

# 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, October 26, 2009

7:00 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 7:16 PM.

**Present:** 3 - Trustee O'Halloran; Chairman Dodge and Trustee Gira

## APPROVAL OF MINUTES

### 2009-0505 Approval of the September 28, 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 September 28, 2009.

**A motion was made by Trustee Patricia Gira, seconded by Trustee Brad O'Halloran, that this matter be APPROVED. The motion CARRIED by the following vote:**

**Aye:** 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

**Nay:** 0

## ITEMS FOR SEPARATE ACTION

### 2009-0437 Meijer ORL

Director of Development Services Karie Friling reported that the petitioner, Darren Gort, Rockford Construction Company, is requesting approval for a Special Use Permit for Meijer stores to operate a retail and grocery store, including a drive-thru pharmacy and a deli with on site food preparation. They are also seeking Site Plan and Elevation approval. The retail and grocery store will be located at 15701 S. 71st Court (Harlem) on 15.35 acres.

Director Friling stated that after the Plan Commission meeting the following issues were addressed:

1. The Site Plan has been changed as follows:
  - a. Two shade trees were added to each tree island.
  - b. Six shrubs were added to each new tree island.
  - c. The two ornamental trees that exist in the northern building foundation bed were preserved.
  - d. Three additional small ornamental trees were added to the southern building foundation bed.
2. Additional screening has been provided for the trash compactor and loading dock area. The number of evergreen trees has been increased by five for a total of 13 adjacent to the service drive. An eight foot tall wooden screen has been added around two sides of the compactors.
3. Stop signs were added at the crosswalk and exiting the pharmacy drive-thru

Chairman Dodge asked if anyone in the audience would like to make any

comments.

Efstathios Zervos who lives closest to the project spoke on behalf of the neighbors to reiterate their concerns regarding noise and the fence. He stated they realize they are not residents of Orland Park but they do live behind the proposed Meijer store. The residents are requesting that Meijer's build a new fence between their property and the building.

Director Friling stated that at the Plan Commission meeting the fence was discussed at length. Meijer's is committed that in the areas where the existing fence needs repair, it will be repaired. The existing fence is in good condition and is up to code standards. The chain-link fence will be removed and Meijer plans to clean that back-area up significantly.

Mr. Zervous stated the other issue is delivery times.

Director Friling stated the Meijer's representative indicated their normal delivery times are between 6 AM to 2 PM. The Village did not place any restrictions on deliver times for Meijer because the Village does not do that on other businesses of this type in the Village. Also this store will not be open 24 hours, the store hours will be 6 AM to midnight.

I move to recommend approval of Meijer for Site Plan, Elevations and a Special Use as recommended at the October 13, 2009, 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 "Final Site Plan, Meijer Store # ORL" by SSOE Inc, sheet numbers C100 and C101, dated September 11, 2009, revised October 19, 2009, subject to the following conditions:

1. A Final Landscape Plan is submitted for separate review and approval within 60 days of final engineering approval that includes at a minimum the new plant material shown on the Site Plan and with the following conditions:
  - All existing trees and shrubs are to be preserved & protected during construction unless otherwise indicated on the Site Plan.
  - Diseased or dead existing plant material is to be replaced.
2. Add a bicycle rack near the entry to meet Code requirements.
3. All Engineering and Building Code items are to be met.

and

I move to recommend to the Village Board approval of the Elevations titled "Meijer

ORL” by SSOE Inc, and dated October 19, 2009, subject to the following conditions:

1. All new mechanical equipment is required to be screened, either at grade level with landscaping or hidden behind the roofline.
2. Sign Code must be met and sign permits obtained.

and

I move to recommend to the Village Board approval of a Special Use Permit for a commercial retail facility that exceeds a floor area of 50,000 square feet and that includes a deli with on site food preparation and a drive-thru pharmacy with a modification for the number of stacking spaces from seven to four.

**A motion was made by Trustee Patricia Gira, seconded by Trustee Brad O'Halloran, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED by the following vote:**

**Aye:** 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

**Nay:** 0

#### **2009-0498 Meijer Class 8 Real Estate Tax Incentive - Resolution**

Director Friling reported that the Village has received a request from Meijer Stores, Ltd. for approval of the Class 8 Real Estate Tax Incentive for the property located at 15701 71st Court (Harlem) in Orland Park. This property was home to the former Value City and Venture Stores. The subject property has been vacant since December 2008. Since this property is located in Bremen Township, the Class 8 incentive is available to assist with the redevelopment of the subject property.

Meijer Stores, Ltd. plans to reoccupy and renovate the existing 115,000 square feet building. Their reinvestment in Orland Park includes the following:

- Acquisition of the property;
- Investment of \$9.5 million in external and internal renovations;
- Estimated 130 construction jobs;
- Estimated 150 jobs created (56 full-time; 94 part-time);
- Estimated annual payroll of \$4.25 million;
- Anticipated store opening - 2nd Quarter of 2010.

Meijer Stores, Ltd. is requesting approval of the Class 8 incentive under the “Occupation of Abandoned Property-with Special Circumstances.” Under this classification, the required 24 month abandonment period can be waived by the local municipality.

Upon approval by the Village Board and Cook County, under the Class 8 Real Estate Tax Incentive program, the property assessment (after renovations) will be reduced from 38% to 16% for ten years.

Mike Flickinger, Director of Real Estate for Meijer gave a brief presentation to the Committee of what Meijer's commitment is to Orland Park.

I move to recommend to the Village Board of Trustees approval of the Resolution authorizing Class 8 Status specifically for the Special Assessment of "Occupation of Abandoned Property - with Special Circumstances" for Real Estate being reoccupied and renovated by Meijer Stores, Ltd. and located at 15701 71st Court, in Bremen Township, Orland Park/Cook County, Illinois.

