awning and tuck point
- Remove soffit lights and replace with 10 new LED
- Remove and replace existing signs
- All work will be according to 2 point perspective drawings

Bid Selection & Award Amount

All three bids describe work related to the exterior appearance of the building. The Appearance Improvement Grant notes that the best or lowest bid is selected to fund the project. The grant funds projects that are over \$1,000 cover 50% of the cost of work up to a maximum of \$20,000. The lowest bid for this project is JBR Construction with \$21,210 in eligible expenses. The grant provides for up to 50% of the eligible project costs, in this case \$10,605 of potential assistance.

Trustee Calandriello asked if included the Kismet building.

Director Friling responded no and that Kismet is under separate ownership.

I move to recommend to the Village Board to approve the Appearance Improvement Grant application for \$10,605 for a partial facade renovation of the El Cameno Shopping Center located at 9965-9985 W. 151st Street in Orland Park, 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 Appearance Improvement Grant application for \$10,605 from account 010-0000-484930 for the El Cameno Shopping Center located at 9965-9985 W. 151st Street;

And

I move to recommend to the Village Board to approve acceptance of the JBR Construction bid for \$22,210 in eligible expenses as the lowest bid for the El Cameno Shopping Center, subject to the following conditions:

1. Obtain the necessary building permits for renovating the building;
2. Sign an Appearance Improvement Grant Agreement before beginning any work.
3. Complete the conditions outlined in the attached Appearance Review, with the exception of requirements related to the 7 Eleven.

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

ADJOURNMENT: 6:55 P.M.

A motion was made by Trustee Calandriello, seconded by Trustee Gira, 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