

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, August 24, 2009

7:00 PM

Village Hall

Development Services & Planning Committee

*Chairman James V. Dodge, Jr.
Trustees Brad S. O'Halloran and Edward G. Schussler
Village Clerk David P. Maher*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:05 PM.

Present: 2 - Trustee Schussler and Chairman Dodge

Absent: 1 - Trustee O'Halloran

APPROVAL OF MINUTES

2009-0059 Approval of the July 27, 2009 Development Services and Planning Committee Minutes

I move to approve the Minutes of the Regular Meeting of the Development Services and Planning Committee of July 27, 2009.

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

Aye: 2 - Trustee Schussler and Chairman Dodge

Nay: 0

Absent: 1 - Trustee O'Halloran

ITEMS FOR SEPARATE ACTION

2008-0690 The Village of Orland Park Energy Efficiency and Conservation Municipal Action Plan or ECOMAP

Development Services Planner Terry Pittos reported that The Village of Orland Park was selected by Commonwealth Edison, an Exelon Company, for a Community Energy Challenge. The ComEd Community Energy Challenge is a competitive program designed to help municipalities develop and implement energy efficiency and conservation projects that reduce energy use while advancing municipal sustainability objectives.

The Village of Orland Park is recognized by ComEd as one of twelve communities that has demonstrated commitment to leadership in environmental and energy issues. Like the other eleven communities, Orland Park was asked to create a municipal energy plan to reduce the amount of energy used by municipal operations, residents and businesses while achieving complementary community objectives. This plan is called the Energy Efficiency and Conservation Municipal Action Plan (ECOMAP).

For the first year of ECOMAP, the goal is to reduce the energy footprint of the Village by 0.5% to 1.5% or begin the downward trend in energy consumption and establish a benchmark for future reductions. As a municipal action plan, ECOMAP outlines seventeen (17) tasks and over one hundred (100) deliverables

and recommendations that will help meet the goals and objectives of the plan while improving the quality of life in Orland Park from an energy perspective.

ECOMAP is part of Orland Park's smart energy initiative that will assist in the transformation of the way Orland Park residents, businesses and visitors acquire, use and think about energy. To do this, the plan seeks to:

- Revise code amendments, planning and development review procedures, and municipal economic development loans and incentive programs to increase energy savings;
- Target homes, businesses, schools and colleges, and faith communities for energy savings and to market energy saving products
- Work with the insurance community to develop mitigation strategies for energy-related risks
- Encourage local architects, engineers and designers to build green;
- Work with contractors to deliver energy saving programs;
- Increase local use of renewable energy resources and provide information and education on solar, wind, geothermal and other renewable energy systems;
- Target specific planning and public works projects and goals that reduce traffic congestion, green house gas emissions and save energy;
- Target municipal and other public buildings for energy savings;
- Establish Orland Park municipal energy conservation standards;
- Educate and provide information to major water consumers on water conservation;
- Use municipally sponsored recreational activities, events and programs to increase energy efficiency and conservation awareness and savings;

The ECOMAP budget is estimated at \$1.5 million over five years in various direct program costs, with approximately \$600,000.00 for the first two years, and \$300,000.00 each year thereafter. As part of the ComEd Community Energy Challenge, the Village has already obtained from ComEd and the Illinois Department of Commerce and Economic Opportunity (DCEO) \$400,000.00, or \$200,000.00 from each agency, for first year implementation funds. The Village will also obtain \$520,700.00 in federal Energy Efficiency and Conservation Block Grant (EECBG) formula funds to fulfill ECOMAP goals, objectives, tasks and deliverables for the first three years. The Village will also apply for EECBG competitive funds for ECOMAP as well as other energy efficiency programs, grants etc. from the State Energy Program.

In the ComEd Community Energy Challenge, ECOMAP proposes to save approximately 4,636,315 kWh of energy in the first year, which is approximately 0.5% to 1.5% of the total energy consumed by the Village of Orland Park in 2008 (baseline year). This equates to approximately 3,330 Metric Tons of Green House Gas emission reductions. In three years time, the Village proposes to save nearly 1.6% to 2.6% over the 2008 baseline and by the fifth year (2013) a full 3% to 4%

over the 2008 baseline (approximately 15,000 to 17,000 Metric Tons of GHG emission reductions).

