

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, February 7, 2011

7:00 PM

Village Hall

Board of Trustees

Village President Daniel J. McLaughlin

Village Clerk David P. Maher

*Trustees Bernard A. Murphy, Kathleen M. Fenton, Brad S. O'Halloran,
James V. Dodge, Jr., Edward G. Schussler, and Patricia Gira*

2011-0052 Presentation of Colors

Boy Scout Troop 442, under the direction of Christopher Sivak, presented the colors.

The Presentation of Colors requires NO ACTION.

PLEDGE OF ALLEGIANCE**CALL TO ORDER/ROLL CALL**

The meeting was called to order at 7:10 PM.

Present: 6 - Trustee Murphy, Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira and Village President McLaughlin

Absent: 1 - Trustee O'Halloran

VILLAGE CLERK'S OFFICE**2011-0041 Approval of the January 17, 2011 Regular Meeting Minutes**

The Minutes of the Regular Meeting of January 17, 2011, were previously distributed to the members of the Board of Trustees. President McLaughlin asked if there were any corrections or additions to be made to said Minutes. There being no corrections or additions,

I move to approve the minutes of the Board of Trustees Meeting of January 17, 2011.

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

Aye: 5 - Trustee Murphy, Trustee Fenton, Trustee Dodge, Trustee Schussler, and Village President McLaughlin

Nay: 0

Abstain: 1 - Trustee Gira

Absent: 1 - Trustee O'Halloran

PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS**2011-0032 Community Pride Awards - Eagle Scouts**

President McLaughlin presented the Community Pride Awards to Michael Sneideraitis and Christopher Sivak in recognition of each of them earning the rank of Eagle Scout in the Boy Scouts of America.

NO ACTION is required for this item.

2011-0033 Christmas House Decorating Contest Winners - Presentation

President McLaughlin recognized the winners of the 2010 Christmas House Decorating Contest:

Best Door/Entry: Mary and Al McDonald, 16710 Muirfield

Clark Griswold: Glen Pattin, 8711 West 163rd Street

Nostalgic: Donna and Jim Maday, 11708 Burnley Drive

Bright Ideas of New Lenox donated two pre-lit 7-foot Christmas trees and one 4-foot pre-lit wreath for the winners.

NO ACTION was required for this item.

CONSENT AGENDA

Trustee Schussler requested that Item K. McDuffy Beacon Avenue Development Site Plan Review, Elevations Review be removed from the Consent Agenda for a separate vote.

Passed the Consent Agenda

A motion was made by Trustee Murphy, seconded by Trustee Gira, to PASS THE CONSENT AGENDA, including all the following items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Trustee Murphy, Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, and Village President McLaughlin

Nay: 0

Absent: 1 - Trustee O'Halloran

2011-0051 Payroll - Approval

The lists of Payroll having been submitted to the Board of Trustees for approval and the lists having been determined by the Board of Trustees to be in order and having been approved by the various Department Heads,

I move to approve the Bi-Weekly Payroll for January 7, 2011 in the amount of \$1,076,100.23 and the Monthly Hourly Payroll for January 14, 2011 in the amount of \$25,648.16.

This matter was APPROVED on the Consent Agenda.

2011-0062 Accounts Payable - Approval

The lists of Accounts Payable having been submitted to the Board of Trustees for approval and the lists having been determined by the Board of Trustees to be in order and having been approved by the various Department Heads,

I move to approve the Accounts Payable from January 18, 2011 through February 7, 2011 in the amount of \$2,963,137.97.

This matter was APPROVED on the Consent Agenda.

2011-0009 14600 Ravinia Avenue (Former Police Station)

Four quotes were received for installing new windows on just the south side of 14600 Ravinia Building - Recreation Administration Building.

Tinley Park Glass submitted the lowest quote for installing energy efficient windows and frames at \$21,590.00. Pricing is for installation of energy efficient windows and frames.

This cost may be reimbursed by the DCEO (application is pending). Replacement is needed due to the age of the glass and the lack of thermal protection. The heat generated from these windows make it nearly impossible to cool the building during the summer. These windows are also obsolete and can't be repaired.

