

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, October 15, 2012

6:00 PM

Village Hall

Development Services & Planning Committee

*Chairman Kathleen M. Fenton
Trustees Edward G. Schussler and Carole Griffin Ruzich
Village Clerk David P. Maher*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:21 PM

Present: 2 - Chairman Fenton and Trustee Schussler

Absent: 1 - Trustee Griffin Ruzich

APPROVAL OF MINUTES

2012-0585 Approval of the September 17, 2012 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 17, 2012.

A motion was made by Trustee Schussler, seconded by Chairman Fenton, that this matter be APPROVED. The motion carried by the following vote:

Aye: 2 - Chairman Fenton and Trustee Schussler

Nay: 0

Absent: 1 - Trustee Griffin Ruzich

ITEMS FOR SEPARATE ACTION

2012-0483 2012 Land Development Code Amendments II - LDCA

Purpose

The purpose of these amendments is to revise and update the Land Development Code in multiple sections.

Project Attributes

Section 5-101 General Procedures, Requirements and Regulations

Section 6-207 BIZ General Business District

Section 6-208 MFG Manufacturing District

Section 6-210 COR Mixed Use District

Section 6-211 ORI Mixed Use District

Section 6-212 VC Village Center District

Section 6-305 Landscaping and Bufferyards

Section 6-307 Signs

Section 6-310 Fences

Section 6-407.1 Commercial Lighting

The second round of 2012 Land Development Code amendments include both clarification and substantive amendments. Below is a summary list of the amendments. A more detailed discussion of each amendment can be found in the attached Plan Commission report.

Substantive Amendments (in order of magnitude)

- Enabling auto-dealerships to have secondary wall signs similar to other commercial establishments along 159th Street. Also, reducing the total square footage threshold for secondary wall signs from 25,000 square feet to 15,000 square feet for both commercial buildings (sign district 2) and auto dealers (sign district 4)
- Consolidating ORI setbacks and eliminating land use and geographic distinctions that established different setbacks in various areas. Wolf Road setback is 35 feet (like La Grange Road) and all other streets 25 feet. The table is removed. Side and rear setbacks are consolidated and remain the same. This creates no new non-conformities and reduces the frequency of setback variances and the intensity of existing variances (in some cases up to 75%)
- Making self-storage facilities in MFG and ORI special uses due to size, impact on the surrounding area, impact on urban design goals, and generation of relatively few jobs
- Reducing the minimum height of fencing that is used to supplement landscape bufferyards to 4 feet. Depending on a particular location (e.g. Sheffield Square along 153rd Street) shorter fencing may be more appropriate for perimeter bufferyard supplementation.
- Making ornamental and wrought iron fences permitted fence types that can be used for supplementing landscaping and aesthetic improvements.
- Closing a loop hole related to fence maintenance: requiring fences to be in good and sound condition and maintained as it was originally designed and installed and as depicted and approved on a fence permit
- Enabling ornamental fences in residential front yards and removing split rail fences
- Allowing via permit perimeter fences around multi-family buildings, including front yards when abutting arterials and collectors as long as the fence is uniform around the development
- Removing a 6-inch fence setback requirement and replacing with language calling for the fence to be installed "entirely within the property where the permit is issued" to avoid any measuring ambiguity
- Ornamental lighting is added as a standard lighting type for VCD to create a uniform district appearance across sites (new pictures are added as well)
- Updating the whole Commercial Lighting section of the code to update it with relevant terms, department names etc. and cleaning up confusion between special use and variance requirements and procedures to reflect current practice

Clarification Amendments

- Consistency between 5-101 and 5-105 for Board Approval expirations: Expire after 3 years for site plans and special use permits alike
- Reducing minimum fence height for restaurant outdoor seating areas from 3.5 feet to 3 feet in BIZ and COR
- Adding a provision in VCD to allow retail uses over 50,000 square feet as a special use (currently missing from the Code and following BIZ's example)

- Removing "Sign Review Committee" from Code in relation to secondary wall signage reviews and making that review administrative.

I move to recommend to the Village Board of Trustees approval of the Land Development Code amendments as recommended at the October 9, 2012 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 Land Development Code amendments titled "Part Three: Attachments", prepared by the Development Services Department and dated October 10, 2012 for Sections 5-101, 6-207, 6-208, 6-210, 6-211, 6-212, 6-305, 6-307, 6-310, and 6-407.1.