The ComEd Community Energy Challenge (CEC) has not yet released guidelines regarding how CEC funding shall be used. It was explained that ComEd funds were for the private sector and DCEO funds were for the public sector and that these would require a match or a split with the receiving entities. A break-down of proposed uses for the DCEO funding and a break-down of proposed uses for the ComEd funding are as follows:

DCEO FUNDING

The proposed Energy Efficiency projects using \$200,000.00 in DCEO funds include:

- a. \$50,000.00 for the conversion of 225 high pressure sodium street lights (200 watt) to LED lights (70 watt);
- b. \$75,000.00 for the conversion of 1 small 20 year old HVAC unit on the Civic Center;
- c. \$30,000.00 for funding assistance to Carl Sandburg High School to implement "One 2 Five" energy management projects; (One 2 Five is a like an energy audit conducted through CEC);
- d. \$45,000.00 for funding assistance to the Village of Orland Park Sportsplex to implement energy audit recommendations;

The break-down described above is a tentative proposal until clear guidelines are established by the ComEd Community Energy Challenge for how money can be used. The allocation of these resources may result in a re-structuring of the projects. DCEO funds will likely be leveraged with other funding opportunities like EECBG or other awarded capital improvement dollars.

The proposed Energy Efficiency projects using \$200,000.00 in ComEd funds include:

- a. \$100,000.00 for the funding of the Commercial Façade Improvement Program (CFIP) for a special 1 year expanded program implementation focused on energy improvements on building facades (e.g. signage, lighting etc.) in multiple (tentative) districts along 143rd Street, 151st Street, Harlem Avenue, 159th Street and 183rd Street; CFIP is a 50-50 program that will likely leverage approximately \$100,000.00 in private funds for energy efficiency projects. Ultimately \$200,000.00 could be used for energy efficiency projects via this program.
- b. \$50,000.00 for additional funding assistance through the new Smart Energy

Improvement Loan (SEIL) Program to further incent businesses to improve their energy efficiency along the La Grange Road Corridor from Southwest Highway to 167th Street; This extra \$50,000.00 will increase the SEIL Program to approximately \$300,000.00, increasing the potential leverage to \$300,000.00 via the 50-50 match and ultimately using \$600,000.00 in energy efficiency projects.

c. \$50,000.00 for funding assistance to Orland Park car dealerships to incentivize energy efficiency upgrades for parking lot and building lighting, signage, and other energy systems; Guidelines for the use of ComEd dollars are not yet known, however some match or split may be required. The potential is for a 50-50 match or less that will leverage another \$50,000.00 in private funds for \$100,000.00 used in energy efficiency projects.

The break-down described above is a tentative proposal until clear guidelines are established by the ComEd Community Energy Challenge for how money can be used. The allocation of these resources may result in a re-structuring of the projects. ComEd funds will likely be leveraged with other funding opportunities like EECBG or other awarded capital improvement dollars.

The Village of Orland Park will receive \$520,700.00 in EECBG funds for four ECOMAP deliverables (subject to US DOE approval): a) The Smart Program/ Residential Rewards Program (\$25,000.00); b) Residential Exterior Insulation and Re-Siding Program (\$50,000.00); c) Smart Energy Improvement Loan Program (\$250,000.00); and d) Renewable Energy for Government Buildings Project (\$195,700.00).

When combined with the above mentioned CEC funded projects, the Village will potentially have approximately \$920,700.00 in energy efficiency funds to help residents and businesses reduce their energy costs, become more energy efficient, and save energy. After the initial \$920,700.00, ECOMAP will require \$579,300.00 for direct program costs to complete. Direct program costs include projects similar to those noted above. This funding is anticipated through other grants and awards and is not needed at this time. As a five year plan, ECOMAP will not require the remainder until years 4 and 5.

With the current \$920,700.00, and depending on the ComEd Community Energy Challenge guidelines for matching and leveraging the DCEO and ComEd funds, the Village may potentially use and leverage approximately \$1,420,700.00 for energy efficiency in Orland Park.

