

# 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, December 16, 2013

7:00 PM

Village Hall

## Board of Trustees

*Village President Daniel J. McLaughlin*

*Village Clerk John C. Mehalek*

*Trustees, Kathleen M. Fenton, James V. Dodge, Jr., Edward G. Schussler,  
Patricia Gira, Carole Griffin Ruzich, and Daniel T. Calandriello*

**CALL TO ORDER/ROLL CALL**

The meeting was called to order at 7:03 PM

**Present:** 6 - Trustee Fenton, Trustee Schussler, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello and President McLaughlin

**Absent:** 1 - Trustee Dodge

**VILLAGE CLERK'S OFFICE**

**2013-0719 Approval of the December 2, 2013 Special Meeting Minutes**

The Minutes of the Special Meeting of December 2, 2013 (6:45 PM), 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 Special Meeting of December 2, 2013.

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

**Aye:** 6 - Trustee Fenton, Trustee Schussler, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and President McLaughlin

**Nay:** 0

**Absent:** 1 - Trustee Dodge

**2013-0736 Approval of the December 2, 2013 Regular Meeting Minutes**

The Minutes of the Regular Meeting of December 2, 2013, 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 December 2, 2013.

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

**Aye:** 6 - Trustee Fenton, Trustee Schussler, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and President McLaughlin

**Nay:** 0

**Absent:** 1 - Trustee Dodge

**PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS****2013-0732 Community Pride Award - Eryn Blaser - Presentation**

President McLaughlin presented a Community Pride Award to Eryn Blaser, a teacher at Meadow Ridge School, who was recently named the 2013 Illinois Elementary Art Educator of the Year by the Illinois Art Education Association. The annual award serves to recognize a teacher who shows exemplary commitment and dedication to students and the art education profession.

**This is a presentation, NO ACTION was required.**

**2013-0734 Community Pride Award - Nancy Ermel - Presentation**

President McLaughlin presented a Community Pride Award to Nancy Ermel, a teacher at Jerling Jr. High, who was recently named the Symetra Hero in the Classroom by Symetra Financial Services. Nancy Ermel teaches English as a second language and received a \$1,000 donation for classroom books and supplies and tickets to a Chicago Bears home game.

**This is a presentation, NO ACTION was required.**

**2013-0735 Community Pride Award - Amy Kenny - Presentation**

President McLaughlin presented a Community Pride Award to Amy Kenny, a teacher at High Point School, who was recently chosen to receive, "A Day Made Better" award from Office Max. Amy Kenny was nominated based on her dedication to her students and willingness to do whatever she can to make them successful. "A Day Made Better" is an annual, one-day event that rewards educators from around the country with a box of school supplies valued at more than \$1,000.

**This is a presentation, NO ACTION was required.**

**2013-0745 Community Pride Award - Kathy Sulkowski - Presentation**

President McLaughlin presented a Community Pride Award to Orland Park resident Kathy Sulkowski, a teacher at Lincoln-Way Central High School, who was chosen "Teacher of the Year" at Lincoln-Way Central. Kathy was recently chosen to receive Lewis University's "Educationis Lumen Award" for inspiring and guiding others to make a difference for students and exceeding expectations as a teacher, coach and mentor.

**This is a presentation, NO ACTION was required.**

**AMEND THE AGENDA**

President McLaughlin stated that because there are so many residents present for the Orland Crossing Residential & Retail items that a motion be made to amend the agenda to move these items up so they may be discussed at this time.

I move to approve amending the Board Agenda and move the Development Services, Planning and Engineering section to before the Consent Agenda.

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

**Aye:** 6 - Trustee Fenton, Trustee Schussler, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and President McLaughlin

**Nay:** 0

**Absent:** 1 - Trustee Dodge

## ROLL CALL

Trustee Dodge was present via audio. He stated that he was out-of-town on business.

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

## DEVELOPMENT SERVICES, PLANNING AND ENGINEERING

### 2013-0566 Orland Crossing Residential - REVA

The Village Board approved the site plan and special use permit for Orland Crossing shopping center in 2005. The mixed-use development was anticipated to include shopping, restaurants, residential and office uses in a pedestrian friendly environment. The site plan included 21 vacant acres to be developed in future phases. This area is zoned Village Center District, the district that facilitates high quality, mixed use development in Downtown Orland Park. This petition proposes to develop 12.58 acres of the remaining vacant land into a luxury residential community with 231 units.

It is important to note that this petition works in conjunction with the Orland Crossing Retail (Mariano's) petition to fulfill the build out of the remaining 21 acres in Orland Crossing. Because the property is being developed by two companies, two petitions were submitted. For planning purposes, however, it is important to look at the site plans together.

REVA Development Partners is a development company based in Chicago, Illinois and affiliated with Kinze Real Estate Group. The principal staff members involved with this project previously worked with E.R. James Homes and OPUS. They have extensive experience in developing and building successful, high-end for sale housing in northern communities. They also have experience working in TOD, suburban downtown areas like Park Ridge.

This property is located within the Orland Crossing development and also within the Orland Crossing District of Downtown Orland Park. Downtown Orland Park includes four districts: Orland Crossing, Main Street, Civic Center and Old Orland.

As part of the Downtown, it is important that all new development be reflective of the design principles set forth in the Village Center District.

A Special Use Permit Amendment is required to amend the existing Orland Crossing planned development to allow the residential proposal. The Special Use Permit also allows for detailed review of the buildings and site in order to ensure that the proposed development contributes to the character of the area. Downtown Orland Park is envisioned to be a mixed use, walkable area.