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

Nay: 0

Absent: 1 - Trustee Griffin Ruzich

2012-0609 Removal of Building Foundation - Former Orland Video Store (9600 W. 143rd Street)

Director of Development Services Karie Friling reported that the Village of Orland Park has been working with Shell to complete environmental work at the NW corner of 143rd & LaGrange. This site, the former Orland Video Store, was a former gasoline station owned by Shell. Under their existing agreement with the Village, Shell is responsible for the on-going and any future environmental work required at the site. Within the next few weeks, Shell will be doing some additional work at the site and has offered the services of their contractor to remove the foundation slab of the former video store while they are mobilized on-site. The estimated cost to remove is \$5,100. The Village did solicit another quote that came in at \$8,900 for the same work. The work will be completed by B & B Construction and Excavation.

I move to recommend to the Village Board of Trustees approval of the removal of the building foundation of the former Oland Video Store in the amount of \$5,100.

and

I move to recommend waiving the bid process for the removal of the building foundation and authorize the work to be completed by B&B Construction and Excavation.

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

Nay: 0

Absent: 1 - Trustee Griffin Ruzich

2012-0207 Request For Economic Assistance/Sales Tax Abatement from Mercedes-Benz of Orland Park

Director Friling reported that the Village of Orland Park has received an economic assistance request from Mercedes-Benz of Orland Park for the former BMW facility located at 8470 W. 159th Street. Both the BMW and Mercedes-Benz properties are owned/controlled by the same business entity. Mercedes-Benz dealership will be expanding and renovating to include two new additional franchises (Smart Car & Mercedes-Benz Commercial Van) in the former-BMW facility. The proposed renovation project includes both exterior and interior renovations of the existing building. The renovation cost of the facility is estimated to be around \$1 million. Job projections total 16 additional employees, with an estimated average payroll of approximately \$700,000.

Village Staff Recommendation

- \$453,690 total maximum incentive - 50% of estimated construction cost of project
- 50/50 share of new incremental sales taxes above the base amount
- 5-year agreement w/ additional 5-year renewal option if full incentive has still not been reached.
- Renewal must be approved by the Village Board.
- Sales Tax Base - Average of previous three years - \$264,532
- Occupancy by April 2013 by both franchises
- Verification of actual renovation costs required
- If dealership closes during the term of the agreement, all public funds must be repaid.
- All other Village approvals for any site plan, elevations, signage and building permits must be obtained.

I move to recommend to the Village Board of Trustees approval of a Sales Tax Sharing Agreement with Mercedes Benz of Orland Park for the renovation and franchise expansions, as outlined above and authorize the Village President to execute the necessary legal agreement.

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

Nay: 0

Absent: 1 - Trustee Griffin Ruzich

2012-0587 LaGrange Road Enhancements - Presentation

Transportation and Engineering Manager Kurt Corrigan reported that the current roadway design efforts for the LaGrange Road Corridor (Corridor) are under the control and direction of the Illinois District of Transportation (IDOT). IDOT design criteria include standard landscape and roadway improvements defined within their Bureau of Design Engineering (BDE) manuals and related specifications.

On April 19, 2010, the Village adopted a Corridor Master Plan that was developed by T.Y. Lin Associates following a series of public meetings. The corridor plan was envisioned to include the entire project, including the corridor communities of Palos Park, Orland Hills and Tinley Park. The vision of the Corridor Master Plan is to provide certain aesthetic enhancements and multi-mobility options that provide corridor connectivity while retaining community identity.

In order to include Corridor Master Plan elements within the IDOT Corridor plans being developed, the corridor communities must hire a landscape architect to develop plans, specifications and estimates for inclusion within the plans being developed by IDOT. Norris Design was retained in 2011 by the Village to develop a coordinated plan for the LaGrange Road aesthetic enhancements.

IDOT is in the final stages of design and currently has LaGrange Road scheduled for a March 2013 letting. As part of IDOT's coordination efforts with the corridor communities, intergovernmental agreements (IGA) will be developed for each community which will include the various enhancement costs and potential credits each community is obligated or entitled. To develop the agreements, IDOT recently sent out a matrix of all of the enhancement items considered along LaGrange Road. Each community will check the various items that they want included in the IDOT contract as well as items that will be part of the LaGrange Road enhancements but included in a separate construction contract.

