

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)



## Meeting Minutes

Monday, June 17, 2019

6:00 PM

Village Hall

## Development Services, Planning and Engineering Committee

*Chairman William R. Healy  
Trustees Daniel T. Calandriello and Michael R. Milani  
Village Clerk John C. Mehalek*

## **CALL TO ORDER/ROLL CALL**

The meeting was called to order at 6:00 P.M.

**Present:** 3 - Chairman Healy; Trustee Calandriello and Trustee Milani

## **APPROVAL OF MINUTES**

## **ITEMS FOR SEPARATE ACTION**

### **2019-0440 16155-16160 LaGrange Road Class 7C Resolution**

Director of Development Services Mike Coleman reported that the applicant, Wrigley Hospitality Inc., owner of the property at 16155-16160 Lagrange Road, as represented by Joanne Elliott, of Elliot and Associates, is seeking a Class 7C tax incentive from Cook County pursuant to the abandonment of the subject property at 16155-16160 Lagrange Road and the fulfillment of all other criteria associated with the Class 7C Ordinance. The Cook County Board of Commissioners adopted the Class 7C Commercial Urban Relief Eligibility incentive in 2014, aiming to encourage real estate development in the region. The incentive is intended to encourage commercial projects which would not be economically feasible without assistance. Unlike the more familiar Class 6B and Class 8 incentives, the 7C allows all commercial properties to apply instead of restricting the incentive to only those properties which currently have or are marketed towards industrial uses.

The five year incentive applies to all newly constructed buildings or other structures, including the land upon which they are situated; the utilization of vacant structures abandoned for at least 12 months, including the land upon which they are situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation.

Projects which qualify for the Class 7C incentive will receive a reduced assessment level of 10% of the fair market value for the first three years, 15% for the fourth year and 20% for the fifth year. Without the incentive, commercial property would normally be assessed at 25% of its market value.

The subject property consists of vacant land. A parking lot was constructed on the site in conjunction with the Main Street Village West Shopping Center that was constructed north of the subject site, however the anticipated buildings were never constructed on the subject site, and it has set idle for over 11 years.

Should the incentive be granted, the petitioner intends to spend approximately \$20,000,000 (including the \$1,050,000 land purchase) to construct an 83,357 square foot, 150 room hotel. The hotel will employ 30 full time and 15 part time

employees. The petitioner anticipates that 350 temporary construction jobs will be created as a result of this development.

The site has been vacant for more than 11 years. The Village has been aware of this vacancy. The property has been actively marketed.

Based on information gained from the Cook County Assessor, the assessed value of the property decreased in 2014 and 2016. Improvement of this property will improve the community by revitalizing a blighted site with a new hotel that will generate tax revenue and provide a needed service for residents, businesses, and visitors.

Without the incentive, the petitioner indicates that the current development project will not be economically viable. Specifically, the petitioner mentions that tax liability without the incentive is not sustainable for hotel use. The petitioner also notes that the assessed value may increase if any of the improvements made by their client are recognized by the County Assessor.

The petitioner has demonstrated that the subject property meets the following incentive evaluation criteria. The vacant spaces have been totally vacant for more than 7 years and the property has shown stagnant or declining assessments in three of the last six years. Plans for the hotel have been approved by the Village Board and the petitioner targets completion of the building in October of 2020. Redevelopment of this abandoned property will spur an overall increase in relevant taxes and will have a significant positive impact on the local community and Cook County. The Village of Orland Park has reviewed the Incentive Classification Initial Questionnaire (IC-IQ), and that the four eligibility factors which must be present to demonstrate that the area is in need of commercial development are satisfied and the village consents to and supports the application.

Chairman Healy and Trustee Milani had comments and questions regarding this matter. (refer to audio file)

Director Coleman responded to their comments and questions. (refer to audio file)

I move to recommend to the Village Board of Trustees approval of a resolution affirming the necessity and benefit from commercial uses and supporting the granting of Class 7C status pursuant to the Cook County Real Property Classification Ordinance for Certain Real Estate Located at 16155-16160 LaGrange Road in Orland Park, Illinois.

**A motion was made by Trustee Calandriello, seconded by Trustee Milani, that this matter be RECOMMENDED FOR PASSAGE to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 3 - Chairman Healy, Trustee Calandriello, and Trustee Milani

Nay: 0

**2018-0832 Akkawi Residence - 10841 W. 143rd Street - Rezoning, subject to annexation**

Director of Development Services Mike Coleman reported that the petitioner is requesting to annex and rezone a 4.0 acre property located at 10841 W. 143rd Street to the R-2 Residential District in order to construct a single-family detached home connected to Village water and sewer.

The subject property is currently located in unincorporated Cook County. The site was previously utilized as a large estate lot with one single-family home, which has since been demolished.

