

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us



Meeting Minutes

Monday, November 16, 2015

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 6:06 PM.

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

APPROVAL OF MINUTES

2015-0723 Approval of the October 19, 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 October 19, 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

2015-0698 Build Orland Program

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 and 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. 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 present, the program has been scaled back to include only the deferral of permit fees until final occupancy of the home. This decision was based upon the increased stability in the housing market and the number of new housing starts in the Village.

For FY2016, staff recommends the continuation of the Build Orland Program allowing only payment deferral of permit fees until final occupancy of the home.

Trustee Gira asked if the fees would be prior to moving in if someone comes to get and occupancy permit.

Director Friling responded yes.

I move to recommend to the Village Board of Trustees, approval and extension of the Build Orland Program for the FY 2016 to allow the payment deferral of permit fees for new residential permits.

A motion was made by Trustee Calandriello, seconded by Chairman Fenton, 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

2015-0579 Retail Plaza at 159th Street & LaGrange Road - Planned Unit Development

Director of Development Services Karie Friling reported that the proposed project seeks to establish, construct and maintain two (2) new commercial buildings on the property located at the northwest corner of the 159th Street and La Grange Road intersection (colloquially known as the Fat Sam's property). To do this, the petitioner is proposing to first demolish the existing two (2) buildings that currently occupy the site. The two (2) existing buildings are located toward the center of the property and are surrounded by parking lot, as well as various forms of standalone signage (low rise and high rise billboards). Once the existing buildings and billboards are removed, the proposed site plan indicates that the new buildings will be located along La Grange Road to hold the corner and be prominent.

The petitioner requests the following modifications for the proposed Planned Unit Development:

- 1) Reduce the La Grange Road setback from 25 feet to four (4) feet eleven (11) inches.
- 2) Reduce the 159th Street setback from 25 feet to three (3) feet.
- 3) Reduce the side setback from fifteen (15) feet to ten (10) feet.
- 4) Reduce the east, west and south bufferyards to function within the modified/established building setback requirements.

The recommendation motion includes the following conditions:

- 1) Coordinate with the Village to connect the private sidewalk network to the public sidewalk network on 159th Street.
- 2) Post "No Parking- Loading Zone" signs (with time limits) to accommodate loading activities on the west side of both buildings.
- 3) Add more landscaping to the north elevation of Building B to address blank wall surfaces.
- 4) Indicate the level of transparency for all windows on both Buildings A and B on the elevation drawings.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

Additional details about the project are discussed in the Plan Commission report, which is attached for reference.

The plans and drawings for this project have been provided in hard copy only.

PLAN COMMISSION MOTION

On November 10, 2015, the Plan Commission, by a vote of 6-0 moved to recommend to the Village Board approval of the preliminary site plan titled "GW Properties Proposed Commercial Development 159th Street and La Grange Road, Orland Park, IL.", prepared by Design Studio 24 LLC, dated August 3, 2015, sheet C2.0, subject to the following conditions:

- 1) Coordinate with the Village to connect the private sidewalk network to the public sidewalk network on 159th Street.
- 2) Post "No Parking- Loading Zone" signs (with time limits) to accommodate loading activities on the west side of both buildings.
- 3) Add more landscaping to the north elevation of Building B to address blank wall surfaces.
- 4) Submit a final landscape plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
- 5) Meet all final engineering and building code related items.

And

Moved 6-0 to recommend to the Village Board approval of the Elevations titled "Building A Elevations New Retail Development 159th and La Grange Road, Orland Park, IL." and "Building B Elevations New Retail Development 159th and La Grange Road, Orland Park, IL.", prepared by Design Studio 24 LLC, sheets A2.1 and B2.1 respectively, both dated November 2, 2015, subject to the same conditions outlined in the above Preliminary Site Plan motion and the following:

- 1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 2) Indicate the level of transparency for all windows on both Buildings A and B on the elevation drawings.

