

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, December 17, 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

In the absence of Village Clerk David P. Maher, Deputy Clerk Joseph S. La Margo was present.

The meeting was called to order at 6:05 PM.

Present: 3 - Chairman Fenton; Trustee Schussler and Trustee Griffin Ruzich

APPROVAL OF MINUTES

2012-0735 Approval of the November 19, 2012 Development Services & Planning Minutes

At the December 17, 2012 Development Services & Planning Committee meeting the iPads were opening the Draft Minutes in codes and were unable to be reviewed by the Committee members. Chairman Fenton stated that because these minutes were unreadable they would be referred for approval to the January 21, 2013 Development Services & Planning Committee.

I move to refer the approval of the Minutes of the Regular Meeting of the Development Services & Planning Committee of November 19, 2012 to the January 21, 2013 meeting for approval.

A motion was made by Trustee Schussler, seconded by Trustee Griffin Ruzich, that this matter be REFERRED to the Development Services & Planning Committee. The motion carried by the following vote:

Aye: 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

Nay: 0

ITEMS FOR SEPARATE ACTION

2012-0722 LaGrange Road Corridor - Landscape Architecture Design - Norris Design Proposal - Additional Services Agreement #1

Director of Development Services Karie Friling reported that the following Norris Design's successful project interaction and implementation with landscape and aesthetic enhancements desired by the Village for inclusion with the Village's 143rd Street and LaGrange Road Intersection Improvement project, staff requested that Norris Design prepare and submit a scope and fee proposal to provide similar design services for the IDOT Corridor project.

On January 17, 2011, Norris Design's original proposal of \$111,600 was approved by the Board. Over the last two years the Village and Norris Design have continued to coordinate with Palos Park, Orland Hills, Tinley Park and IDOT on the various enhancements along the LaGrange Corridor. This coordination effort included numerous meetings and development of various exhibits and cost estimates.

Preliminary plans were developed and submitted to IDOT for review as part of the Village's coordinating efforts.

In the upcoming months IDOT will be finalizing the LaGrange Road plans and letting (bidding) the project in March/April 2013. Norris Design will continue to provide plans and specifications to IDOT for various enhancement items to be included in the IDOT contracts. These items include but are not limited to irrigation and monument foundations.

Norris Design, at the request of the Village, has submitted an Additional Service Agreement that includes the necessary work to complete the Village's LaGrange Road enhancements, both for IDOT's contracts and the Village's separate enhancement contract. Additional Services include but are not limited to:

Revisions to the overall landscape enhancements based on coordination with the other communities and IDOT;

Coordination with IDOT's new design consultant on enhancement items such as monument foundations and placement, drainage, median design, cross walk design and brick paver sidewalks;

Development of new monument concepts based on coordination with the corridor communities;

Preparation of enhancement matrices for the corridor communities in order to assist IDOT in the creation of the forthcoming Intergovernmental Agreement (IGA);

Structural design of the monuments, walls and columns; and

Assistance with the overall bidding process and responding to contractor's request for information (RFI).

Please note that these services are included for all three segments of LaGrange Road from 179th Street to 131st Street.

The Additional Services Agreement #1 in the amount of \$91,300 is attached to the Committee packet.

I move to recommend to the Village Board of Trustees approval of the Additional Services Agreement #1 with Norris Design in the amount of \$91,300 as outlined in their proposal.

A motion was made by Trustee Schussler, seconded by Trustee Griffin Ruzich, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

Nay: 0

2012-0664 Build Orland 2013

Director 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 & 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. Additionally, 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.

The Results - 2010-2012

In 2010, a total of 166 projects (both commercial and residential) benefitted from the program, with an overall financial savings of \$153,171.

In 2011, a total of 24 new residential projects benefitted from the program, with an overall financial savings of \$108,364. The average savings per project was \$4,515.

In 2012 (YTD), a total of 55 new residential projects benefitted from the program with an overall savings of \$489,663. The average savings per project was \$8,903. The average is higher this year because there were more permits issued for townhome buildings, which include more than one unit per permit.

2013 Recommendation

Given the increased stability in the housing market and the increase in housing starts in Orland Park, staff recommends renewing the program to continue to allow the deferred payment of the fees until occupancy. However, staff does not recommend continuing the reduction in fees. Fees would be collected at the same rates as they were prior to 2010.