The surrounding area is generally comprised of a mix of single family homes in the R-1 Residential District and R-2 Residential District. Single-family homes in the Ashford Estates subdivision are located to the north of the subject property across 143rd Street in the R-2 District. Single-family homes in the Rolling Oaks subdivision to the south in the Bobak subdivision and west of the site are located in the R-1 Residential District. One of the properties directly to the west of the site is used as a governmental use by the South Cook County Mosquito Abatement District. The adjacent parcel directly to the east is located in unincorporated Cook County and is occupied by a single-family home.

This petition is strictly a review of the proposed rezoning of the parcel and does not imply approval or denial of the proposed site plan. Approval from the Building Division will be required as part of the building permit review process. A summary of the proposed site plan is provided within this report for reference only. A revised plan showing proposed grading changes, accessory structures, lot coverage calculations and relevant dimensions would need to be submitted to the Building Division for review and approval upon rezoning approval.

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

Chairman Healy and Trustee Milani had comments regarding this matter. (refer to audio file)

I move to recommend to the Village Board of Trustees approval (upon annexation) of the Rezoning of the property located at 10841 W. 143rd Street from E-1 Estate Residential District to R-2 Residential District, as recommended at the June 4, 2019 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 (upon annexation) of the Rezoning of the property located at 10841 W. 143rd Street from E-1 Estate

Residential District to R-2 Residential District, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. The proposed development of a single-family home on this property must conform to all Village codes and ordinances, including the bulk requirements of the R-2 Residential District per Section 6-203 of the Land Development Code and the Building Code.
3. Submit a Plat of Dedication dedicating seventeen (17) feet south of the existing right-of-way on 143rd Street to the Village, resulting in a total fifty (50) foot right-of-way as measured to the street centerline, for execution and recording.
4. Driveway access to the site shall be provided from Oakland Drive. The existing gravel driveway connecting to 143rd Street shall not provide access to the future house on the property. Pavement of the existing gravel driveway shall be prohibited.
5. Provide four (4) parkway trees along Oakland Drive in accordance with Section 6-305.D.2 of the Land Development Code.
6. Submit a tree removal permit to the Village for review prior to the removal of any trees on site per Section 6-305.F.3 of the Land Development Code. Tree mitigation may be required if any existing trees are removed on site.

Approval of this petition is subject to annexation into the Village of Orland Park.

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

**Aye:** 3 - Chairman Healy, Trustee Calandriello, and Trustee Milani

**Nay:** 0

**2019-0496 Adoption of IBC 2018 and IRC 2018 - Village Code Amendments - Title 5, Chapter 1**

Director of Development Services Mike Coleman reported that the Village of Orland Park currently uses the 2015 editions of the "International Building Code" (IBC/2015) and "International Residential Code" (IRC/2015) with Village amendments as the basis for its new construction regulations. The International Code Council (ICC) creates and revises this model IBC and IRC Code in three-year cycles as a standard for local municipal adoption.

The restructuring of this code being proposed for adoption by the Village consists

of added definitions and clarifications, as well as the renumbering of code sections in the Village code to allow the Village code to be coordinated with the model IBC & IRC codes.

The proposed local changes are limited and intended to clarify existing rules by removing outdated construction standards. Building Division staff has highlighted these draft code changes and deletions for your review and will provide answers to any questions.

The Illinois Building Commission has been notified of Orland Park's intention to adopt a new building/residential code with amendments as required by a recent act of the 101st General Assembly. Revisions to Title 5, Chapter 1 of the Village Code are attached.

Chairman Healy and Trustee Milani had comments regarding this matter. (refer to audio file)

Director Coleman responded to Chairman Healy's and Trustee Milani's comments. (refer to audio file)

I move to recommend to the Village Board approval of the Adoption of IBC 2018 and IRC 2018 - Village Code Amendments - Title 5, Chapter 1.

**A motion was made by Trustee Calandriello, seconded by Trustee Milani, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees.**

**The motion carried by the following vote:**

**Aye:** 3 - Chairman Healy, Trustee Calandriello, and Trustee Milani

**Nay:** 0

**ADJOURNMENT: 6:09 P.M.**

**A motion was made by Trustee Milani, seconded by Trustee Calandriello, that this matter be ADJOURNED. The motion carried by the following vote:**

**Aye:** 3 - Chairman Healy, Trustee Calandriello, and Trustee Milani

**Nay:** 0

**2019-0474 Audio Recording for the June 17, 2019 Committee Meetings - Development Services, Planning and Engineering, Technology, Innovation and Performance Improvement & Finance**

**NO ACTION**

**/AB**

Respectfully Submitted,

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**John C. Mehalek, Village Clerk**