

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)



## Meeting Minutes

Monday, December 20, 2010

6:00 PM

Village Hall

### Development Services & Planning Committee

*Chairman James V. Dodge, Jr.  
Trustees Brad S. O'Halloran and Patricia A. Gira  
Village Clerk David P. Maher*

## CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:56 PM.

**Present:** 2 - Chairman Dodge and Trustee Gira

**Absent:** 1 - Trustee O'Halloran

## APPROVAL OF MINUTES

### 2010-0668 Approval of the November 15, 2010 Development Services and Planning Committee Minutes

I move to approve the Minutes of the Regular Meeting of the Development Services and Planning Committee of November 15, 2010.

**A motion was made by Trustee Patricia Gira, seconded by Chairman James Dodge, Jr., that this matter be APPROVED. The motion CARRIED by the following vote:**

**Aye:** 2 - Chairman Dodge and Trustee Gira

**Nay:** 0

**Absent:** 1 - Trustee O'Halloran

## ITEMS FOR SEPARATE ACTION

### 2010-0626 Approval of Professional Engineering Services Contract with Christopher B. Burke

The Village of Orland Park's current contract with Christopher B. Burke (CBBEL) to provide professional engineering services will expire December 31, 2010. Previous contracts for general engineering to be provided by CBBEL included a monthly retainer of \$8,500. For the past two years, the monthly retainer has been reduced due to budgetary constraints and a reduction in development activity. The contract for FY 2011 is for a monthly retainer of \$6,500. The scope includes attending Village meetings, investigation of engineering matters, review of drainage complaints, and follow-up with developers and residents.

I move to recommend to the Village Board to approve the Professional Engineering Services Contract with Christopher B. Burke in the amount of \$78,000.

**A motion was made by Trustee Patricia Gira, seconded by Chairman James Dodge, Jr., that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED by the following vote:**

**Aye:** 2 - Chairman Dodge and Trustee Gira

**Nay:** 0

**Absent:** 1 - Trustee O'Halloran

## 2010-0596 Orland Park Nissan and Orland Park Infinity Sales Tax Sharing Agreement

Director of Development Services Karie Friling reported that the Village of Orland Park has received a request from Orland Park Nissan and Orland Park Infinity for a Sales Tax Sharing agreement, in anticipation of their future dealership expansion. Additionally, Orland Park Nissan recently received a new commercial truck franchise (Nissan Light Truck line) that will result in the expansion of their dealership, including construction of a new truck facility. The Village Board of Trustees approved a Special Use Permit in the Spring of 2010 for the planned expansion of the Dealership.

The Infinity update and expansion will result in a new upgraded look conforming to the Infinity Image Program and will cost approximately \$650,000. The Nissan Truck expansion will include a facility and garage expansion and the installation of additional service equipment. The Nissan Truck expansion will cost approximately \$850,000. The Dealerships anticipate an immediate increase in sales of 10% (FY2012), 20% (FY 2013) and subsequent annual increases, thereafter. The combined dealership employment is 78 and is anticipated to increase to 90, once the projects are completed.

Under the Mayor's Business Retention program, existing Orland Park businesses are eligible to participate in incremental Sales Tax Sharing (up to 50%) for planned expansions, improvements and renovations.

### Proposed Terms of Agreement:

- Maximum Reimbursement for Infinity Dealership - \$650,000
- Maximum Reimbursement for Nissan Dealership - \$850,000
- Commencement Year - 2012
- Base Sales Tax Year - FY 2010
- Maximum Term - 5 years
- Incremental Sales Tax Sharing - 50% over Base
- No incentive will be realized if expansion/renovations are not completed.

I move to recommend to the Village Board of Trustees approval of a sales tax sharing agreement for Orland Park Nissan and Orland Park Infinity, under the terms outlined above.