Staff has reviewed the matrix submitted by IDOT and the items listed are consistent with the Village's vision of the LaGrange Road aesthetic enhancements. In order for IDOT to finalize and deliver the IGA the Village must respond to the Matrix with the appropriate items checked and signed. At this time, the completed Matrix does not financially obligate the Village but provides IDOT with enhancement items necessary to develop the IGA. The IGA will include credits associated with various enhancement items that IDOT would normally include in their contract but are part of the Village's independent enhancement contract, such as parkway trees. Other items that the Village can expect to be in the agreement are water main, sanitary sewer and fiber optic conduit. Once the IGA is drafted, the Village will have the opportunity to review and approve the IGA and associated costs prior to construction. At such time the IGA is approved by

both the Village and IDOT, each party will be responsible/obligated to the financial terms of the agreement. At this time, staff is only requesting approval of the completed landscape enhancement matrix to be submitted to IDOT.

A power point presentation was given (Exhibit A)

I move to recommend to the Village Board of Trustees approval of the completed IDOT landscape enhancement matrix for the LaGrange Road improvement project as attached and completed.

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

Nay: 0

Absent: 1 - Trustee Griffin Ruzich

2012-0619 Removal of Unsuitable Fill - Downtown/Triangle - Airy's Inc.

Director Friling reported that the development activity is significantly underway within the Downtown/Triangle redevelopment area. Over the course of the last year, work has been initiated that has included demolition of the Orland Plaza, extension of Ravinia Avenue with associated utility work, and construction of the 9750 On the Park project. All of these development activities on Village properties have resulted in excess dirt that, due to structural unsuitability, have limited re-use applications and therefore must be removed from the site.

Currently, there are two existing dirt piles located within the area. One is directly behind the existing Orland Plaza shopping center and the other is located directly west of Main Street along 143rd Street. The dirt pile behind the Plaza will remain and be used for suitable fill once the demolition of the existing building is completed next year. The second dirt pile is not suitable for fill for properties that will be built-upon in the future. However, some of the dirt may be suitable for the parking lot that still needs to be constructed once the Metra tracks are relocated at the 143rd Train Station. The structural requirements for parking lot fill/compaction is less than is required for building foundations.

During construction activity, McHugh Construction (who is currently the General Contractor for the site activity) intentionally segregated the piles to attempt to reuse as much material as possible on-site. The 143rd Street/Main Street dirt pile has been surveyed as is estimated to be approximately 10,650 cy. Of this amount, Spaceco engineering has estimated that approximately 3,000 - 4,000 cy could be left on-site for reuse as fill for the Metra parking lot expansion. Testing of the pile was completed by Environmental Consulting Group and has been classified as clean soil, below the applicable Illinois EPA Tier 1 Soil remediation

objectives. This allows the soil to be accepted at various locations throughout the State. This determination significantly reduces the disposal cost.

The Village has received a proposal from Airy's Inc. for the removal of the stock pile dirt. Airy's proposal is based upon truckload @ \$220 per load. The maximum truckloads are estimated to be 830, for a total of \$182,600. Please note that actual truck loads may be less, particularly if some fill within the pile can be left behind for future uses, such as the Metra parking lot. This will be determined in the field. Two additional proposals were also received for the same work, both which exceeded this amount (\$225 & \$345/load).

This agenda item is being submitted to both the Development Services Committee and the Village Board of Trustees on the same night for consideration due to the impending winter season and the limited receiving site opportunities that will remain once the winter weather returns.

I move to recommend to the Village Board of Trustees approval of the removal of unsuitable fill located at 143rd Street and Main Street in the amount not to exceed \$182,600.

and

I move to recommend to the Village Board of Trustees approval to waive the bid process and authorize a contract with Airy's Inc. for the removal of unsuitable fill located at 143rd Street and Main Street.

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

Nay: 0

Absent: 1 - Trustee Griffin Ruzich

ADJOURNMENT - 6:48 PM

A motion was made by Trustee Schussler, seconded by Chairman Fenton, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 2 - Chairman Fenton and Trustee Schussler

Nay: 0

Absent: 1 - Trustee Griffin Ruzich

/nm

APPROVED:

Respectfully Submitted,

David P. Maher, Village Clerk