I move to recommend to the Village Board of Trustees, approval and extension of the 'Build Orland' program for the FY 2013, for new residential permits, as fully referenced above.

A motion was made by Trustee Schussler, seconded by Trustee Griffin Ruzich, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

Nay: 0

2012-0498 16555 S. 108th Avenue Rezoning - RZ, LP

Director Friling reported that the purpose of this petition is to rezone the three (3) acre subject property from E-1 Estate Residential District to ORI Mixed Use District and to upgrade the property accordingly to meet ORI district standards at 16555 S. 108th Avenue.

A detailed discussion of the overview and background for this rezoning petition can be found in the attached Plan Commission report. Below is a summary of the background.

- 1998: Property force-annexed, E-1 Zoning
- 1998- 2009: zoned E-1, Legal Non-Conforming status
- 2009: Board approved 'Orland Medical Realty' Planned Development, rezoned to ORI
- 2009: Project stalled, final engineering never completed, rezoning and special use ordinance never passed
- 2010: Legal non-conforming use status ends after existing use leaves
- 2012: 2009 Special use and rezoning approvals expired
- 2012: Industrial property in E-1 is unusable
- 2012: For existing industrial buildings to be legally used, ORI is petitioned to match surrounding zoning.

This is a unique rezoning request. Normally, as a matter of policy, a rezoning is accompanied by a site plan and a proposed use. In the past, rezoning has been commonly associated with redevelopment since an E-1 district, for example, may have a house on it and its rezoning would be required for a redevelopment to an office park. In this case, the rezoning is requested for an existing industrial site with an established site plan that was intended for the uses outlined in the ORI zoning district. A site plan is therefore not necessary for this rezoning since the site is already capable of accommodating ORI uses.

The Comprehensive Plan and the surrounding zoning support rezoning to ORI for land use conformity.

The petitioner is not proposing to change the site plan or the appearance of the building elevations with this project. The site plan will remain in its existing state. Even so, incremental improvements are requested to bring the property closer into conformity with the Land Development Code and bring the property closer to ORI development standards. Specifically, these include improvements for landscaping, property maintenance and right-of-way dedication.

This petitioner is not requesting any variances or modifications for the property rezoning.

The recommendation motion includes the following conditions:

- 1) Upgrade the parking facilities, including drive-ways and drive-aisles by repairing any pavement issues and program and stripe the parking field with organized parking spaces.
- 2) Use the 2009 Board approved redevelopment plan as a starting point to implement parking lot and landscaping requirements.
- 3) Complete a right-of-way dedication for a 50 foot wide area at the front of the property to Cook County for 108th Avenue.
- 4) Screen all mechanical equipment, utility conduits and enclosures from view of neighboring properties and the right-of-way.

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

The plans and drawings for this project have been provided in hard copy only and were attached to the Committee packet.

I move to recommend to the Village Board of Trustees approval of a rezoning for the property at 16555 S. 108th Avenue from E-1 Estate Residential District to ORI Mixed Use District as recommended at the September 25, 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 rezoning of the property located at 16555 S. 108th Avenue, as depicted on the plat of survey titled "ALTA/ACSM Land Title Survey 16555 S. 108th Avenue Orland Park, IL", prepared by Genesis Surveying and Engineering, P.C., dated 06-29-09, from E-1 Estate Residential District to ORI Mixed Use District subject to the following conditions:

- 1) Submit an updated version of the landscape plan that meets all code requirements for approval by the Village Board.
- 2) Upgrade the parking facilities, including drive-ways and drive-aisles by repairing any pavement issues and program and stripe the parking field with organized parking spaces.
- 3) Indicate the location of any proposed outdoor storage areas on the site.
- 4) Use the 2009 Board approved redevelopment plan as a starting point to implement parking lot and landscaping requirements.
- 5) Complete a right-of-way dedication for a 50 foot wide area at the front of the property to Cook County for 108th Avenue.
- 6) Screen all mechanical equipment, utility conduits and enclosures from view of

neighboring properties and the right-of-way.

A motion was made by Trustee Griffin Ruzich, seconded by Trustee Schussler, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

Nay: 0

ADJOURNMENT - 6:27 PM

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

Aye: 3 - Chairman Fenton, Trustee Schussler, and Trustee Griffin Ruzich

Nay: 0

/nm

APPROVED:

Respectfully Submitted,

David P. Maher, Village Clerk

Joseph S. La Margo, Deputy Clerk