**A motion was made by Trustee Patricia Gira, seconded by Chairman James Dodge, Jr., that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED by the following vote:**

**Aye:** 2 - Chairman Dodge and Trustee Gira

**Nay:** 0

**Absent:** 1 - Trustee O'Halloran

**2010-0578 Brittany Glen West - Rezoning - Conceptual Site Plan**

Director Friling reported that this petition requests approval (upon annexation) for the rezoning of an eighty-seven (87) acre unincorporated area to R-3 Residential District for the future development of a single family residential subdivision of up to 101 lots and for the approval of a Conceptual Site Plan. Twenty-three (23) of the eighty-seven (87) acres will become Cook County Forest Preserve. The land is located generally east of Wolf Road, south of 131st Street, north of 135th Street and west of the unincorporated subdivision "Country Manor Estates".

Preliminary engineering for this petition has not been completed, and the petitioner does not plan to complete it at this time. Due to the unique circumstances of this petition, the current economy, and the likelihood that the subdivision will not be constructed for some time, the petitioner has requested to delay preliminary engineering until the project is ready to be constructed. Changes to the subdivision based on engineering requirements are likely, therefore approval is only for a Conceptual Site Plan. When the petitioner is ready to proceed with the construction of the subdivision, they must return to Plan Commission (upon Village acceptance of preliminary engineering) and to the Village Board for further approvals including a Special Use Permit for a Planned Development including any needed modifications to the Land Development Code, Subdivision, and Final Tree Preservation and Landscape Plan.

It is noted that this project is also tied to a complex land swap deal involving Cook County Forest Preserve for forest land that is adjacent to 143rd Street and is needed for right of way to widen 143rd Street. The agreement will reduce the widening impact on Orland Park residents along 143rd Street and will significantly reduce the costs of land acquisition for the widening. Under the agreement, the land swap is in part contingent on the Village's annexation and rezoning of Brittany Glen West. The County case will go before the County Board for consideration on December 22, 2010.

Approximately twenty (20) nearby (primarily unincorporated) residents attended the public hearing before Plan Commission on December 14. Three attendees spoke in opposition to the proposed subdivision, all residents or Attorneys for the unincorporated subdivision to the east. Concerns included smaller lot sizes compared to their lots, the proposed connection of 133rd Street to their subdivision, and the perception that this entire petitioned area was supposed to be County Forest Preserve. The speakers questioned the time table for construction and why Gallagher and Henry was moving forward with approval of this subdivision when they already have nearby undeveloped lots. There were also complaints that proper public notice was not made, and that some eligible residents did not receive letters. The petitioner supplied a notarized affidavit acknowledging proper notice was posted and letters were delivered, including green certified mail stubs.

Terry Woolums, representing Gallagher and Henry, responded that the builder is setting up for the future, but can not predict when that will happen since it is a market dependent decision.

Plan Commissioners had some questions and comments about the Site Plan, but then concluded it would be best to address them at time of engineering. Issues discussed included the 133rd Street connection, the possible roundabout in the center of the development, the shape of some of the lots and the required park land dedication amount.

On December 14, 2010, the Plan Commission voted 6-1(Parisi) to recommend to the Village Board to approve the rezoning (upon annexation) of Brittany Glen Subdivision West to R-3 Residential District.

And

Voted 6-1(Parisi) to recommend to the Village Board approval (upon annexation) of the Conceptual Site Plan titled "Britney Glen West Calculated Land Plan with Preliminary Detention" and dated 3-1-10, revised 11.01.10, with up to 101 single family lots, subject to meeting all engineering requirements, all Village Land Development Code requirements, and the following condition:

1. The petitioner will return to Plan Commission and the Village Board prior to construction of the subdivision with Preliminary Engineering for Village acceptance and for approval of the Special Use Permit for a Planned Development, Site Plan, Subdivision, and Tree Preservation and Landscape Plan.

The petition is now before the Development Services Committee for consideration.