The residential development is envisioned to be an upscale community with high-end interior finishes and desirable resident amenities. The project proposes 231 residential units on 12.58 acres in the Orland Crossing area. The site plan includes 16 buildings organized in an integrated street network. The residential building types include four story apartment buildings (168 units), three-story tuck-under townhomes (25 units) and two-story rowhomes (38 units). A clubhouse and green space areas provide amenities and services to residents.

This petitioner requests the following modifications:

- 1) Increased Building Height from three to four stories for buildings 1 and 4.
- 2) Reduced rear yard setback.
- 3) Reduced Landscape Bufferyard Requirements

In order to mitigate the impact of the modification requests, a number of features are proposed for the project that include:

- 1) 3 outdoor green spaces that provide amenity areas for the residents.
- 2) Landscaping in the open spaces that exceeds Code requirements.
- 3) The design of 95th and 141st Streets to public standards with sidewalks, crosswalks, streetscape and a landscaped boulevard.
- 4) An 8' multi-use path along the west property line to connect to the Village's bikeway network. The petitioner has agreed to the multi-use path, but it is not shown on the site plan. The site plan should be revised to include the path along the west property line to connect to the path shown on the commercial site plan.
- 5) Decorative signage and monument walls in several locations noted on the site plans.

As designed, the residential community is well integrated into the Orland Crossing development. The density is well below Code requirements and is appropriate given adjacent transit and surrounding developments. The building layout creates a buffer between the existing townhomes and commercial uses in the Orland Crossing shopping center. The rowhomes along John Humphrey Drive specifically, will complete attractive streetscape already started by the Orland Crossing townhomes. Residents at this location will enjoy walkable proximity to shopping dining, open space and transit. Because of these reasons, the project generally conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

Because both projects were presented together, this section is the same in both Committee reports.

The Plan Commission meeting was attended by 50-75 interested people. Of those, 18 provided comments or questions about the petition. The road connections of 141st and 140th to John Humphrey Drive were the predominant concern. That concern was raised primarily by residents of the Heritage subdivision, which is not adjacent to the proposal but is just east of the project site. Two commenters spoke in favor of the road connections and several other spoke in favor of the development with no comment on the road connections. Other concerns raised included detention, urban design and open space, building layout, on street parking, and the for-lease residential project instead of for-sale residential product. Two representatives from Pete's Fresh Market also spoke. One confirmed a commitment to proceeding with the Orland Park Project. The other spoke against the proposed site plan, calling it 'too congested' and believed that the Mariano's would be a detriment to the existing shopping center. On the other hand, Ramsey Hassan, the owner of the Orland Crossing Shopping center commented that the Mariano's tenant would be a good anchor tenant that would stabilize the center and help it be successful. In addition to those comments, numerous letters of support for the project were submitted by businesses in the Orland Crossing shopping center.

One resident noted that nowhere in Orland does a commercial area connect to a residential area. For clarification, many commercial areas include adjacent or integral road connections to nearby residential areas. Examples include a road that connects Orland Square to the multifamily development to the east, the road that connects Georgetown and Charleton Highlands residents to Lifetime Fitness and Main Street Village. There is also a road that connects the Marcus theater development to the townhomes to the west. Along 159th Street, numerous roads provide access to the shopping areas and also the residential areas.

The KLOA traffic study consultant noted that the road connections will help disperse traffic and reduce congestion rather than increase congestion. He also noted that the circuitous road patterns in the existing shopping center act as a deterrent for any drive moving from the Orland Crossing development to the east. It is much more likely that the road connection will be used by existing residents to access Orland Crossing and LaGrange Road.

At the time of the vote, the Plan Commission chair added a condition to the motion, that was not included in the motion recommended by staff. The condition stated that the petitioner remove the 140th Street connection at John Humphrey Drive. That condition is included in the below motion.

#### PLAN COMMISSION MOTION

On November 12, 2012, by a vote of 6-0, the Plan Commission moved to

recommend to the Village Board approval of the preliminary site plan, elevations, subdivision and a special use permit amendment with modifications for Orland Crossing - REVA Residential development a number of conditions, including the condition that the petitioner remove the 140th Street and John Humphrey Drive intersection.

Note: Because both projects were presented together as the build out of Orland Crossing, this section is the same in both this report and the REVA residential project report.

A number of residents and interested parties attended the Committee meeting. While most residents supported the project, they expressed concerns about the vehicular access proposed on John Humphrey Drive. One resident submitted a survey with 280 signatures demonstrating objection to the road connections.

Here are excerpts from the Committee meeting minutes:

Michael Raymond (president of Orland Crossing Townhome HOA):

He went on to say that most of the residents in the proposed development area are in favor of it and that they believe that it will be a great addition. He noted however, that some of the residents do not find it necessary to open up 140th or 141st Streets further east into residential neighborhoods.

Tom Mulvey (Heritage subdivision resident and representative of 280 person signed petition):

He noted that the petitions state that those who signed realize that it may be an inconvenience to have to drive around to access the project rather than have the connections to control the quality of life in the neighborhood. He commented that he does not mind the connections to the new residential areas but that the commercial development connections should be cut off.

Trustee Schussler made a motion for the project that would restore the 140th Street connection but there was no second so the motion was declined. Trustee Fenton made a motion parallel to the Plan Commission motion that requires removal of the 140th Street and John Humphrey Drive intersection. That motion carried by a vote of 2-1.