Trustee Schussler stated above it was mentioned that one of the goals is to reduce the amount of energy used by municipal operations. Trustee Schussler questioned what is the plan for the Village and when will this plan be completed by the Village.

Park's Division Director Frank Stec stated that each time lights are being to be replaced the fixture is coming down and being replaced with high efficient fixtures and LED's are being used on all of the Village's fixtures.

Chairman Dodge asked if this plan only focuses on electricity use.

Planner Pittos stated the plan is mainly towards electricity, but it also addresses water conservation and gas conservation.

Chairman Dodge suggested that lights within the Village Hall are not turned on until more towards the starting time of the Village.

Assistant Village Manager stated that staff has been watching for any nonessential areas within the Village for the lights to remain off; for the copies and printer to be placed on energy saving status; and for the air conditioning to be turned a few degrees down.

I move to recommend to the Village Board to approve the action plan titled "Energy Efficiency and Conservation Municipal Action Plan ECOMAP, A Smart Energy Plan", prepared by the Village Manager's Office and the Development Services Department, and dated August 24, 2009.

A motion was made by Trustee Edward Schussler, 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 - Trustee Schussler and Chairman Dodge

Nay: 0

Absent: 1 - Trustee O'Halloran

2009-0308 Energy Efficiency and Conservation Block Grant ARRA 2009

Director of Development Services Karie Friling reported this item is for the funding portion that can be received from the Federal Government. Recommended approval is for how these funds will be allocated.

The American Recovery and Reinvestment Act of 2009, passed by the U.S. Congress and signed by the President of the United States in February of 2009, allocated \$3.2 billion in Energy Efficiency and Conservation Block Grant (EECBG) formula funds to state, county, city and tribal governments across the country for energy efficiency and conservation initiatives. EECBG is a three year formula grant given directly to state and local governments, like the Village of Orland Park, by the U.S. Department of Energy (US DOE). Cities, towns and Villages with a population greater than 35,000 people receive formula grant funds based on population.

The Village of Orland Park was allocated \$520,700.00 in EECBG funds for local energy efficiency and conservation initiatives. The Village of Orland Park and the Village of Tinley Park were the only two municipalities in the southwest region of Cook County that received EECBG assistance.

EECBG Basic Requirements

In order to use EECBG funds, US DOE requires the submittal of an Energy Efficiency and Conservation Strategy (EECS) with the EECBG application. US DOE also requires entities acquiring EECBG funds to obligate all funds within 18 months from the effective date of award. In the event the funds are not obligated within 18 months, the department may cancel the award and take back the funding. The Recovery Act (ARRA) gives preference to activities that can be started and completed expeditiously. Based on funding levels, formula grants will be released in stages.

Orland Park EECBG Energy Efficiency Conservation Strategy

The Village of Orland Park Development Services Department has prepared the Energy Efficiency and Conservation Strategy (EECS) for Orland Park based on the plan that was completed for the 2009 ComEd Community Energy Challenge. That plan is referred to as the Village of Orland Park Energy Efficiency and Conservation Municipal Action Plan or ECOMAP.

EECBG funds are not enough to fund all proposed ECOMAP deliverables. However, four deliverables were chosen from ECOMAP to submit to US DOE as part of the project activities that will meet the EECS. In summary, the Orland Park EECS restates the ECOMAP primary goal to reduce the Village's energy footprint by 1% or begin the downward trend in energy consumption in the first year and establish a benchmark for future reductions. EECBG will help the Village achieve this goal by focusing the EECS on the below four project activities. Energy efficiency projects are meant to reduce energy costs for residents and businesses, help them be more energy efficient, and save energy. This translates to financial assistance for residents and businesses.

Orland Park EECBG Project Activities

The Village proposal to US DOE contains the following four (4) activities:

1. The Village of Orland Park Smart Program/ Residential Rewards Program (RRP);

RRP is part of the Village of Orland Park Smart Program (still in development). The RRP is meant to provide residents with incentives to do (even minor) energy efficiency and other green upgrades to their homes and buildings. \$25,000.00 of EECBG funds have been allocated to the Smart Program to assist in the financing of the Village's administrative costs associated with implementing the Smart Program.

