

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, April 18, 2011

6:00 PM

Village Hall

Development Services & Planning Committee

*Chairman James V. Dodge, Jr.
Trustees Brad S. O'Halloran and Patricia A. Gira
Village Clerk David P. Maher*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:11 PM.

Chairman Dodge was present via telephone.

Present: 3 - Trustee O'Halloran; Chairman Dodge and Trustee Gira

APPROVAL OF MINUTES

2011-0215 Approval of the March 21, 2011 Development Services and Planning Committee Minutes

I move to approve the Minutes of the Regular Meeting of the Development Services and Planning Committee of March 21, 2011.

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

Aye: 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

Nay: 0

ITEMS FOR SEPARATE ACTION

2011-0079 2011 Land Development Code Amendments I

Director of Development Services Karie Friling reported that this petition considers Land Development Code amendments to sections 2-102, 6-207, 6-212, 6-306, 6-307 and 6-312.

The proposed Land Development Code amendments have been separated into two cases for further deliberation to allow for more detailed review. This case, 2011-0079, discusses all the amendments Plan Commission reviewed except for those sign code amendments related to political campaign signs. All amendments were reviewed by Plan Commission on March 8, 2011 and recommended for approval as noted in the below referenced motion.

Summary of Noteworthy Amendments

Some of the more noteworthy amendments that Plan Commission reviewed and approved include a new definition for adult use retail areas, changes to the sign ordinance, making funeral parlors and crematoria special uses, and removal of the Congregate Elderly Housing section (Section 6-312) of the Land Development Code. More details about the proposed changes are provided below.

Adult Use Retail Area

A definition is proposed for the Land Development Code for adult use retail areas. The new term and definition describes the areas in commercial retail establishments that may sell certain types of adult use related retail merchandise.

The intent is to better control the appearance and sales of adult related merchandise in the BIZ and COR zoning districts.

The new definition limits the total area of such sales to 15% of the gross retail floor area of the establishment and provides specific provisions as to how that floor area will be controlled to prevent access and visibility to minors and the surrounding environment. If the floor area is greater than 15% then the use will be considered an adult use and must abide by the zoning regulations of the zoning district in which it is located.

Sign Code Amendments

Amendments in Section 6-307 Signs dealt mostly with non-substantive housekeeping amendments (changing department names, identifying current practice etc.). In addition to these minor amendments some substantive changes include a change in the size of signs for houses of worship. These signs were made consistent with their commercial counterparts to be consistent with time, place and manner restrictions regarding religious institutional signage. Signs for houses of worship may now have 80 square feet in total sign surface area, 40 square feet per sign surface-the same as commercial.

Funeral Parlors and Crematoria

The proposed amendments seek to make funeral parlors a special use and crematoria an accessory use only to funeral parlors and cemeteries. The Illinois Crematory Act permits the construction of crematories "on or adjacent to any cemetery, on or adjacent to any funeral establishment, or at any other location consistent with local zoning regulations."

Currently in the BIZ and COR zoning districts, the Code permits funeral parlors without crematoria as of right due to the prevalence of existing establishments within these districts. Since the Illinois Crematory Act allows cremation facilities at funeral parlors, the Code is not consistent with state statutes in its prohibition of crematoria. The proposed amendments remove this prohibition and provide a new definition for crematoria that make them accessory uses only. This, in effect, prohibits any stand-alone crematoria in the Village. At the same time, the amendments seek to make funeral parlors special uses in BIZ and COR to better control the establishment of cremation facilities in the Village as well as regulate the traffic impacts of the primary use. The same amendments must be carried out for the Village Center District.

Congregate Elderly Housing

The Congregate Elderly Housing section of the Land Development Code, Section 6-312, sets out project standards, in addition to the special use standards from section 5-105, that should be met in order to develop a congregate elderly housing facility in the Village. The project standards are very detailed and, in the context of the overall Land Development Code, have become over-reaching for

the following reasons:

1. This is the only section of the Land Development Code dedicated entirely to one land use.
2. The definition of congregate elderly housing has changed and includes a broader concept of what it used to be. The definition now includes facilities like independent living but age restricted, whereas before it was limited to assisted living, nursery-care etc.
3. The shifting demographics of Orland Park, and the country as a whole, over the past ten years have spurred many new developments and concepts of congregate elderly housing;
4. Most of the project requirements highlighted in this section of the Code are industry standard in new congregate elderly housing facilities and are regulated by state agencies;
5. This section of Code focuses on features for assisted living facilities rather than independent living facilities. This section therefore requires some things that may not be reasonable in every project.