This work will be done quickly to work in conjunction with the on-going remodel for the Recording for the Blind and Recreation Administration.

Quotes are as follows: Auburn Corporation - \$49,460.00, Tinley Park Glass - \$21,590.00, A. J.'s Doors Windows - \$27,460.00, and GMA Glass & Mirror America -\$26,795.00.

I move to approve waiving the bid process

And

Accepting the quote from Tinley Park Glass, for installing energy efficient windows and frames at a cost not to exceed \$21,590.00.

This matter was APPROVED on the Consent Agenda.

2010-0651 Paper Products and Domestic Supplies Bid Award

Bids were received on November 2, 2010 at 11:00 a.m., for unit pricing on paper products and domestic supplies used in Village buildings. Eleven bids were received. Expert Chemical & Supply, Inc. was the low total for all the products the Village purchases.

Staff is recommending that Expert Chemical & Supply, Inc. be awarded the low

three year bid.

I move to approve accepting Expert Chemical & Supply, Inc. of Hazel Chest, for paper products and domestic supplies based upon 3 year unit bid pricing as stated in the bid specifications.

And

Authorize the Village Manager to execute the contract.

This matter was APPROVED on the Consent Agenda.

2011-0034 Orland Park Prayer Center - Plat of Abrogation and Easement

Approval is being requested for the combined record plat of abrogation and plat of easement for the Orland Park Prayer Center located at 16530 104th Ave.

On May 18, 2009 the Village Board approved the final plan.

Staff has reviewed the Record Plat of Abrogation and Easement and finds it to be substantially in conformance with the approved final plan.

This is now before the Village Board to authorize signature of the plat.

I move to approve the mylar original Record Plat of Abrogation and Easement for the Orland Park Prayer Center prepared by TECH 3 Consulting Group, Inc., Project No. 08032.

And

I move to approve the signature of the plat by the authorized parties and subsequent recording by the Village attorney

This matter was APPROVED on the Consent Agenda.

2010-0644 Olde Mill Addition - Unit III Plat of Subdivision

Approval is being requested for the record plat of subdivision for Olde Mill Addition to Orland Park Unit III located at 173rd Street and 108th Avenue.

The Olde Mill subdivisions at 173rd St. and 108th Avenue were approved in 2002 and 2006. This Unit III plat is a subsequent unit of the original Olde Mill Addition subdivision recorded in 2003, and the Unit II subdivision recorded in 2005.

Unit III subdivision is now possible given the approval of Olde Mill Phases II and III. However, permits for construction upon these lots cannot be issued until the stormwater detention pond for Phase II is constructed, which is currently underway.

Incidentally, the proposed Unit III lots are to be platted where the existing Olde Mill Addition detention pond currently resides on the south side of Olde Mill Drive. The

detention storage in this pond was approved in 2006 to be relocated into the pond designated for Olde Mill Phase II. In other words, the Phase II pond contains the combined storage of the Olde Mill Addition subdivision (Units I, II, and III) in addition to the required storage for Olde Mill Phase II.

On August 7, 2006 the Village Board approved the final plan.

Staff has reviewed the Record Plat of Subdivision and finds it to be substantially in conformance with the approved final plan.

I move to approve the mylar original Record Plat of Subdivision for Olde Mill Addition to Orland Park Phase III, prepared by Landtech Consultants Inc.

And

I move to approve the signature of the plat by the authorized parties and subsequent recording by the Village attorney

This matter was APPROVED on the Consent Agenda.

2010-0056 Calvary Church - Special Use Ordinance

The Village Board approved a special use permit, site plan, subdivision and elevations on 05/03/10, and as revised on 08/02/10, for Calvary Church located at 15901 S. 104th Avenue. The special use permit allows for the operation of a place of worship and is subject to conditions as stated in the Ordinance.

I move to pass Ordinance Number 4617, entitled: ORDINANCE GRANTING A SPECIAL USE FOR A PLACE OF WORSHIP (CALVARY REFORMED CHURCH - 15901 S. 104TH AVENUE)

This matter was PASSED on the Consent Agenda.