The petitioner has provided a revised submittal that fulfills many of the conditions outlined in the Committee motion. Those conditions have been removed from the below motion. The site plan has been revised to remove the 140th Street and John Humphrey Drive intersection. In place of the previous road connection a greenway with a pedestrian walkway has been designed. This area may need to be further refined in order to permit emergency vehicle access but the pedestrian connection will remain. The illustrative site plan and landscape plans also show more detail around the proposed clubhouse and adjacent green space area. Amenities proposed include a tot lot, an expansive pool deck with and outdoor

kitchen and pedestrian connections. The petitioner should add more outdoor seating opportunities in this area, but that can be resolved through the landscape plan review process. The revised site plan also calls out the materials and heights of the proposed retaining walls. It should be noted that one label indicates the possibility for a retaining wall variance request. Rather than submit for a variance, the petitioner should terrace the walls to meet Code.

Updated elevations for all product types have also been submitted. Key parapet areas of the apartment buildings have been elevated to add more character to the roofline. The townhomes and rowhomes now include two color selections in order to provide variety and avoid a monotonous streetscape.

An alternative to the recommendation of Plan Commission and Committee is to require the installation of a privacy gate near the 141st Street and John Humphrey Drive intersection. The gate would be electronic, with access granted only to the new residents of the REVA project. This would integrate the new residential development with the existing neighborhood while effectively eliminating all cut through traffic. A sketch illustrating this option is attached for review.

It should be noted that a few residents spoke in favor of the proposed road connections. As such, we recommend that the development agreement include language that would require the developer to remove the gate and grant public access to the road if the neighboring residents desire so in the future. One approach to consider may be to allow access if a petition with a designated percentage of households within a ¼ mile radius of the 141st/John Humphrey Drive intersection is submitted to the Village.

An alternative motion requiring a privacy gate is provided after the below motion, which mirrors the Committee motion but is updated to remove resolved conditions.

President McLaughlin stated that he would not discourage anyone from speaking before the Board. However, if everyone spoke who is present at tonight's meeting it would a 2 to 3 hours meeting on just this one subject.

He believes a solution has been brought forward to the Board to be considered tonight from the November 18, 2013 Development Services & Planning Committee. A recommendation to the Board is to consider eliminate one of the two connections and keep the 141st connection.

President McLaughlin explained that staff cannot be faulted for drawing these connections into the plan. This is basic planning, making connections for traffic flow, etc.

Since the Committee meeting two weeks ago, the Board and President McLaughlin have spoken to staff, and discussion took place to come up with



alternatives and compromises to this.

President McLaughlin asked Trustee Fenton who is the Development Services & Planning Committee Chair to explain this solution.

Trustee Fenton stated that after the November 18, 2013 Committee meeting and listening to the concerns of many of you that are present tonight. She met with staff and all concerns (staff and residents) were discussed. Also discussed were access points for emergency vehicles. Taken into consideration were the new townhomes that will face John Humphrey Drive, those individuals do need some point to enter into their residents from John Humphrey Drive and that would be 141st Street.

Knowing how the residents feel about additional access points, staff and the Board were able to come up with a solution as follows; 140th will remain closed however, it will be designed as it is out on 183rd Street for access of emergency vehicles only. There will be sidewalks for pedestrian access. At 141st this will have sidewalks for pedestrian access and that entrance will be gated. It will be a privacy gate and the only ones who will have a key fob are emergency vehicles and residents who live in the new townhomes along John Humphrey Drive. These streets are private streets; the Village of Orland Park will not be maintaining those streets.

A resident stated so now there will be no way that there will ever be access to LaGrange, we will not have to keep coming before the Board regarding this issue.

President McLaughlin stated that the only way something would change was at the request of the residents. For example, within 5 or 10 years something changes and the majority of the residents within that neighborhood request from the Board access to LaGrange – then all that would be done is the gate would be taken down.

Trustee Fenton stated that the Village received many emails and letters from residents in that area who requested access to LaGrange. However, this alternative the Board and Staff is hoping everyone would be satisfied.

Mr. Bill Wilson of 419 West 141st Street commented that he wanted to thank the Board for coming up with the idea to put a gate up. He stated that is not perfect, but it is certainly a compromise for the residents that live in that area.

President McLaughlin commented that it is a different type of set-up in regards to the new townhomes that will be built. They will have the front of the home on 94th Avenue and the back in the development which is why it made sense to allow some type of access.

Gina Smith of 13740 Mary Drive asked that clarification be made in regard to the

gate and if access would be going east or west.

President McLaughlin responded that it would be both directions and that shopping traffic coming from LaGrange would not have access.

Margaret Peterson, a resident, asked how the outcome of putting a gate in was decided. She also asked if the townhomes would be rental property.

President McLaughlin responded that it was based on the residents not wanting any thru traffic and that the gate would be a way to compromise with the new townhomes that will need some type of access to both sides of their unit. He commented that the townhomes and row homes will be built to be for-sale product on the east side of the project and that there was talks about renting the properties until the for- sale market comes back.

A resident from the audience asked why the units that were being built were going to be connected directly to Mariano's. She asked why Mariano's cannot go in without having that development back there and why more rental units were being built when there are many units by the train station that have still not been rented out. She also asked what would be done if the units do not rent out as planned. She went on to ask if Pete's Market would still go in and when the rentals are expected to be filled.