Based on these reasons, the section is proposed for elimination from the Code. It is important to note that the removal of this section does not change the goal of the Village to provide high quality residential development for seniors, and high quality development throughout Orland Park. Because congregate elderly housing requires a special use permit in every zoning district, the Village will still review each new development carefully to make sure they are meeting the high design and quality standards set forth by the Village. This section will be reformatted as a technical guide for developers that are interested in this land use and for staff to review proposed projects.

Additional Amendments

Additional amendments are proposed to add definitions for front, rear and side yards to help code enforcement and zoning reviews, and change the dimensions of parking spaces from 9 by 18.5 feet to 9 by 18 feet, which is consistent with accepted planning standards. Lastly, the prohibition on on-street parking was modified to allow parking scenarios like those found on 142nd Street, 95th Avenue, Ravinia Avenue, Main Street and Union Avenue (e.g. on-street diagonal pull-out parking).

I move to recommend to the Board of Trustees to approve the Land Development Code Amendments for Sections 2-102, 6-207, 6-210, 6-212, 6-306, 6-307 and 6-312 as presented in the attachment titled "Part Three: Attachments", prepared by the Development Services Department and dated March 2, 2011.

A motion was made by Trustee Gira, seconded by Trustee O'Halloran, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

Nay: 0

2011-0134 Village Code Amendment - Title 6 Chapter 2 Nuisances

Director Friling reported that Title 6 Chapter 2 of the Village Code, Nuisances, is amended to make sub-section 6-2-2-12 Smoking Ban - Public Places consistent with Illinois state statutes (Public Act 095-0017) regulating indoor smoking for freestanding buildings.

Changes to 6-2-2-12

Currently, the Village Code prohibits all manner of indoor smoking in all public assembly buildings, leaving one exception for “Bellicoso Cigar Lounge” at 15443 S. 94th Avenue, which was “grandfathered” in the smoking ban ordinance. In Public Act 095-0017, Illinois law similarly prohibits all manner of indoor smoking in public assembly buildings with exception to “freestanding structures [that are] occupied solely by the business and smoke from the business does not migrate into an enclosed area where smoking is prohibited”.

The law enables counties and municipalities to follow stricter regulations than the state’s regulations. It does not enable less restrictive regulations than the state’s regulations. The proposed changes to the smoking ban ordinance would be less restrictive than current Village regulations in that the sum of the amendments would allow indoor smoking in “freestanding structures occupied solely by the business registered for and authorized by a tobacco dealer license and smoke from the business does not migrate into an enclosed area where smoking is prohibited or into outdoor venues or areas where smoking is prohibited...” (proposed 6-2-2-12-3-2).

As a result of the proposed amendment to permit indoor smoking in freestanding buildings only, per the provisions identified above, a new definition was added to the smoking ban section, Retail Tobacco Store. The definition for retail tobacco store identified in the amendments is the same definition outlined in Public Act 095-0017.

The definition for a retail tobacco store is “a commercial retail establishment that derives more than 80% of its gross revenue from the sale of loose tobacco, plants, or herbs and cigars, cigarettes, pipes, and other smoking devices for burning tobacco and related smoking accessories and in which the sale of other products is merely incidental. This does not include a tobacco department or section of a larger commercial establishment or any establishment with any type of liquor, food or restaurant license.”

Use Analysis

The proposed changes to the Village Code will enable retail tobacco stores to operate in freestanding buildings within the LSPD, BIZ, COR, VC and OOH

commercial and mixed-use zoning districts, wherever commercial retail establishments are permitted as of right or by special use. Retail tobacco stores would not be permitted in ORI zoning districts, since retail in those districts are permitted "as an ancillary use", or accessory use, and the Village Code requires retail tobacco stores to be the primary and only use for a building. It would also not be allowed in MFG districts, since retail is not a permitted use.