2011-0002 Brittany Glen West - Authorize Annexation Agreement - Ordinance

On January 17, 2011, the Village Board adjourned a public hearing on the annexation agreement for the property located generally at 13245 S. Wolf Road. The property which consists of approximately 63.75, acres is to be developed by the Owner for a single family subdivision under the R-3 zoning classification, subject to returning to the Village Board for final approvals.

The Annexation agreement is being finalized. This is now before the Village Board for consideration of an ordinance authorizing the parties to sign the agreement upon finalization.

I move to pass Ordinance Number 4618, entitled: ORDINANCE AUTHORIZING ANNEXATION AGREEMENT (BRITTANY GLEN WEST SUBDIVISION - 13245 S. WOLF ROAD)

This matter was PASSED on the Consent Agenda.

2010-0412 Calvary Church - Final Plat of Subdivision

Approval is being requested for the record plat of subdivision for Calvary Church located at 15901 South 104th Avenue.

I move to approve the mylar original Record Plat of Subdivision for Calvary Church, prepared by Compass Surveying Ltd., Project No. 9626.05, dated July 23, 2010.

And

I move to approve the signature of the plat by the authorized parties and subsequent recording by the Village attorney

This matter was APPROVED on the Consent Agenda.

2011-0040 Smart Energy Fund Agreement Authorization - Resolution

This is an administrative follow up to the EECBG program to allow the Village Manager to execute Smart Energy Fund Agreements on behalf of the Village.

The Smart Energy Fund was approved by the Village Board on Feb. 1, 2010 as a program activity under the Energy Efficiency and Conservation Block Grant (EECBG) of the American Recovery and Reinvestment Act of 2009. Following seven months of active advertising in the community, ten (10) local businesses participated in the program. In October 2010, these businesses were approved by the Village Board to be awarded \$147,800.97 in sub-grants for energy efficient building improvements.

Since October 2010, the Village has worked with each business to enter into an agreement regarding the proposed energy efficiency improvements. The Smart Energy Fund Agreement is essentially a template agreement modeled after the Commercial Facade Improvement Program Agreement, where instead of commercial and historic preservation improvements, the projects are related to energy efficiency.

This resolution was prepared by the Village's attorney, and will provide authorization from the Village Board for the Village Manager to execute the Agreements that are still outstanding and ratification of the Agreements which are established and ready for implementation. To date, no Smart Energy Fund sub-grants have been paid to the businesses.

I move to pass Resolution Number 1101, entitled: RESOLUTION AUTHORIZING VILLAGE MANAGER TO EXECUTE SMART ENERGY FUND AGREEMENTS ON BEHALF OF THE VILLAGE.

This matter was PASSED on the Consent Agenda.

2010-0644 Olde Mill Addition - Unit III Plat of Subdivision

Approval is being requested for a record plat of subdivision for Olde Mill Addition to Orland Park Unit III located at 173rd Street and 108th Avenue.

I move to approve the mylar original Record Plat of Subdivision for Olde Mill Addition to Orland Park Phase III, prepared by Landtech Consultants Inc.

And

I move to approve the signature of the plat by the authorized parties and subsequent recording by the Village attorney

This matter was APPROVED on the Consent Agenda.

2010-0221 Orland Fire Protection District - Landscape Plan

15690 Commons Residential Building - Landscape Plan

This is a request for approval of a landscape plan for the Orland Fire Protection District expansion project, located at 9788-90 W 151st Street. The Village Board approved the site plan and elevations for the 8,685 s.f. expansion in August of 2010, subject to the condition that the petitioner submit a landscape plan for separate review and approval.

Per Code requirements, the petitioner submitted a landscape plan that has been reviewed by the Villages consulting landscape architectural firm.

I move to accept as findings of fact the findings of fact as set forth in this staff report

and

I move to approve the Landscape Plan titled, 'Orland Fire Protection District Fire Administration Addition and Remodel,' prepared by SRBL Architects and Hitchcock Design Group, project no. 09120, dated June 9, 2010, most recent revision, 1/18/11, sheets L1.0, L1.1, L1.2 and L2.1, subject to the following condition:

1) That the petitioner confirm installation of the six mitigation trees on other Fire Protection District property by June 1, 2011.