President McLaughlin stated that a large portion of the new development will be for-sale product and that they will be rented because the rental market is high now and the for-sale market is not. There is a big demand for high-end rentals. The units by the train station are over 70% full and are being rented rather quickly given the fact that they have only been open for rent over the last seven or eight months. The new development is a private investment and those investors would be responsible for making sure the units get rented out. Pete's Market will be considered just as Mariano's was considered if they continue in the Village's process. The new units probably would not be finished for another two years. Making it hard to say when they would be expected to be filled.

Trustee Schussler stated that there was information provided in the Board Packet that stated that 15 months is the time anticipated from the first unit being occupied until they are all filled.

Several residents stated that they would like to thank the Board for deciding to compromise with the residents and install a gate to prevent unnecessary traffic from cutting through their neighborhoods.

A resident from the audience asked how water retention and green space would be setup in the new development. She also asked how the rental and buying process would work for the new townhomes that would be built.

President McLaughlin stated that there will be a retention pond, storm water sewer

system, and plenty of green space to allow for water absorption. He added that the developer will be hanging on to the units and renting them. However, by the time the units are open, the for-sale market may be at a bigger demand which would put the developer in a position to start selling them.

Mary Fantasia of 13921 Thomas Drive explained how high the water rises when there are heavy rains and that she feels another retention pond is needed to help alleviate the problem.

Director of Development Services Karie Friling commented that when the original Orland Crossing Project was developed, the infrastructure for the retention pond and storm water sewer were already put in place. What is currently there meets the Village's code and NWRD code as well. She stated that there is no need to build an additional retention pond because it will meet code with the new development. Michael Raymond of 9419 140th Street thanked the Board for the compromise and asked what will be done in regard to 140th Street.

Trustee Fenton stated that it will be pedestrian friendly and that the berm that is currently there will come down and be flattened so an emergency vehicle will be able to have access if needed.

President McLaughlin commented that it is a landscaped pedestrian access that has a product put into the grass which has the strength to allow emergency vehicle access.

Village Manager Paul Grimes stated that it is called a grasscrete.

Trustee Fenton stated that she would like to take the opportunity to thank Director of Development Services Karie Friling, Assistant Director of Development Services Kim Flom and Transportation and Engineering Manager Kurt Corrigan for all their hard work that went into coming up with a solution to make everyone happy.

President McLaughlin asked if a time frame for the project could be explained.

Warren James from REVA Development stated the company looks to move forward once the project is approved and start developing. The project is expected to be completed within 24 months of starting.

President McLaughlin asked what timeline is anticipated for actually selling the new townhomes and row homes that will be built.

Mr. James stated that the transition from rentals to for-sale product depends on the market. Given the downturn of the market, the for-sale market has been very slow and the rental market has been in higher demand. When the market does change, the new development will have been designed to be readily converted

from rentals to for-sale property.

President McLaughlin asked if all units would have access to the clubhouse, swimming pool and other amenities.

Mr. James stated that they are luxury rentals and that all 231 units would have access to use the amenities and facilities. When the product is converted to be for-sale properties, it would be up to the buyers to continue to fund the clubhouse as an association in order to have access.

Trustee Schussler addressed comments about the questioning of approving more rental units to be built. He stated that it is important to realize that whenever something comes on the market, whether for sale or rental, it does not all happen at once. It is unrealistic to think all the units will be sold or rented immediately. The 9750 project is exceeding the projections that were made in regards to filling the units and by Spring 2014 the units will be 95% rented. In real estate terms that would be considered stable. He stated that Orland Park currently has 22,443 dwelling units which includes all types of homes. Of that number there are 2,105 that are rented, which means there is 9.24% of dwelling units (houses, apartment, condos, townhomes) that are rented in all of Orland Park. Many surrounding communities have higher rentals percentages than Orland Park does. If the project is approved, there will be 231 rental units with the hope of 63 becoming sold. That will raise the apartment percentage to 8.1 percent which is still low. The bottom line is that Orland Park is not over built with the regards to apartments.

President McLaughlin stated at the end of the day, rental percentages are something that need to be taking into consideration.

Trustee Schussler commented about a letter that was sent by a company called Tracey Cross and Associates, which is a real estate research firm in the Chicago area. The company talked about the strong market potential for the new Orland Crossings Development.

Trustee Dodge thanked the residents for letting the Board and staff know what they were thinking and the reasons behind those thoughts.

Trustee Ruzich thanked everyone who reached out in a respectful manner to let the Board know what their thoughts were.

Trustee Calandriello commented that an engaged community is what makes Orland Park great and appreciates the fact that everyone was able to work together to come up with a compromise.

Trustee Gira stated that the information from the residents enabled the compromise to come about and thanked staff and developers for their flexibility.

I move to approve the Site Plan, Elevations, Special Use Permit Amendment with modifications, and Subdivision for the Orland Crossing Residential petition as recommended at the November 12, 2013 Plan Commission meeting, the November 18, 2013 Development Services and Planning Committee meeting, with the requirement to add an electronic privacy gate at 141st Street and the alley, and as fully referenced below.

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

I move to approve the preliminary site plan titled Orland Park Crossing, prepared by Manhard Consulting, dated 9-12-13, revised 12-09-13, subject to the following conditions.

