

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)



## Meeting Minutes

Monday, July 11, 2011

7:00 PM

**SPECIAL MEETING**

Village Hall

## Board of Trustees

*Village President Daniel J. McLaughlin*

*Village Clerk David P. Maher*

*Trustees, Kathleen M. Fenton, Brad S. O'Halloran,  
James V. Dodge, Jr., Edward G. Schussler, Patricia Gira and Carole Griffin Ruzich*

## CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:03 PM.

Trustee Dodge was present via telephone due to he was in California for his job.

**Present:** 7 - Trustee Fenton, Trustee O'Halloran, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Griffin Ruzich and President McLaughlin

## NON-SCHEDULED CITIZENS & VISITORS

President McLaughlin stated that this Special Meeting was called in order for the Board to go into Executive Session to receive an update on the potential settlement agreement for certain property located within the Main Street Triangle Redevelopment Project Area (Orland Plaza Shopping Center).

President McLaughlin stated that the Board would like to hear any comments from the citizens and visitors who have signed in, so that these comments can be taken into consideration during the Executive Session discussions.

William & Michael Ryan - Attorney's who represent the Orland Park Bakery, Plaza Cafe, Bloomingfield's Florist & Gifts and Lang Lee II Restaurant stated that their primary concern is the abandonment clause that allows the Village to pull out of this agreement up until February 12, 2012. Their tenants, are tied to their leases until the property is acquired and will be expected to vacate the same day.

Attorney William & Michael Ryan stated that a letter had been sent to the Board dated July 11, 2011 that explained this abandonment problem and offered solutions for his clients. His first suggestion was that on August 2, 2011 when the Village is slated to submit the settlement, officials opt to waive the Village's right to abandonment, which would guarantee the tenants would be paid for relocation cost. The other suggestion was if the Village opts to keep its right of abandonment, he requested his clients receive five to six months to transition to a new location after the February deadline.

President McLaughlin stated that there are many things to be included in the settlement agreement and the Board will need to listen to the Village's Attorneys on their responses to Attorney William & Michael Ryan's suggestions.

## EXECUTIVE SESSION

I move to recess to a Closed Executive Session for the purpose of discussion of a) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent.

**A motion was made by Trustee O'Halloran, seconded by Trustee Fenton, that this matter be RECESS. The motion carried by the following vote:**

**Aye:** 7 - Trustee Fenton, Trustee O'Halloran, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Griffin Ruzich, and President McLaughlin

Nay: 0

## **RECONVENE BOARD MEETING**

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

Purpose of the Executive Session was for the discussion of a) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent.

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

President McLaughlin stated that a large amount of discussion took place in Executive Session regarding Attorneys William & Mike Ryan's letter dated July 11, 2011. The Board understands the concerns of the tenants.

Attorney Scott Day reported that the Board had two separate Ordinances to be passed this evening. The first Ordinance is to authorize execution of the Settlement Agreement.

The agreement gives the Village the entire 7.13 acre site for a collective purchase price of \$7.5 million in three separate acquisitions. On February 14, 2012, the Village will deposit with the court \$2.75 million in just compensation to acquire the property rights that are the subject of the pending litigation. The second acquisition is scheduled for February 20, 2012, wherein the Village will acquire the balance of the property located west of the future Jefferson Avenue location, roughly all property west of the current Marquette Bank Building, as well as the parcel that currently houses Orland Video.

The third acquisition will occur approximately two years later, when the Village will acquire the remaining property located east of the proposed Jefferson Avenue line. The purchase price for the second and third acquisitions is \$4.75 million, payable by the village to OPBC over a period of five years at 4.0% interest, with interest compounding as of February 20, 2012.

## **2011-0426 An Ordinance Authorizing The Amended Acquisition Of Certain Property Located Within The "Main Street Triangle Redevelopment Project Area" By The Village Of Orland Park, Cook County, Illinois (Orland Plaza Shopping Center) - Ordinance**

I move to pass Ordinance Number 4659, entitled: AN ORDINANCE AUTHORIZING THE AMENDED ACQUISITION OF CERTAIN PROPERTY LOCATED WITHIN THE "MAIN STREET TRIANGLE REDEVELOPMENT PROJECT AREA" BY THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS (Orland Plaza Shopping Center)

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

**Aye:** 7 - Trustee Fenton, Trustee O'Halloran, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Griffin Ruzich, and President McLaughlin

**Nay:** 0

**2011-0427 An Ordinance Authorizing The Settlement Of The Acquisition Of Certain Property Located Within The "Main Street Triangle Redevelopment Project Area" By The Village Of Orland Park, Cook County, Illinois (Orland Plaza Shopping Center) - Ordinance**

I move to pass Ordinance Number 4660, entitled: AN ORDINANCE AUTHORIZING THE SETTLEMENT OF THE ACQUISITION OF CERTAIN PROPERTY LOCATED WITHIN THE "MAIN STREET TRIANGLE REDEVELOPMENT PROJECT AREA" BY THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS (Orland Plaza Shopping Center)

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

**Aye:** 7 - Trustee Fenton, Trustee O'Halloran, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Griffin Ruzich, and President McLaughlin

**Nay:** 0

**NON-SCHEDULED CITIZENS & VISITORS**

Terrance Camodeca spoke before the Board requesting the Officials to commission a painting of the Orland Plaza property as it currently stands and collect testimonials of its history to help preserve it.

**ADJOURNMENT - 7:55 PM**

**A motion was made by Trustee Fenton, seconded by Trustee O'Halloran, that this matter be ADJOURNED. The motion carried by the following vote:**

**Aye:** 7 - Trustee Fenton, Trustee O'Halloran, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Griffin Ruzich, and President McLaughlin

**Nay:** 0

**/nm**

APPROVED: August 1, 2011

Respectfully Submitted,

/s/ David P. Maher

**David P. Maher, Village Clerk**