



Legislation Text

File #: 2021-0012, **Version:** 0

Title/Name/Summary
Engineering, Landscaping, and Legal Fee Escrow Accounts

History

At the December 7, 2020 Committee of the Whole meeting, staff discussed changes to the development review process that will offer a more concise approval process for new developments; thereby reducing costs as well as administrative burden. Corresponding changes will also be required to the Land Development Code and will follow at future meetings, after the required review and recommendation by the Plan Commission.

A new process that involves the creation of escrow accounts for the pre-payment of engineering, landscaping, legal, and similar fees was also discussed. That fee structure is based off of data extracted from recent projects as discussed at the prior meeting. The establishment of escrow accounts also must be added in a newly created section of the Orland Park Village Code: Title 1, Chapter 18, Section 5 Escrow for Development Review Professional Fees and Costs.

The proposed amendments require escrow payments to be made upon submittal of a particular project as follows:

Changes to Existing Buildings and Sites: \$2,000

Standalone Special Use: \$500

New Residential - Single Family, New Residential Multi-family, New Commercial:

Less than 1 acre -	\$4,000
1-5 acres -	\$6,000
5-10 acres -	\$8,000
10 acres or more -	\$10,000

This fee will further be required to be replenished prior to scheduling for Village Board of Trustees, as follows; prior to being scheduled for Village Board approval, a petitioner will be required to make a minimum deposit of \$3,000. This is intended to cover the cost of reviews received prior to the Village Board meeting, but billed thereafter. A minimum balance of \$1,500 is required in the escrow account at all times to cover the costs incurred by Village staff/consultants.

This new amendment will also allow for the Engineering Programs and Services Department to charge for internal engineering reviews as well as external engineering and landscape reviews related to development projects. For internal engineering reviews, the fee will be assessed at two times the hourly rate of that particular employee. The external engineering and landscape review

costs will be billed as a direct “pass-through” expenses to the petitioner/developer. The legal fees will also be billed as direct “pass-through” expenses to the petitioner/developer.

Recommended Action/Motion

I move to pass Ordinance No. 5578, entitled: AN ORDINANCE AMENDING TITLE 1, CHAPTER 18 OF THE ORLAND PARK VILLAGE CODE IN REGARD ESTABLISHING ESCROWS FOR DEVELOPMENT REVIEW PROFESSIONAL FEES AND COSTS