It is important to note that the proposed amendments would only allow retail tobacco stores-- as the sole occupants in freestanding buildings-as indoor smoking environments. Businesses such as hookah bars and certain types of cigar lounges in which casual smoking is the primary purpose of the business would not be allowed/ permitted. The definition of retail tobacco store is critical in that it sets the limit to indoor smoking rights to those businesses which meet the 80% gross retail sales threshold of the various tobacco related products. If that threshold is not met, then the store cannot be considered a retail tobacco store and indoor smoking is not permitted.

There is no immediate financial impact to the Village through these amendments. In the long term, however, changing the smoking ban regulations may attract new businesses such as cigar lounges to the area, which would generate retail sales tax revenues.

Update from Committee Meeting on March 21, 2011

At the March Development Services Committee Meeting, this issue was tabled to the April meeting. Staff was requested to explore the possibility of developing a survey that could be utilized to obtain Orland Park residents' opinion and level of support regarding this proposed local code amendment. Staff has researched the viability of such a survey and have determined that such a survey is more complex than originally anticipated. The Village would want to ensure that any survey conducted would be scientific and unbiased. This cannot be accomplished through typical social survey instruments such as "survey monkey". If the Board still desired to pursue a scientific survey, it would more than likely need to be conducted via scientific phone polling, which would cost approximately \$10,000-\$15,000. Funding for this type of survey initiative is currently not budgeted.

I move to recommend to the Village Board of Trustees approval of the proposed amendments to Title 6 Chapter 2, Nuisances, of the Village Code as indicated in the attached fully referenced motion.

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

I move to recommend to the Village Board of Trustees approval of the proposed amendments to Title 6 Chapter 2, Nuisances, of the Village Code per the attached exhibit title "Title 6 Chapter 2 Nuisances: Smoking Ban - Public Places Exhibit A",

prepared by the Development Services Department, dated March 14, 2011.

A motion was made by Trustee Gira, seconded by Trustee O'Halloran, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

Nay: 0

2011-0191 7841 Redondo Lane, Laguna Woods Subd. - Engel Connection Request

Director Friling reported that the unincorporated property at 7841 Redondo Lane, Lot 25, is requesting annexation into the Village. This property was recently purchased by Mr. Russ Engel. An aerial image (Exhibit A attached to the Committee packet) highlighting the subject property is attached for your reference.

Circa 1993, special assessments were established for participating homeowners in Laguna Woods to annex and receive Orland Park sewer and water service. The property owner in 1993 chose not to participate at that time- six properties initially opted out of the assessment. These six non-participating properties prompted the Village to pass ordinances for the required costs to connect to Village sewer and water, should any of them choose to annex in the future.

The proposed costs associated with the utility work were memorialized via the ordinances in order to recover estimated construction costs per residence for future annexations who did not originally participate in the special assessments. The ordinances establish a cost for water service (Exhibit B attached to Committee packet) equal to \$15,768.84 plus inflation adjustment, as specifically defined in the ordinance, and a cost for sewer service (Exhibit C attached to Committee packet) equal to \$8,024.89 plus inflation adjustment, for a combined total of \$23,793.73. Per the attached Bureau of Labor Statistics data (Exhibit D attached to Committee packet), for Chicago Urban Wage Earners and Clerical Workers (CPI-W), the Chicago CPI-W has risen 49.75% since 1993. Therefore the total amount required by ordinance for utility hook-up in April 2011 would be $\$23,793.73 \times 1.4975 = \$35,631.11$.

However, the property owner is requesting consideration for a reduced amount as follows (a copy of the formal request was attached in the Committee packet for reference- Exhibit E attached to Committee packet)

1. Pay connection fees equal to the same principal charged to original participating properties, which equal \$19,844.73. This amount has been confirmed by our Finance Department in Exhibit F attached in the Committee packet. Surprisingly, actual construction costs were less than anticipated and therefore a revised final cost per residence was indeed revised to \$19,844.73. Note again that the ordinances state a combined cost of \$23,793.73, which is

NOT the principal amount the original participants actually paid. Correspondence for the revised total cost is within Exhibit F, using the adjoining neighbor at 7851 Redondo Lane as an example.