This matter was APPROVED on the Consent Agenda.

2011-0034 Orland Park Prayer Center - Plat of Abrogation and Easement

This request is for approval of the combined record plat of abrogation and plat of easement for the Orland Park Prayer Center located at 16530 104th Ave.

On May 18, 2009 the Village Board approved the final plan.

Staff has reviewed the Record Plat of Abrogation and Easement and finds it to be substantially in conformance with the approved final plan.

This is now before the Village Board to authorize signature of the plat.

I move to approve the mylar original Record Plat of Abrogation and Easement for the Orland Park Prayer Center prepared by TECH 3 Consulting Group, Inc., Project No. 08032.

And

I move to approve the signature of the plat by the authorized parties and subsequent recording by the Village attorney

This matter was APPROVED on the Consent Agenda.

2010-0550 Orland Park Prayer Center - Release of Public Utility Easement - Ordinance

The proposed ordinance authorizes the release of the public utility easement across a portion of Lot 1 in the Orland Park Prayer Center subdivision located at 16530 104th Avenue. The said public utility easement will be relocated on lot 1 and dedicated to the Village.

Staff recommends the release and relocation of said public utility easement.

This is now before the Village Board for consideration of an ordinance releasing the public utility easement.

I move to pass Ordinance Number 4619, entitled: ORDINANCE AUTHORIZING RELEASE (ABROGATION) OF PUBLIC UTILITY EASEMENT (LOT 1 IN ORLAND PARK PRAYER CENTER)

This matter was PASSED on the Consent Agenda.

2010-0616 McDuffy Beacon Avenue Development - Site Plan Review, Elevations Review

Director of Development Services Karie Friling reported that the petitioner proposes to demolish the existing single family home at 14332 Beacon Avenue and replace it with a new 14,820 square foot mixed-use building that will have two commercial spaces on the ground floor and four (4) residential units on the second and third floors. The proposed building will have a footprint of 4,940 square feet. No variances or special use permits are required for this project.

The existing single family home at 14332 Beacon Avenue is located within the permitted commercial area as outlined by Section 6-209 of the Land Development Code for Beacon Avenue. The Code permits "residential units

above retail or commercial establishments” on Beacon Avenue between 143rd Street and 144th Street. The proposed mixed-use building is a conforming use for the area. (The Old Orland Historic District, as a zoning district, contains two commercial sub-districts wherein non-residential and mixed-use development is permitted. These are located along Beacon Avenue and Union Avenue).

The petitioner appeared before two advisory bodies, the Plan Commission and the Historic Preservation Review Commission. The Plan Commission only considered the site plan of the proposed redevelopment, since the elevations of the building were within the purview of the Historic Preservation Review Commission’s (HPRC) architectural review responsibilities for the Historic District. The petition’s site plan was also reviewed by the Development Services and Planning Committee of Trustees.

Below is a summary of the motions.

On January 11, 2011, the Plan Commission moved 6-0 to recommend to the Village Board of Trustees to approve the site plan titled “Mixed Use Building for McDuffy’s Beacon St. Condominiums Orland Park, Illinois”, prepared by W.K. Olson Architects Inc., dated 10/16/06, project number 260450, sheet number A-1, subject to the following conditions:

1. That the petitioner verifies the species of tree and the diameters of the trees currently present on the subject lot to determine Heritage Tree status and tree mitigation requirements, if any, prior to Committee;
2. That the turret at the northeast corner of the building does not encroach more than three (3) feet into the side yard setback and the site plan confirms this with a note;
3. That the gabled parapet on the rear elevation of the building is replaced with a flatter parapet style to meet the 37 foot height limitation;
4. That all the height issues identified in this report be resolved before presenting the elevations to the HPRC;
5. That the petitioner provides a no parking loading zone sign along Beacon Avenue for a specific time of day (morning or evening) to accommodate any loading activities on-street;
6. That the site plan be updated to show Beacon Avenue’s commercial area sidewalk and brick-paved parkway (including the tree grates/wells) extended and continued through the frontage of the subject site;
7. That a bicycle rack for at least three (3) bicycles is installed on site near the main entrance;
8. That a landscape plan is submitted for separate review and approval;
9. That all Building Code related items are met and all necessary building permits are obtained.