2. The Residential Exterior Insulation and Re-Siding Program (REIRS); REIRS is meant to provide funding assistance for building improvements to residential buildings 50 years or older in five specific subdivisions of Orland Park. These specific subdivisions are Cameno Re'al, Fairway Estates, Fernway, Gee's Addition and Orland Hills Gardens. Many of the homes are ranch style and raised ranch style. In 2008, 10,419,424 kWh of energy were used by these subdivisions. REIRS has three objectives: a) energy efficiency by insulating the exterior of homes; b) neighborhood beautification; and c) put local carpenters and home-builders to work via energy efficiency projects. \$50,000.00 of EECBG funds are allocated for REIRS. As a 50-50 program. REIRS will potentially leverage \$50,000.00 in private funds. Ultimately \$100,000.00 could be used for energy efficiency projects via this program.

3. The Smart Energy Improvement Loan Program (SEIL); SEIL is a revolving loan that will provide assistance to businesses seeking to upgrade to high efficiency and high performance building systems and increase total energy savings through energy efficiency and conservation. This revolving loan fund would use EECBG funds as seed money to establish the first loans (and thereby obligate those funds per US DOE requirements). Return payments at low interest would allow the Village to grow the seed money and circulate more energy efficiency funds, which would allow more loans and more returns. US DOE has clarified that using federal EECBG funds for this purpose is desirable. This program will apply to commercial building owners and local businesses. The program will have a specific list of eligible projects that businesses and building owners will have to do in order to receive loan assistance. SEIL is only for energy efficiency projects. In the first year, the program will target commercial buildings and businesses along La Grange Road between Southwest Highway and 167th Street. A map of the service area was given to the committee. This segment of the La Grange Road corridor was chosen since it consumes the most energy in the Village and the fund will help increase energy savings for the 2009 ComEd Community Energy Challenge. In the second year and thereafter, the program will be opened to all commercial building owners in the Village. \$250,000.00 of EECBG funds are allocated as seed money for SEIL. This program has the potential of being a 50-50 program and can potentially leverage another \$250,000.00 in private funds. Ultimately, \$500,000.00 could be used for energy efficiency projects via this program. This program could be administered through the existing Economic Development Advisory Board (EDAB) revolving loan infrastructure.

4. The Orland Park Renewable Energy for Governmental Buildings Project (REGB); The REGB Project's main objective is to install renewable energy systems on public sector buildings. The program will provide funding assistance to the local public sector to implement renewable energy technologies on their buildings. The

local public sector includes municipal, township, school district, library, and fire district buildings from the jurisdictions that have facilities in Orland Park. REGB has the potential to act as a revolving loan fund for public sector agencies. Local governments will repay the assistance funds back to the Village and those funds will be leveraged for other projects and so on. As part of the Village's Renewable Energy Program, REGB may allow residents and businesses in the Village to donate funds to the Village of Orland Park and obtain various incentives for supporting this public sector project. \$195,700.00 in EECBG funds are allocated as seed money to finance this project. This fund is not proposed to be a matching program, but leveraging other existing governmental funds for energy efficiency projects while using EECBG money will be encouraged.

Cooperation with Neighboring EECBG Recipients

The US Department of Energy requires recipients of EECBG formula grants to clarify how they will cooperate with neighboring EECBG recipient jurisdictions. The Village of Tinley Park is Orland Park's only neighbor to have received EECBG formula grants. The Village of Orland Park is planning to work with Tinley Park to identify opportunities for project collaboration. Tinley Park is currently developing their EECS. Orland Park ideas will be shared with Tinley Park to potentially identify possible energy efficient measures that can be jointly administered. In keeping with ARRA and US DOE's stated cooperation request, the two Villages should/will work together to leverage as much funding as possible with the EECBG funds to their common benefit.

The Village also plans to work closely with ComEd, the local utility, through the Community Energy Challenge to utilize ComEd grant funds in conjunction with EECBG funds.

Subject to US Department of Energy Approval

The above mentioned programs are subject to US Department of Energy approval. The funding is guaranteed to the Village of Orland Park, but US DOE must first confirm each project meets EECBG goals and objectives before funding for that project will be released to the recipient. If one of the above projects do not conform to EECBG goals and objectives, US DOE will give the Village more opportunities to develop a project or program that will meet them.