1. All retaining walls meet code, and proposed design, color and materials are provided for any proposed retaining wall.
2. Submit details including height, materials and colors, of all proposed walls and monument signage with the final landscape plan.
3. The petitioner work with staff to match the decorative lighting used in Orland Crossing.
4. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
5. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
6. Meet all final engineering and building code related items.

and

I move to approve the Elevations titled Orland Crossing Clubhouse, dated 12-05-2013, Orland Crossing Townhomes, 4 and 7 units, dated 12-09-2013, Orland Crossing Rowhomes 4 and 6 units, dated 12-09-2013 and Orland Crossing Apartments, dated 12-09-2013, all prepared by BSB Design and REVA Development Partners, and dated 10-30-13, subject to the following conditions:

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. All masonry must be of anchored veneer type masonry with a 2.265" minimum thickness.
3. The petitioner consider using metal or masonry balconies instead of wood

balconies.

and

I move to approve a subdivision, as shown on the preliminary plat titled Orland Park Crossing Second Resubdivision, prepared by Manhard Consulting, dated 9-13-13, subject to the following conditions:

1. That the petitioner submit a Record Plat of Subdivision to the Village for recording.
2. That the townhomes and rowhomes be platted to facilitate conversion to a for-sale product in the future.

and

I move to approve a Special Use Permit Amendment for the Orland Crossing Planned Development subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Increased Building Height from three to four stories for buildings 1 and 4.
2. Reduced rear yard setback.
3. Reduced Landscape Bufferyard Requirements

I move to approve a Site Plan, Elevations, Special Use Permit Amendment with modifications and Subdivision for the Orland Crossing Residential petition as recommended at the November 12, 2013 Plan Commission, and the November 18, 2013 Development Services and Planning Committee meeting, with the requirement to add an electronic privacy gate at 141st Street and the alley, and as fully referenced above.

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

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

**Nay:** 0

### **2013-0490 Orland Crossing Retail - Bradford Group**

The Village Board approved the site plan and special use permit for Orland Crossing shopping center in 2005. The mixed-use development was anticipated to include shopping, restaurants, residential and office uses in a pedestrian friendly environment. This area is zoned Village Center District, the district that facilitates high quality, mixed use development in Downtown Orland Park. This petition proposes to develop 8.43 acres of the remaining vacant land into a Mariano's grocery store.

It is important to note that this petition works in conjunction with the Orland Crossing Residential petition to fulfill the build out of remaining 21 acres in Orland Crossing. Because the property is being developed by two companies, two petitions were submitted. For planning purposes, however, it is important to look at the site plans together.

The Bradford Group has extensive development experience and has developed a number of other Mariano's Grocery Stores. It should be noted that a development agreement and terms will be advanced separately in the coming weeks. This item for consideration only pertains to the zoning/entitlement approval.

This property is located within the Orland Crossing development and also within the Orland Crossing District of Downtown Orland Park. Downtown Orland Park includes four districts: Orland Crossing, Main Street, Civic Center and Old Orland. As part of the Downtown, it is important that all new development be reflective of the design principles set forth in the Village Center District.

Buildings over 50,000 square feet require Special Use Permits in the Village Center District in order to ensure that the proposed development fits within the context of the vision for the Downtown, which calls for 'a diverse mix of uses along intimate pedestrian scaled streets and buildings within compact, walkable blocks. Small-scale commercial areas will serve the district and more residents will be attracted to live within walking distance of the 143rd Street Train Station' (Land Development Code, 6-212). A Special Use Permit amendment is required to update the existing Planned Development.

The Special Use Permit also allows for detailed review of the building and site in order to ensure that the proposed development fits within the surrounding context. Downtown Orland Park is envisioned to be a mixed use, walkable area and large retailers are often more auto-oriented in design.

This petitioner requests the following modifications:

- 1) Permit parking in the 142nd Street Setback
- 2) Reduce the parking lot setback
- 3) Increase the 141st Street setback
- 4) Reduce the required number of bike parking stalls
- 5) Allow parking in the side setback adjacent to residential

The petitioner requests the following variance:

- 1) Provide parking 26% over Code requirements

In order to mitigate the impact of the modification/variance, a number of features are proposed for the project that include:

- 1) 5 brick piers that provide directional signage for Mariano's and integrate the development into the existing shopping center.

- 2) Landscape and hardscape that match the existing shopping center.
- 3) Enhanced, four-sided, building architecture.
- 4) A planting and seating areas, with a flag pole, at the southeast corner of the building.
- 5) The design of 95th and 141st Streets to public standards with sidewalks, crosswalks, streetscape and a landscaped boulevard.
- 6) A solid wooden 8' fence along the east property line to screen the proposed residential rowhomes.
- 7) An 8' multi-use path along PF Changs access drive that connects to the Village's bikeway network.

As designed, the Mariano's building is integrated into the Orland Crossing shopping center and the scale will not overwhelm the vision for the Downtown. Sidewalks, crossing and other amenities will enhance pedestrian access throughout the development and help balance the size of the building. The grocery store will anchor and support the existing Orland Crossing retailers and provide a walkable grocery store for Downtown Orland Park residents and other nearby neighborhoods. Because of these reasons, the project generally conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

Because both projects were presented together, this section is the same in both Committee reports.