At the Plan Commission, the petitioner noted that he would work with his architect to resolve the north side-yard setback issue regarding the turret and the issue with

the mean height of the turret's conical roof (it was above the maximum height allowance in the Historic District at the time). The petitioner was able to resolve both of these issues before attending the Historic Preservation Review Commission's meeting.

On January 17, 2011, the Development Services and Planning Committee of Trustees moved 2-0 to recommend to the Village Board of Trustees to approve the site plan titled "Mixed Use Building for McDuffy's Beacon St. Condominiums Orland Park, Illinois", prepared by W.K. Olson Architects Inc., dated 10/16/06, project number 260450, sheet number A-1, subject to the following conditions:

1. That the petitioner verifies the species of tree and the diameters of the trees currently present on the subject lot to determine Heritage Tree status and tree mitigation requirements, if any, prior to Village Board approval;
2. That the turret at the northeast corner of the building does not encroach more than three (3) feet into the side yard setback and the site plan confirms this with a note;
3. That the gabled parapet on the rear elevation of the building is replaced with a flatter parapet style to meet the 37 foot height limitation;
4. That all the height issues identified in this report be resolved before presenting the elevations to the HPRC;
5. That the petitioner provides a no parking loading zone sign along Beacon Avenue for a specific time of day (morning or evening) to accommodate any loading activities on-street;
6. That the site plan be updated to show Beacon Avenue's commercial area sidewalk and brick-paved parkway (including the tree grates/wells) extended and continued through the frontage of the subject site;
7. That a bicycle rack for at least three (3) bicycles is installed on site near the main entrance;
8. That a landscape plan is submitted for separate review and approval;
9. That all Building Code related items are met and all necessary building permits are obtained.

The same conditions were attached to the Committee recommendation due to the preparation of the Committee agenda the next day following Plan Commission. The petitioner did not have enough time to accomplish the conditions and reflect them on the site plan. However, since the Committee meeting, conditions 1, 2, 3, 4, 6, and 7 have been met. Conditions 5 and 9 will be met at a later date during/ after construction, while condition 8 is a typical condition requiring separate review for landscaping. Tree mitigation requirements, per Condition 1, will be met via the landscape plan review process. The petitioner has submitted a tree survey indicating the status of the trees currently on site.

On January 18, 2011, the Historic Preservation Review Commission moved 2-1 with one abstention to recommend to the Village Board of Trustees to approve a Certificate of Appropriateness for the elevation drawings titled "Mixed Use

Building For McDuffy's Beacon St. Condominiums Orland Park, Illinois", prepared by W.K. Olson Architects Inc., dated 10/16/06, project number 260450, sheet numbers A-1, A-2, A-3 and A-4, subject to the following conditions:

1. That all conditions outlined by the Plan Commission on January 11, 2011 are met;
2. That the material of the turret on the northeast corner of the building be compatible with the Queen Anne Style;
3. That all the windows identified in this report as inappropriate window types for the Historic District be duly changed to the appropriate window types as prescribed by Section 6-209 of the Land Development Code;
4. That the garbage enclosure be made of masonry materials that match the principle building in style and color, is six (6) feet tall, and has a solid 100% opaque enclosure door made of wood or non-white vinyl;
5. That a garbage pick-up schedule takes the neighboring single family home residential properties into consideration;
6. That all utility conduits are screened from view of neighboring properties and public rights-of-way, including the alley.

Since the January 18, 2011 HPRC meeting, conditions 2 and 3 have been met. Condition 1 is a general condition meant to tie the HPRC recommendation to the Plan Commission recommendation. Conditions 4 and 5 will remain as these will be met at a later date. Condition 6 is a general condition.

The Historic Preservation Review Commission Chairwoman, Rosemary Estand, voted in opposition to the proposed redevelopment on account of the height of the project. The Chairwoman indicated that she was voting nay for consistency because she had opposed the Brooke Avenue Townhomes redevelopment due to its height (also 37 feet). The Chairwoman believes the building is too high despite the project meeting zoning height requirements.