I move to recommend to the Village Board to grant authorization to the Village Manager's Office and the Development Services Department to present the Energy Efficiency and Conservation Block Grant application titled "Village of Orland Park EECBG 2009", prepared by the Development Services Department, to the United States Department of Energy and commence EECBG related projects.

A motion was made by Trustee Edward Schussler, 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 - Trustee Schussler and Chairman Dodge

Nay: 0

Absent: 1 - Trustee O'Halloran

2009-0357 BMW Sales Tax Rebate Agreement

Director Friling reported that on April 6, 2009, the Village Board of Trustees approved Wolf Point Plaza, located at 159th Street & Wolf Road. This project includes the relocation and construction of a new BMW Dealership. The BMW Dealership is currently located east of LaGrange Road on 159th Street and has selected this new location for an expanded facility that will replace their existing undersized facility. Upon vacation of their existing location, the Mercedes Benz Dealership (under same ownership) will expand into the vacated BMW facility.

BMW has requested financial assistance through the Mayor's Business Retention & Expansion Program. Their current sales tax information has been provided to the Village and staff is in the process of verifying this confidential information with the Illinois Department of Revenue. Given the significant expansion of both dealerships (BMW & Mercedes Benz), staff recommends sharing 50% of the incremental sales taxes collected through the sales of cars with BMW. Based upon BMW's projections, this would equate to an approximately \$2.6 million rebate over a term of ten years. This rebate will be tied to the 1% collected for car sales only. The sales tax base will be set utilizing BMW's FY2008 actual sales figures.

Additionally, staff recommends sharing 50% of the Village's incremental property taxes generated by BMW at their new location. This is estimated to be approximately \$222,160 over a term of ten years.

I move to recommend to the Village Board of Trustees approval of a Sales & Property Tax Rebate Agreement with BMW, as outlined above.

A motion was made by Trustee Edward Schussler, 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 - Trustee Schussler and Chairman Dodge

Nay: 0

Absent: 1 - Trustee O'Halloran

2009-0282 Colonial Chapel Funeral Home - Garage Addition

The petitioner, Edward Damstra II, has petitioned to construct a four car attached masonry garage at the immediate north-east corner of the principle building located at 15525 S 73rd Avenue.

I move to recommend to the Village Board of Trustees approval of Colonial Chapel Funeral Home - Garage Addition Site Plan and Variance as approved at the August 11, 2009 Plan Commission meeting and as fully referenced in this agenda item.

This section for reference only (not necessary to be read)

The committee is therein asked to recommend approval to the Village Board of Trustees to approve the site plan titled "A New Garage Addition for Colonial Chapel 15525 South 73rd Avenue Orland Park, IL.", prepared by Michael E. Hubert, AIA Architect, dated 8/28/08, last revised 8/5/09, sheet A-1, and the elevations titled the same, prepared by the same, dated and revised the same, sheet A-1, subject to the following conditions:

1. That all new lights on the proposed garage building are energy efficient CFL or LED lights;
2. That the petitioner paints/ stripes a three (3) foot-wide pedestrian walk-way or path leading from the Wheeler Drive sidewalk system to the main entrance of Colonial Chapel on the east side of the Wheeler Drive drive-way;
3. That the petitioner installs two (2) new parkway trees according to Section 6-305 of the Land Development Code in the parkway in front of the garage addition along Wheeler Drive;
4. That all utility conduits and infrastructure are screened from public view with landscaping;
5. That all building code related items are met;

And

To recommend approval of a variance to reduce the front yard building setback from 15 feet for mixed-use buildings in the RSB Residential Supporting Business District to 5 feet 7 inches for a proposed attached garage building subject to the above same conditions.

A motion was made by Trustee Edward Schussler, 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 - Trustee Schussler and Chairman Dodge

Nay: 0

Absent: 1 - Trustee O'Halloran

ADJOURNMENT - 7:20 PM

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

Aye: 2 - Trustee Schussler and Chairman Dodge

Nay: 0

Absent: 1 - Trustee O'Halloran

/nm

Respectfully Submitted,

David P. Maher, Village Clerk