2. Instead of the ordinance-required CPI-W inflation adjustment, a 12% cost of living increase would be applied to the final amount.
3. Repay the amount in 120 equal installments billed monthly, or alternatively billed quarterly via water billing method, over a period of 10 years.
4. Building Permit costs be waived, as was apparently done for the original participating properties- see attached letter within Exhibit E from Building Dept. Director Bill Crabbe dated March 2, 1993.

Typical current day annexation and water meter fees would still apply. The property would still be required to petition for annexation and comply with all required public hearings, which would occur separately. The payment of terms associated with the water and sewer connections would be outlined in a separate annexation agreement.

It should be noted that the residence in question will also pay accordingly for a licensed plumbing contractor to perform the actual connection of sewer and water service lines to the 7841 Redondo residence. It appears that the service line for the sewer will be somewhat lengthy due to the location at which the Village's sewer main line on Redondo Lane was constructed.

Staff Recommendation

After reviewing the property owner's proposal, staff recommends one change to the proposal. If the property owner desires to repay over a ten year period, than an interest rate at 5.7% should be applied, consistent with the agreement made with the original participants. The motion reflected below includes this interest provision.

Chairman Dodge discussed with the Committee members the repay amount regarding the interest on the installments. It was discussed the interest on the installments shall be determined annual interest paid by original participants.

I move to recommend the proposed sewer and water main connection fees subject to annexation:

1. Base sewer and water combined connection fees equal to \$ 19,844.73, which is the same as the original special assessment participants paid.
2. Instead of the CPI inflation adjustment, a 12% cost of living increase shall be applied to the connection fee.
3. Repay the amount in 120 installments billed monthly, or alternatively billed quarterly via water billing method, over a period of 10 years. The interest on the installments shall be determined annual interest paid by original participants.
4. Building Permit costs be waived, current annexation and meter fees shall

apply.

A motion was made by Trustee Gira, seconded by Trustee O'Halloran, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

Nay: 0

2011-0183 Bridge Teen Center Permit Fee Waiver

Director Friling reported that the Village of Orland Park has received a request from the Bridge Teen Center for a waiver of current building permit fees (\$1,232) for the facility located at 15555 S. 71st Court. They are also asking for a reimbursement of \$300 in fees already paid for their contractor's license. While the Village Administration has reviewed and denied their request based on current Board Policy, the petitioner has still requested to be heard before the Village Board.

The Bridge Teen Center is not the first not-for-profit organization to request permit waivers. In fact, due to repeated requests from many worthy not-for-profits, the Village Board of Trustees adopted a Building Fee Policy in 2009. Attached to the Committee packet was the Building Fee Policy adopted on April 6, 2009. The Board Fee Policy only allows for the waiving of certain fees for other governmental entities. However, even in these instances, certain fees (impact, water, etc.) are still not waived.

The authority to waive fees rests with the Board of Trustees. While staff recognizes the benefit that not-for-profits provide to the local community, these permits do generate significant amount of work for Village staff (office and field). Also, consideration needs to be given in regard to revenue impact, as there are a large number of organizations, including churches, in Orland Park. Since 2009, a number of similar organizations have approached the Village regarding fee waivers but have been denied based upon the adopted Village Board Policy.

Based upon these factors, staff does not recommend approval of Bridge Teen Center's request.

I move to recommend to the Village Board of Trustees denial of the Bridge Teen Center request for permit fee waivers and refunds in the amount of \$1,532.

A motion was made by Trustee Gira, seconded by Trustee O'Halloran, that this matter be RECOMMENDED FOR DENIAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

Nay: 0

2011-0132 Village of Orland Park Building Code Amendment - Exterior Brick and Residential Fire Partitions

Director Friling reported that the Village of Orland Park currently utilizes the 2009 edition of the International Building Code with amendments as a basis for its construction standards. These standards are referenced in Title 5 Chapter 1 of the Village Code.

The revised local amendments are intended to allow code acceptable standards as permitted by the model code, adopted edition (noted above) and to lessen the restrictive masonry standard as noted below.