Commissioner Joe Gleiter abstained from voting on account of the materials used on the elevations. The Commissioner noted that wood materials were more appropriate for the building not the masonry. The argument was despite there being other masonry commercial/mixed-use buildings on Beacon Avenue (e.g. Orland State Bank, a landmark building) and else where in the Historic District. Additionally, all mixed-use/ commercial buildings in the Village must be non-combustible (exterior) per the Village's current Building Code.

Development Review Process and Public Comments

While the project did not require any public hearings, during the development review process-at Plan Commission and at the HPRC-members of the public that live near the subject redevelopment voiced some opposition to some of the features presented in the site plan and elevation drawings. Their opposition included the following issues: height, resident and commercial parking, storm water management, alley accessibility, scale and density. Beacon Avenue

businesses generally favored the project, while the business immediately north of the subject site (Anna B's) was primarily concerned with the scale of the building and its proximity to their building-despite the proposed building meeting all setback requirements.

Area residents expressing concern over this project were from Oak Avenue, across the alley to the west. While 37 feet is what zoning allows, residents thought the building was too high and was out of character with the Beacon Avenue streetscape since no building on Beacon Avenue was three stories tall. Concern over residential parking was expressed due to limited alley accessibility from 144th Street at the south (the alley is technically a dead-end at the north). Residents opposed commercial parking potentially spilling into the streets in front of their homes, particularly on Oak Avenue. At close to 90% lot coverage (permitted in Old Orland), residents also had concern regarding storm water and flooding due to the development. Currently, the site is mostly pervious and does not send storm water toward the alley and homes beyond. Lastly, resident opposition was expressed to the scale and density of the site. Residents believed four dwelling units was too much for the site and that one story should be removed from the proposed building to settle scale, density and height issues at least.

Responses to Public Comments

It was illustrated to the public present at the meetings that the zoning district permits a maximum height of 37 feet, which the building meets. The scale of the building is directly dependant on the building envelope established by the zoning district setback parameters. In this case, the scale of the structure is a result of the building being built to the maximum setback and height requirements permitted on all sides, including the top.

As for parking, the project meets the Code required residential parking quota with an additional two spaces for potential guest parking (ten in all). Residents were concerned with the alley being too narrow to have cars turn into the proposed drive-ways at the rear of the building, particularly with respect to the location of the garbage enclosure. The alley is approximately sixteen (16) feet wide. The minimum drive-aisle permitted by the Land Development Code for parking lots is twelve (12) feet, which allows functional accessibility to perpendicular parking. Based on this comparison, the alley is sufficiently wide enough to handle the proposed parking arrangement at the rear of the building. Nevertheless, to address resident concern, a condition is added to the below motion to provide parking mitigation on the alley. If it is too difficult for cars to access the proposed drive-ways due to the presence of the garbage enclosure and the width of the alley, then the two guest parking spaces are to be eliminated and the drive-ways for each residential unit expanded for improved turn movements.

With regard to commercial parking, it was clarified that public parking lots are available at the Old Metra lot as well as the Old Village Hall. On-street parking along Beacon Avenue and 144th Street is also available. Beacon Avenue parking

restrictions are to be revised to include 2-hour parking limits rather than parking prohibitions between certain hours (originally meant to deter Metra commuters from parking freely all day along Beacon Avenue).

The extensive infrastructure work completed in Old Orland a few years ago addressed most storm water issues for the area. This project is also located at a higher elevation than much of Old Orland. Nevertheless, the petitioner has agreed to reconstruct the alley behind his property through to 144th Street once the project is fully built. Reconstruction of the alley will include a potential extension of the water main stub, which is located at the intersection with 144th Street. This will include coordination with the Public Works Department. Upon reconstruction, the petitioner has agreed to pitch the alley away from the residents to the west and redirect storm water flows from his site to the center of the alley where it will travel north to 143rd Street and south to 144th Street storm water systems. A condition is added to the below motion to reflect this.