**A motion was made by Trustee Patricia Gira, seconded by Trustee Brad O'Halloran, that this matter be RECOMMENDED FOR PASSAGE to the Board of Trustees. The motion CARRIED by the following vote:**

**Aye:** 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

**Nay:** 0

#### **2009-0499 Meijer Sales Tax Rebate Agreement**

Director Friling reported that the Village has received a request from Meijer Stores, Ltd. to enter into a Sales Tax Rebate Agreement for their new store to be located at 15701 71st Court in Orland Park. This property was home to the former Value City and Venture Stores and has been vacant since December 2008.

Meijer Stores, Ltd. will reoccupy and renovate the existing 115,000 square feet building, into their new proto-type store. Orland Park is the second community in the Chicago area to be selected for this new store format. Meijer is currently renovating a former Value City store in Niles, Illinois. The store will include a full grocery and drive-through pharmacy, as well as, general merchandise. Meijer's reinvestment in Orland Park includes the following:

- Acquisition of vacant property;
- Investment of \$9.5 million in external and internal renovations;
- Estimated 130 construction jobs;
- Estimated 150 jobs created (56 full-time; 94 part-time);
- Estimated annual payroll of \$4.25 million;
- Estimated annual sales of \$30-45 million;
- Anticipated Store Opening - 2nd Quarter of 2010.

#### **Proposed Terms of Sales Tax Rebate Agreement**

Given the location of the proposed Meijer Store, staff believes this project will help

to stabilize and revitalize an area of Orland Park (Bremen Township) in need of reinvestment. Additionally, this area has been designated as a redevelopment area by Cook County under the South Suburban Tax Reactivation Program. The presence of Meijer, as a commercial anchor in this area, will not only increase the property values and sales tax of the subject property, but will also positively impact other existing restaurants and retailers in the immediate area. Based upon this analysis, staff recommends approval of the following terms:

1. Maximum Sales Tax Rebate of \$1.5 million
2. 45% (Meijer)/ 55% (Village) Annual Allocation
3. Initial 5 year term - with a possible 5 year extension if full incentive is not realized. Meijer would need to demonstrate stable sales in order to exercise their renewal option. An average annual sales tax base of \$227,500 (during initial 5 year term) would be set as a minimum renewal threshold.
4. All incentive monies would be required to be paid back to the Village in the event that Meijer would close within the ten year term.

I move to recommend to the Village Board of Trustees approval of a Sales Tax Rebate Agreement with Meijer Stores, Ltd., as fully referenced in this communication.

**A motion was made by Trustee Brad O'Halloran, seconded by Trustee Patricia Gira, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED by the following vote:**

**Aye:** 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

**Nay:** 0

#### **2009-0441 Tall Woods Estates**

Director Friling reported that the petitioner, Goran Ilijevski, has proposed to subdivide a 5.31 acre parcel to develop a four lot single family subdivision, Tall Woods Estates, located at 7931 W. 143rd Street. The petitioner is requesting approval tonight of an Annexation to R-2 zoning, site plan approvals, special use for a planned development, as well as a subdivision approval.

Director Friling stated this is a very unique project. Staff has spent a lot of time trying to get this project moving forward to where it is tonight. What makes this project unique is the topography and there are many natural features of this site, which includes ravines, trees that are a present challenge as well as an opportunity as it relates to the future development of this particular piece of property.

The petitioner is proposing to do a four lot subdivision and there are some unique

requests for approval tonight before the Committee. Because of the topography the petitioner is going to be using a number of different best management practices as it relates to green, in lieu of the traditional detention. There will be rain-gardens, bio-swales, but what will not be shown on the site plan tonight is the traditional detention pond. In order for a traditional detention pond, the property would need to drain in one location, for this to happen the developer would have to raise the entire piece of property. The Village tries to avoid that whenever possible. This is a small parcel, with a very nice conservation easement that will also preserve a number of the trees. There will be porous pavement on the driveways. The petitioner and staff are trying to preserve as many of the natural features of the land as possible.

Loyal Lightfoot and Janet Lightfoot spoke before the Committee to voice concerns regarding traffic and the new road.

The Committee had a site plan map that they referred to in the meeting questioning the reason why the road was cut the way it was.

Director Friling stated the road has to jog over because of the way the land lays to avoid some of the grading.

The Committee invited the residents to come up and view this site plan map.

Trustee O'Halloran stated that he doesn't believe that sensitivity was taken in respect to the road that is too close to one of the lot line. He questioned why the road couldn't go straight so it would not impact the neighborhood to the west.

Chairman Dodge asked if another look can be taken on a reconfiguration of the road, conceptually he does not have a problem with this project.

Director Friling stated this can be done before this item comes back before the full Board for approval.

Director Friling stated in order to correct the road issue, the petitioner may need to consider if this should be a three lot subdivision instead of a four lot subdivision approval. This has been discussed with the petitioner.

The Committee agreed that because of the road concerns that this item should be brought back to the next committee meeting.

I move to recommend that this item be continued until the next Committee meeting.

**A motion was made by Trustee Patricia Gira, seconded by Trustee Brad O'Halloran, that this matter be CONTINUED to the Development Services & Planning Committee. The motion CARRIED by the following vote:**

**Aye:** 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

**Nay:** 0

**ADJOURNMENT - 8:07 PM**

**A motion was made by Trustee Brad O'Halloran, seconded by Trustee Patricia Gira, that this matter be ADJOURNED. The motion CARRIED by the following vote:**

**Aye:** 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

**Nay:** 0

/nm

APPROVED:

Respectfully Submitted,

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**David P. Maher, Village Clerk**