The Plan Commission meeting was attended by 50-75 interested people. Of those, 18 provided comments or questions about the petition. The road connections of 141st and 140th to John Humphrey Drive were the predominant concern. That concern was raised primarily by residents of the Heritage subdivision, which is not adjacent to the proposal but is just east of the project site. Two commenters spoke in favor of the road connections and several other spoke in favor of the development with no comment on the road connections. Other concerns raised included detention, urban design and open space, building layout, on street parking, and the for-lease residential project instead of for-sale residential product. Two representatives from Pete's Fresh Market also spoke. One confirmed a commitment to proceeding with the Orland Park Project. The other spoke against the proposed site plan, calling it 'too congested' and believed that the Mariano's would be a detriment to the existing shopping center. On the other hand, Ramsey Hassan, the owner of the Orland Crossing Shopping center commented that the Mariano's tenant would be a good anchor tenant that would stabilize the center and help it be successful. In addition to those comments, numerous letters of support for the project were submitted by businesses in the Orland Crossing shopping center.

On resident noted that nowhere in Orland does a commercial area connect to a residential area. For clarification, many commercial areas include adjacent or integral road connections to nearby residential areas. Examples include a road



that connects Orland Square to the multifamily development to the east, the road the connects Georgetown and Sheffield Square residents to Lifetime Fitness and Main Street Village. There is also a road that connects the Marcus theater development to the townhomes to the west. Along 159th Street, numerous roads provide access to the shopping areas and also the residential areas.

The KLOA traffic study consultant noted that the road connections will help disperse traffic and reduce congestion rather than increase congestion. He also noted that the circuitous road patterns in the existing shopping center act as a deterrent for any drive moving from the Orland Crossing development to the east. It is much more likely that the road connection will be used by existing residents to access Orland Crossing and LaGrange Road.

At the time of the vote, the Plan Commission chair added a condition to the motion, that was not included in the motion recommended by staff. The condition stated that the petitioner remove the 140th Street connection at John Humphrey Drive.

On November 12, 2012, by a vote of 6-0, the Plan Commission moved to recommend of the site plan, elevations, special use with modifications, variance and subdivision, subject to a number of conditions, including the condition that the petitioner remove the 140th Street and John Humphrey Drive intersection.

Note: Because both projects were presented together as the build out of Orland Crossing, this section is the same in both this report and the REVA residential project report.

A number of residents and interested parties attended the Committee meeting. While most residents supported the project, they expressed concerns about the vehicular access proposed on John Humphrey Drive. One resident submitted a survey with 280 signatures demonstrating objection to the road connections.

Here are excerpts from the Committee meeting minutes:

Michael Raymond (president of Orland Crossing Townhome HOA):

He went on to say that most of the residents in the proposed development area are in favor of it and that they believe that it will be a great addition. He noted however, that some of the residents do not find it necessary to open up 140th or 141st Streets further east into residential neighborhoods.

Tom Mulvey (Heritage subdivision resident and representative of 280 person signed petition):

He noted that the petitions state that those who signed realize that it may be an inconvenience to have to drive around to access the project rather than have the connections to control the quality of life in the neighborhood. He commented that he does not mind the connections to the new residential areas but that the

commercial development connections should be cut off.

Trustee Schussler made a motion for the project that would restore the 140th Street connection but there was no second so the motion was declined. Trustee Fenton made a motion parallel to the Plan Commission motion that requires removal of the 140th Street and John Humphrey Drive intersection. That motion carried by a vote of 2-1.

A representative from Marino's stated that there is a lot of publicity of Mariano's taking over eleven Dominick's stores and that it would not have a negative impact on the development of Orland Park's proposed Mariano's store. The company can handle having more stores and it would not affect the product development.

I move to approve a Site Plan, Elevations, Special Use Permit Amendment with modifications, Variance and Subdivision for the Orland Crossing Retail petition as recommended at the November 12, 2013 Plan Commission, and the November 18, 2013 Development Services and Planning Committee meeting and with the requirement to add an electronic privacy gate at 141st Street and the alley, and as fully referenced below.

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

I move to approve the preliminary site plan titled Preliminary Site Plan and the sign exhibit titled Retail Development - Orland Crossing, , both prepared by the Bradford Group and dated December 5, 2013, subject to the following conditions:

1. Provide landscaping, above code requirements on the north side of the building.
2. Work with staff to accommodate all ornamental lighting issues.
3. The petitioner submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
4. The petitioner must meet all final engineering and building code related items.

and

I move to approve the Elevations titled Orland Park Crossing, dated 11-11-13, prepared by The Bradford Group, subject to the following conditions.

1. All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline.

2. The petitioner submit an appearance review for the proposed transparency of the windows once the floor plan is finalized.

3. Wall signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

and

I move to approve a Special Use Permit Amendment for the Orland Crossing Development and to allow a commercial use over 50,000 square feet subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Permit parking in the 142nd Street Setback
2. Reduce the parking lot setback
3. Increase the 141st Street setback
4. Reduce the required number of bike parking stalls
5. Allow parking in the side setback adjacent to residential

and

I move to approve a Variance to permit parking that is 26% over Village Code requirements.

and

I move to approve the subdivision as shown on the drawing labeled, Orland Park Crossing First Resubdivision, prepared by Manhard, dated 8-23-13, subject to the following condition:

1. The petitioner submit a final plat of subdivision for review within 60 days of final engineering approval.

All changes must be made prior to the Board meeting.

I move to approve a Site Plan, Elevations, Special Use Permit Amendment with modifications, Variance and Subdivision for the Orland Crossing Retail petition as recommended at the November 12, 2013 Plan Commission, and the November 18, 2013 Development Services and Planning Committee meeting, with the requirement to add an electronic privacy gate at 141st Street and the alley, and as fully referenced above.