Lastly, with four (4) dwelling units (DU) above two (2) commercial tenant spaces, the proposed building is neither the only mixed-use nor the only four (4) DU building in Old Orland. According to data collected via the Rental Housing Ordinance, four other buildings in Old Orland have four (4) DU on a similar sized lot-the closest being on the southeast corner of Third Avenue and 144th Street. In addition to this, mixed use developments of higher density have been approved at Southwest Highway and 143rd Street (Bob Hansen's development- 4 stories mixed-use) and on Ravinia Court (Biltmore Towers- 4 stories mixed-use). The Main Street Triangle, across from the Old Orland Historic District's Beacon Avenue business area, will also be a large mixed-use development. Therefore, there is past and present precedence for such density in the area. There is also future intent for higher density development.

I move to approve the mixed-use redevelopment of 14332 Beacon Avenue per the site plan and elevations titled "Mixed Use Building for McDuffy's Beacon St. Condominiums Orland Park, Illinois" as indicated in the attached fully referenced motion.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to approve the site plan titled "Mixed Use Building for McDuffy's Beacon St. Condominiums Orland Park, Illinois", prepared by W.K. Olson Architects Inc., dated 10/16/06, dated received 1/31/11 project number 260450, sheet number A-1, and the elevations titled "Mixed Use Building For McDuffy's Beacon St. Condominiums Orland Park, Illinois", prepared by W.K. Olson Architects Inc., dated 10/16/06, dated received 1/31/11 project number 260450, sheet numbers A-2, A-3, A-4 and A-5, subject to the following conditions:

1. That the petitioner provides a no parking loading zone sign along Beacon Avenue for a specific time of day (morning or evening) to accommodate any

loading activities on-street;

2. That the garbage enclosure be made of masonry materials that match the principle building in style and color, is six (6) feet tall, and has a solid 100% opaque enclosure door made of wood or non-white vinyl;
3. That a garbage pick-up schedule takes the neighboring single family home residential properties into consideration;
4. That if turning into the drive-ways proves to be difficult for future residents, the two guest parking spaces at the rear of the building should be removed to expand the width of the four required drive-ways;
5. That the petitioner reconstructs the alley behind the subject property through to 144th Street, subject to Village approval of Final Engineering;
6. That all utility conduits are screened from view of neighboring properties and public rights-of-way, including the alley.
7. That a landscape plan is submitted for separate review and approval;
8. That all Building Code related items are met and all necessary building permits are obtained.

A motion was made by Trustee Edward Schussler, seconded by Trustee Bernard Murphy, that this matter be APPROVED. The motion CARRIED by the following vote:

Aye: 6 - Trustee Murphy, Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, and Village President McLaughlin

Nay: 0

Absent: 1 - Trustee O'Halloran

DEVELOPMENT SERVICES AND PLANNING

2010-0597 Orland Park Crossing - Amended Agreement - Ordinance

In 2001, Orland Crossing (legally known as Main Place at Orland Park) was approved by the Village Board of Trustees. The development agreement set forth the terms and conditions of the development agreement. In December 2004, an amended and restated agreement was approved by the Village Board of Trustees. The current development agreement expires in 2014. To-date, Phase I of the project has been substantially completed. Phase II of the project has not yet started construction. As part of the existing development agreement, the Village is required to design, construct and install a traffic signal at the intersection of LaGrange Road and 142nd Street, along with all necessary pedestrian signals/crossings and left/right turn lanes on LaGrange Road.

As the Village Board is aware, the Village is in the final engineering stage of the 143rd/LaGrange Road intersection project, which includes the 142nd intersection and traffic signal. In order to obtain final IDOT permit, the Village must obtain additional right-of-way (ROW), as well as, both temporary and permanent easements. Additionally, with the anticipated construction of the LaGrange widening project (led by IDOT), it is also necessary to obtain additional ROW and

easements for the street widening and pedestrian overpass bridge.