I move to recommend to the Village Board approval of the rezoning (upon annexation) of Brittany Glen Subdivision West to R-3 Residential District and approval (upon annexation) of the Conceptual Site Plan as recommended at the December 14, 2010 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 approval of the rezoning (upon annexation) of Brittany Glen Subdivision West to R-3 Residential District.

And

I move to recommend to the Village Board approval (upon annexation) of the Conceptual Site Plan titled "Britney Glen West Calculated Land Plan with

Preliminary Detention" and dated 3-1-10, revised 11.01.10, with up to 101 single family lots, subject to meeting all engineering requirements, all Village Land Development Code requirements, and the following condition:

1. The petitioner will return to Plan Commission and the Village Board prior to construction of the subdivision with Preliminary Engineering for Village acceptance and for approval of the Special Use Permit for a Planned Development, Site Plan, Subdivision, and Tree Preservation and Landscape Plan.

**A motion was made by Trustee Patricia Gira, seconded by Chairman James Dodge, Jr., that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED by the following vote:**

**Aye:** 2 - Chairman Dodge and Trustee Gira

**Nay:** 0

**Absent:** 1 - Trustee O'Halloran

#### **2010-0524 Village of Orland Park Building Code and Permit Fee Amendments**

Director Friling reported that the Village of Orland Park currently utilizes the 2006 edition of the International Building Code as the basis for its construction standards. International and municipal code officials update this model code on 3-year basis and are currently offering the 2009 edition for adoption throughout the entire country.

The main revision to the existing Title 5 Chapter 1 is changing the model building code from the 2006 IBC to the 2009 IBC (International Building Code) edition. The Development Services Department has reviewed this latest edition of the Building Code and inserted its existing local building ordinances, State of Illinois Mandates, and deletions for the IBC model code in the appropriate code sections for adoption. The Illinois Building Commission has been notified of Orland Park's intention to adopt a new building code with amendments as required by a recent act of the 92nd General Assembly. Revisions to Title 5, Chapter 1 of the Village Code are attached.

The local changes to this new code from our existing ordinances are limited as much as possible. The local revisions are intended to clarify existing rules and to remove outdated amended construction standards.

This building code revision also maintains our grading classification rating for both residential and commercial properties established by the "ISO" organization. "ISO" uses a Building Code Effectiveness Grading Schedule (BCEGS) to measure code enforcement in communities. This ISO evaluation is on a 5 year basis and was last completed in January of 2007.

Orland Park also currently utilizes Title 5 Chapter 2 "Building Permits and Fees" for plan review and construction inspection fees. Revisions are being proposed to:

- Updates for services performed and required due to new State of Illinois Energy Code (mandated).
- Update fees for State of Illinois Accessibility Code inspections and enforcement.
- Revise minimum inspection fee charges.
- Revise health inspection fees due for new restaurant inspections.
- Update electrical fees from last revision in 2004.

I move to recommend to the Village Board approval of the local revisions of Title 5, Chapter 1 of the Orland Park Building Code and to implement the latest edition of the 2009 IBC as written by the International Code Council, with the Village of Orland Park amendments and approval of the proposed local revisions to Building Permits and Fees in Title 5, Chapter 2 of the Orland Park Village Code.

**A motion was made by Trustee Patricia Gira, seconded by Chairman James Dodge, Jr., that this matter be RECOMMENDED FOR PASSAGE to the Board of Trustees. The motion CARRIED by the following vote:**

**Aye:** 2 - Chairman Dodge and Trustee Gira

**Nay:** 0

**Absent:** 1 - Trustee O'Halloran

**ADJOURNMENT - 7:02 PM**

**A motion was made by Trustee Patricia Gira, seconded by Chairman James Dodge, Jr., that this matter be ADJOURNED. The motion CARRIED by the following vote:**

**Aye:** 2 - Chairman Dodge and Trustee Gira

**Nay:** 0

**Absent:** 1 - Trustee O'Halloran

/mp

APPROVED:

Respectfully Submitted,

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**David P. Maher, Village Clerk**