And

Moved 6-0 to recommend to the Village Board approval of a Special Use Permit for 15882 S La Grange Road, a two building retail planned unit development at the northwest corner of 159th Street and La Grange Road subject to the same

conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

- 1) Reduce the La Grange Road setback from 25 feet to four (4) feet eleven (11) inches.
- 2) Reduce the 159th Street setback from 25 feet to three (3) feet.
- 3) Reduce the side setback from fifteen (15) feet to ten (10) feet.
- 4) Reduce the east, west and south bufferyards to function within the modified/ established building setback requirements.

All changes must be made prior to the Board meeting.

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

..Recommended Action/Motion

I move to recommend to the Village Board of Trustees to approve the site plan, elevations and special use permit for a new two building retail plaza shopping center at 15882 S La Grange Road as recommended at the November 10, 2015 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 recommend to the Village Board approval of the preliminary site plan titled "GW Properties Proposed Commercial Development 159th Street and La Grange Road, Orland Park, IL.", prepared by Design Studio 24 LLC, dated August 3, 2015, sheet C2.0, subject to the following conditions:

- 1) Coordinate with the Village to connect the private sidewalk network to the public sidewalk network on 159th Street.
- 2) Post "No Parking- Loading Zone" signs (with time limits) to accommodate loading activities on the west side of both buildings.
- 3) Add more landscaping to the north elevation of Building B to address blank wall surfaces.
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A2.1 and B2.1 respectively, both dated November 2, 2015, subject to the same conditions outlined in the above Preliminary Site Plan motion and the following:

- 1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 2) Indicate the level of transparency for all windows on both Buildings A and B on the elevation drawings.

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I move to recommend to the Village Board approval of a Special Use Permit for 15882 S La Grange Road, a two building retail planned unit development at the northwest corner of 159th Street and La Grange Road subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

- 1) Reduce the La Grange Road setback from 25 feet to four (4) feet eleven (11) inches.
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- 3) Reduce the side setback from fifteen (15) feet to ten (10) feet.
- 4) Reduce the east, west and south bufferyards to function within the modified/ established building setback requirements.

Trustee Calandriello asked how close the development would be to the street.

Director Friling stated that it would be similar to the Miroballi Plaza in terms of how close it would be to the street. She stated that it is a challenging site and staff worked with developers for several months trying to figure out the setbacks for the proposed buildings.

Chairman Fenton asked if there was any way to get access from the west side.

Director Friling responded that there wasn't. She stated that there is a significant grade issue between Lakeview Plaza and the multi-tenant building that sits there. In order to get west access those places would have been significantly impacted.

Trustee Gira asked if all the parking would be to the rear of the structure.

Director Friling responded yes.

I move to recommend to the Village Board of Trustees to approve the site plan, elevations and special use permit for a new two building retail plaza shopping center at 15882 S La Grange Road as recommended at the November 10, 2015 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 recommend to the Village Board approval of the preliminary site plan titled "GW Properties Proposed Commercial Development 159th Street and La Grange Road, Orland Park, IL.", prepared by Design Studio 24 LLC, dated August 3, 2015, sheet C2.0, subject to the following conditions:

- 1) Coordinate with the Village to connect the private sidewalk network to the public sidewalk network on 159th Street.
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- 1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 2) Indicate the level of transparency for all windows on both Buildings A and B on the elevation drawings.

And

I move to recommend to the Village Board approval of a Special Use Permit for 15882 S La Grange Road, a two building retail planned unit development at the northwest corner of 159th Street and La Grange Road subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

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- 4) Reduce the east, west and south bufferyards to function within the modified/

established building setback requirements.

All changes must be made prior to the Board meeting.

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

2015-0722 Professional Engineering Services with Christopher B. Burke - Approval

Director 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, 2015. Previous contracts for general engineering to be provided by CBBEL included a monthly retainer of \$8,500. Staff is recommending to approve the same amount for FY 2016.

Throughout the 2015 fiscal year, CBBEL has provided a variety of services working not only with Development Services, but also the Public Works and 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 savings to our local developers.

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

I move to recommend approval 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 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: 6:13 PM

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