After discussions and negotiations with the owners of Orland Crossing, agreement has been reached regarding the terms of a proposed amendment. The ownership will agree to provide the necessary ROW and easements for both projects (143rd Intersection and LaGrange Widening), for no cost to the Village or IDOT, provided the Village agrees to the following:

1. The requirement for the creation of a "Phase II square" be amended. The original agreement required the addition of a public "square" to be constructed as part of the Phase II. The location of the "square" was not defined but required a minimum dimension of no less than 200 ft by 200 ft. (slightly less than an acre of land). Prior to commencement of construction of Phase II, the developer would like to clarify the location of the proposed additional open space. In lieu of the "Phase II square", they are agreeing to provide an additional 23,765 sq. ft. of open space contiguous to the existing open space/bike path located at the Northern boundary of the project. This additional space will remain open passive space, along with the installation of benches for public use (please refer to exhibit B).
2. Additionally, in conjunction with the future development of Lots 12 and 14, the developer will construct additional public open space to consist of 8,905 sq. ft (please refer to exhibit C). This open space location would be very similar to the existing open sidewalk areas/spaces and will include landscaping, streetscape/sidewalks and public seating.
3. The construction of two additional "Orland Park Crossing" monument signs that will duplicate the existing monument signs on LaGrange and 95th Avenue. They will be located North of 142nd intersection and East of 95th Avenue, directly across the street from the existing signs (please refer to exhibit H-I).

Village staff is recommending approval of the amended agreement, as it allows for the construction of two very important transportation projects, without the financial burden of paying for the cost of additional land acquisitions. The Village will still get additional park/open space as part of the Phase II development, however, the exact location will now be clearly defined.

I move to pass Ordinance Number 4620, entitled: ORDINANCE AUTHORIZING SUPPLEMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT (MAIN PLACE - ORLAND PARK ASSOCIATES, L.L.C. - NORTHEAST CORNER OF 143RD STREET AND LAGRANGE ROAD)

A motion was made by Trustee James Dodge, Jr., seconded by Trustee Patricia Gira, that this matter be PASSED. The motion CARRIED by the following vote:

Aye: 6 - Trustee Murphy, Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, and Village President McLaughlin

Nay: 0

Absent: 1 - Trustee O'Halloran

EXECUTIVE SESSION

I move to recess to a Closed Executive Session for the purpose of discussion of a) approval of minutes; b) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees; c) collective negotiating matters between the village and its employees, or their representatives, or deliberations concerning salary schedules for one or more classes of employees; and d) the purchase or lease of real property for the use of the village.

A motion was made by Trustee Bernard Murphy, seconded by Trustee Kathleen Fenton, that this matter be RECESS. The motion CARRIED by the following vote:

Aye: 6 - Trustee Murphy, Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, and Village President McLaughlin

Nay: 0

Absent: 1 - Trustee O'Halloran

RECONVENE BOARD MEETING

The roll was called to reconvene the Regular Meeting and Trustees Fenton, Murphy, Dodge, Schussler, Gira, and President McLaughlin were present. Trustee O'Halloran was absent.

Report on Executive Session and Action as a Result of, if any.

Village Attorney E. Kenneth Friker reported the purpose of Executive Session was for the discussion of a) approval of minutes; b) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees; c) collective negotiating matters between the village and its employees, or their representatives, or deliberations concerning salary schedules for one or more classes of employees; and d) the purchase or lease of real property for the use of the village.

The Appointment, Employment, Compensation, Discipline, Performances or Dismissal of Specific Village Employees

I move to approve a full and final resignation and release agreement with former Village employee Kristine Rau.

A motion was made by Trustee Bernard Murphy, seconded by Trustee Kathleen Fenton, that this matter be APPROVED. The motion CARRIED by the following vote:

Aye: 6 - Trustee Murphy, Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, and Village President McLaughlin

Nay: 0

Absent: 1 - Trustee O'Halloran

ADJOURNMENT - 8:35 PM

A motion was made by Trustee Bernard Murphy, seconded by Trustee Kathleen Fenton, that this matter be ADJOURNED. The motion CARRIED by the following vote:

Aye: 6 - Trustee Murphy, Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, and Village President McLaughlin

Nay: 0

Absent: 1 - Trustee O'Halloran

/nm

APPROVED: February 21, 2011

Respectfully Submitted,

/s/ David P. Maher

David P. Maher, Village Clerk