The amendments shown in the attachment to the Committee packet reflected:

1. A revision to our existing masonry ordinance which requires all commercial buildings (within the fire limits) to be of masonry veneer with a minimum thickness shown in Table 1405 for an anchored veneer, to allow the uppermost story of a more than 3-story residential building to be constructed of other code approved exterior materials (i.e. metal, hardy board, EIFS) with conditions. All building elevations will still be required to be approved by the Plan Commission and Village Board of Trustees.
2. Revising the requirement for multi-family tenant wall construction (when not of solid masonry), from a 3-wall system to allow a 2-wall separation between the tenants with conditions as specified in the proposed code section revision attached. This is a local modification to the existing International Building Code and does not change the fire ratings (one hour rating) required for multi-tenant buildings.

At the March 21st Development Services Committee meeting, staff was requested to provide a survey summary of what other communities require as it relates to common tenant walls. This survey is attached for review. In summary, most communities only require the minimum National Code standards, which is a one wall system. The most restrictive requirement is full masonry, which is a higher standard than IBC.

I move to recommend to the Village Board, approval of the attached local revisions from Title 5, Chapter 1 of the Orland Park Building Code and to implement the latest amendments into the model Building Code as written by the International Code Council, including the attached amendments.

A motion was made by Trustee Gira, seconded by Trustee O'Halloran, that this matter be RECOMMENDED FOR PASSAGE to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

Nay: 0

2011-0192 Toy Box Connection - Special Use Permit

Director Friling reported that the Toy Box Connection seeks to locate a non-profit charity organization in a tenant space in Lakeview Plaza that collects, cleans, repairs, packages, and distributes toys to local individuals, organizations and institutions in need. The petitioner proposes to locate in a 7,500 square foot rear tenant space at 15756 Lagrange Road, in the existing Lakeview Plaza Shopping Center. The unit is located behind the existing Golf Galaxy Store. Toy Box will have no frontage in the retail mall, and will be accessible through two rear access points. The proposed use will be compatible with the adjacent loading and storage areas of the neighboring stores, does not compromise prime retail frontage, and has limited delivery and shipping needs. Four regular workers will staff the facility, plus occasional volunteer groups. Donations are received by appointment only, and there will be no 'drop off' areas or boxes at the rear of the store. Typical operating hours will be weekdays 10am-2pm, and occasional Saturdays. Four parking spaces will be striped in the paved rear service area. The charity does not have a delivery truck; products are picked up by the recipient by appointment only. The proposed Floor Plan shows areas for sorting, storage, cleaning, wrapping and staging, plus an administrative office. No changes are proposed to the building exterior.

On April 12, 2011, Plan Commission held a public hearing for this petition and voted 6-0 to recommend to the Village Board approval of a Special Use Permit for light industry and assembly for Toy Box Connection located at 15756 Lagrange Road in Lakeview Plaza in a 7,500 square foot space located to the rear of the building subject to the following conditions:

1. All Building Code and property maintenance related items are met.
2. Any new signage is approved through a separate permitting process.

No one spoke at the public hearing other than the petitioner. One issue raised by a Plan Commissioner was the posted "No Parking Fire Lane" signs along both sides of the 50' wide rear service drive, where very occasional overflow parking was anticipated. As an alternative, one of the three loading docks in the rear is exclusively Toy Box's and could be used for overflow parking if ingress/egress to the building is not blocked. Another alternative is occasional overflow into the shopping center front or side lots. The most 'overflow' vehicles observed by the petitioner is 4 to 5 cars.

I move to recommend to the Village Board approval of a Special Use Permit for light industry and assembly for the Toy Box Connection located at 15756 Lagrange Road in Lakeview Plaza in a 7500 square foot space located to the rear of the building as recommended at the April 12, 2011 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 of a Special Use Permit for light industry and assembly for Toy Box Connection located at 15756 Lagrange Road in Lakeview Plaza in a 7500 square foot space located to the rear of the building subject to the following conditions:

1. All Building Code and property maintenance related items are met.
2. Any new signage is approved through a separate permitting process.