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

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

Nay: 0

## CONSENT AGENDA

### Passed the Consent Agenda

**A motion was made by Trustee Schussler, 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:** 7 - Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and President McLaughlin

**Nay:** 0

#### 2013-0726 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 November 22, 2013 in the amount of \$923,306.33.

**This matter was APPROVED on the Consent Agenda.**

#### 2013-0727 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 December 3, 2013 through December 16, 2013 in the amount of \$2,102,231.91.

**This matter was APPROVED on the Consent Agenda.**

#### 2013-0677 Symantec Anti-Virus Software Annual Maintenance - Expenditure Approval

The MIS Division has included \$6,191 in the FY 2014 budget for Symantec antivirus software maintenance and support. The Village uses Symantec's Endpoint Protection software package, which is a centrally managed antivirus protection system for email, servers and workstations. Maintenance includes software support, upgrades and updates.

The maintenance cost per license is \$17.67 and the Village owns 275 licenses. Sixty new licenses were purchased in 2009 for all the police squad cars and funded by Orland Joint Emergency Telephone System Board. OJETSB will be funding the maintenance of these 60 software licenses.

Contract pricing for Symantec products is available through CDWG of Vernon Hills, Illinois with SYNEX GSA SCHEDULE (SLED) under Contract Number GS-35F-0143R.

I move to approve the Symantec Antivirus software maintenance expenditure in an amount not to exceed \$5920.

**This matter was APPROVED on the Consent Agenda.**

#### **2013-0652 Annual Legistar Maintenance Agreement - Expenditure Approval**

The MIS Division has included \$9,069 in the FY 2014 budget for the annual Legistar Maintenance and Support Agreement. Staff is requesting approval for this service beginning February 1, 2014 to January 31, 2015.

Included in this year's maintenance is support for InSite Hosted Professional Subscription Services for period February 1, 2014 to January 31, 2015.

The Legistar system is a comprehensive, integrated document management and information retrieval system designed specifically to support the legislative process, including meeting agendas, minutes of meetings, journals of proceedings, subject matter indexes and reports.

I move to approve the Annual Legistar Maintenance Agreement with Granicus, Inc. in an amount not to exceed \$9,069.

**This matter was APPROVED on the Consent Agenda.**

#### **2013-0635 Class Software Annual Maintenance - Expenditure Approval**

The MIS Division has included \$25,855 in the FY 2014 budget for the Class Program and Facility Management software maintenance and support. The vendor, Active Network Inc., provides annual software updates and 24 hour per day, 7 day per week technical support.

The Class system has been in use by the Recreation Department since 1997 and is the core information system used by the department.

Current maintenance costs are \$30,099.57 less a 15% discount in the amount of \$4,514.89 for a total of \$25,584.68. This is an increase of \$1,855.68 from 2013 maintenance costs, due to a small support increase for all modules and the addition of maintenance and support for the new Gift Card Module added in 2012.

I move to approve the Active Network Inc. software maintenance expenditure in an amount not to exceed \$25,855.

**This matter was APPROVED on the Consent Agenda.**

**2013-0710 Property Tax Appeal Board (PTAB) Appeals - Resolution Authorizing PTAB Representation - Resolution**

The Village's general legal counsel, Klein, Thorpe & Jenkins, Ltd. (KTJ), has been representing the Village, the Orland Park Library and the Orland Park Fire District as a group for all PTAB appeals involving tax year 2010 and prior. School Districts 135 and 230 recently joined the consortium and KTJ will be representing the consortium for tax years 2011, 2012 and 2013. Passage of this resolution will authorize KTJ to represent the Village for these tax years for all PTAB appeals.

I move to pass Resolution Number 1318, entitled: RESOLUTION AUTHORIZING INTERVENTION IN ALL 2011, 2012 AND 2013 TAX YEAR APPEALS BEFORE THE STATE OF ILLINOIS PROPERTY TAX APPEAL BOARD

**This matter was PASSED on the Consent Agenda.**

**2013-0701 2013 Fourth Quarter Budget Adjustments - Approval**

A detailed spreadsheet (by fund) of budget adjustments is attached to the Board packet showing an increase in revenues of \$448,827 and an increase in expenditures of \$1,318,040.

The increase in revenues is due to the following:

- Transfer of funds from the 2004 General Obligation Bond Fund to the 2012D General Obligation Fund in the amount of \$442,293 for the close out of the 2004 General Obligation Bond Fund.
- Transfer of funds from the 2004 General Obligation Bond Fund to the Bond Project Fund in the amount of \$6,534 for the close out of the 2004 General Obligation Bond Fund.

The increase in expenditures is due to the following:

- Incentive and accrual payments for retirees in the amount of \$823,193.
- Refund of police pension contributions in the amount of \$46,020.
- Transfer of funds to the 2012D General Obligation Bond Fund and the Bond Project Fund in the amount of \$448,827 for the close out of the 2004 General Obligation Bond Fund.

I move to approve increasing the FY2013 revenue budget by \$448,827 and increasing the FY2013 expenditure budget by \$1,318,040.

**This matter was APPROVED on the Consent Agenda.**

**2013-0692 FY2014 Liability/Property Insurance Renewal - Approval**

The Horton Group has provided the Village with its renewal premium amounts for Fiscal Year 2014 for all property and liability insurance policies, including Excess Worker's Compensation. A summary renewal packet is attached to this agenda

item for reference purposes.