A motion was made by Trustee Gira, seconded by Trustee O'Halloran, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

Nay: 0

2011-0186 Victory Martial Arts - Special Use Permit

Director Friling reported that the petitioner requests the approval of a special use permit to locate an indoor recreation facility on 70th Court in the manufacturing zoning district for the purpose of operating a 3,000 square foot martial arts instructional center. Indoor recreation users are often attracted to this area because of the low costs per square foot and spacious buildings. Although the primary focus of the Manufacturing District is intended for job generating light manufacturing uses, indoor recreation is allowed on a limited basis with a special use permit. Leasing vacant spaces has been challenging to some property owners, particularly in the current economic climate. No changes are proposed to the exterior of this building under this petition. Although indoor recreation requires more parking than typical manufacturing uses, the peak hours of operation for the martial arts center are in the evenings and on the weekends, whereas peak office and users in the building are typically weekdays. This facilitates shared parking between the businesses.

On April 12, 2011, Plan Commission held a public hearing for this petition and voted 6-0 to recommend to the Village Board approval of a Special Use Permit to operate Victory Martial Arts, an indoor recreation facility at 15414 70th Court subject to two conditions:

1. All Building Code related items are met.
2. Any new signage is approved through a separate permitting process.

At the public hearing, the petitioner and real estate broker both spoke in support of the project. The Plan Commissioners asked questions about operating hours (5-9:30 pm Monday through Thursday & Saturday 8 am-1:30 pm) and the mix of class types, but no concerns were raised.

I move to recommend to the Village Board approval of a Special Use Permit to

operate Victory Martial Arts, an indoor recreation facility at 15414 70th Court, as recommended at the April 12, 2011 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 of a Special Use Permit to operate Victory Martial Arts, an indoor recreation facility at 15414 70th Court subject to the following conditions:

1. All Building Code related items are met.
2. Any new signage is approved through a separate permitting process.

A motion was made by Trustee Gira, seconded by Trustee O'Halloran, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

Nay: 0

2011-0156 Solar Energy System Installation - ECT Review

Director Friling reported that the purpose of this petition is to install a 4.9 kW Solar Energy System installation on the rooftop of a single family home in the Veritas subdivision (R-3 zoning) at 7701 W. 157th Place. The petitioner proposes to install a solar energy system (SES) on the southern half of his single family home's rooftop. Section 6-314 Environmental Technology Standards of the Land Development Code enables residents and businesses to propose various renewable energy systems for their properties. This is the first project of its kind in the Village under the new regulations.

The petitioner is proposing to install twenty-one (21) photovoltaic (PV) solar panels as a single array on the south half of his single family home's rooftop. Each Sharp Solar Module solar panel will provide 235 watts of power and they will be positioned on a 30 degree pitched rooftop. No changes are proposed to the actual building elevations. The solar panels will be located on the southern rooftop. Detention areas are located immediately adjacent to the south of the subject site across from which are R-4 multi-family buildings.

Section 6-314 requires that the petitioner seeking a permit for a renewable energy or environmental clean technology system first obtain an Environmental Clean Technology (ECT) review.

Plan Commission

On March 22, 2011 the Plan Commission moved 6-0 to recommend to the Village Board of Trustees to approve the proposed elevation drawings titled "4.9 kW Solar Project", prepared by Good Electric Inc., dated Feb. 16, 2011, sheets A and

1 of 1, for an environmental clean technology at 7701 W. 157th Place, subject to the following conditions:

1. That all building code related items are met;
2. That all building permits are obtained prior to construction;
3. That all utility conduits and systems related to the solar energy system not be visible from the street and from neighboring residential properties;

I move to recommend to the Village Board of Trustees to approve an Environmental/ Clean Technology, a 4.9 kW solar energy system, for the property at 7701 W. 157th Place as indicated in the attached fully referenced motion.

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

I move to recommend to the Village Board of Trustees to approve the proposed elevation drawings titled "4.9 kW Solar Project", prepared by Good Electric Inc., dated Feb. 16, 2011, sheets A and 1 of 1, for an environmental clean technology at 7701 W. 157th Place, subject to the following conditions:

1. That all building code related items are met;
2. That all building permits are obtained prior to construction;
3. That all utility conduits and systems related to the solar energy system not be visible from the street and from neighboring residential properties;

A motion was made by Trustee Gira, seconded by Trustee O'Halloran, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

Nay: 0

ADJOURNMENT - 6:45 PM

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

Aye: 3 - Trustee O'Halloran, Chairman Dodge, and Trustee Gira

Nay: 0

/nm

APPROVED:

Respectfully Submitted,

David P. Maher, Village Clerk