Overall, the Village's FY2014 overall liability and property premiums decreased approximately \$22,800, or 2.7%, as compared to FY2013 premiums. The property and auto physical damage premium decreased approximately \$32,500; this decrease is due to a change in the property deductible from \$10,000 to \$50,000. This change in deductible brings us more in line with the market as the Village's deductible had been \$10,000 for a significant number of years and we have not had any significant property claims for more than five years. The decrease in the property and auto physical damage premium is partially offset by an increase of approximately \$1.2 million in the Village's property statement of values. The general, auto, employee and excess liability premiums increased approximately \$7,300; this increase is partially driven by one outstanding general liability claim and one outstanding employee practices claim and partially by the market. The excess worker's compensation premium increased approximately \$6,700; this increase is partially driven by an increase in payroll of approximately 5.7% and partially driven by the market. These increases were partially offset by a decrease in Horton's service fee of \$4,600. Retention amounts (deductibles) on each of the lines remained the same, with the exception of Worker's Compensation; these retention amounts increased from \$550,000 to \$600,000 for police employees and from \$500,000 to \$600,000 for all other employees. Although increased, these retention amounts are still below those offered by Safety National to many of their other municipal clients.

This is a modified version of the original agenda item as additional information was brought to our attention after the original submission. Mr. Michael Gleason from the Horton Group will be present at the Finance Committee meeting to explain the renewal process and answer any questions.

I move to approve the property and liability insurance carriers and premiums, as well as the Horton Group's annual service fee, in the total amount of \$834,614, as presented by the Horton Group.

**This matter was APPROVED on the Consent Agenda.**

#### **2013-0748 Commuter Parking Fee - Ordinance**

As part of the FY2014 budget process, the Village Board approved an increase in commuter parking fees. Effective January 1, 2014, the daily fee will increase from \$1.00 to \$1.25 and the monthly permit fee will increase from \$25.00 to \$30.00. Commuter parking fees are reflected in Chapter 9 of the Village Code. An ordinance amending the Village Code to reflect the revised fees is required.

I move to pass Ordinance Number 4873, entitled: AN ORDINANCE AMENDING TITLE 9, CHAPTER 9, SECTION 11 OF THE ORLAND PARK VILLAGE CODE IN REGARD TO COMMUTER PARKING LOT FEES

**This matter was PASSED on the Consent Agenda.**

**2013-0629 Water, Sewer & Stormwater Service - Ordinance**

The typical municipal water bill received by an Orland Park resident includes a fixed amount service charge, as well as rates per 1,000 gallons for water, sewer and storm services. The per 1,000 gallon rate for water is made up of three components - the wholesale rate the City of Chicago charges for water, the rate the Village of Oak Lawn charges to deliver the water, and the Village of Orland Park's internal, or retail, rate. As part of the annual budget process, the Village reviews each of these rate components to ensure that the overall cost of providing these services is fully covered by the rates in place. The Village utilizes a tiered rate structure that is intended to stress the importance of water conservation, meaning the more water used, the higher the rate per 1,000 gallons. Rates are set for three tiers - less than 9,000 gallons; 9,000 to less than 18,000 gallons; and 18,000 gallons and over.

In November 2011, the Village received notification from the City of Chicago that it would be increasing water rates by 15% effective January 1, 2013, 2014 and 2015. This increase is necessary to fund various infrastructure improvements being made by the City of Chicago and the increase is being charged to all municipalities and other agencies that purchase water from the City of Chicago. This equates to an increase of \$0.433 per 1,000 gallons, raising the rate from \$2.884 per 1,000 gallons to \$3.317 per 1,000 gallons. The Village will increase its water rate to reflect the City of Chicago increase.

As the Board is aware, the Water Sale, Purchase and Service Agreement between the Village of Oak Lawn and the Southwest Customer Group (Mokena, New Lenox, Oak Forest, Orland Park and Tinley Park) is on the December 2nd Board agenda for the Board's consideration and approval. Based upon the terms of this agreement, the rate paid to the Village of Oak Lawn for the delivery of water is set to increase on January 1, 2014 from \$.214 per 1,000 gallons to \$.377 per 1,000 gallons. This rate was determined utilizing a rate model, developed by a third party, that will continue to be used on an annual basis to determine adequate rates each year. This rate model will be reviewed and approved by the Southwest Customer Group each year as part of the rate setting process.

The Village's bi-monthly service charge will increase from \$8.45 to \$9.00 to cover increased administrative costs of the Water & Sewer Fund. This increase will be partially offset by a slight decrease in the Village's component of the water rate at the 0 - 9,000 tier from \$1.55 to \$1.54 per 1,000 gallons. The Village's component of the overall rate is increasing in the higher tiers. Incorporated sewer rates will increase from \$.64 to \$.80 per 1,000 gallons in order to fund planned improvements to the Village's sewer system. The Village's storm rates will not be increased.

For an average customer, with monthly usage of 10,000 gallons, the revised rates



will equate to an annual increase of approximately \$49.80; approximately \$26.00 (52%) is attributable to the City of Chicago increase, \$10.00 (20%) is attributable to the Village of Oak Lawn increase and \$14.00 (28%) is attributable to the Village of Orland Park increases.

Staff requests that the Village Board pass the attached ordinance amending the current Village code.

I move to pass Ordinance Number 4874, entitled: ORDINANCE AMENDING THE VILLAGE CODE TO ESTABLISH NEW WATER RATES AND TO AMEND TITLE 4, CHAPTER 3 OF THE ORLAND PARK VILLAGE CODE (CHARGES AND RATES)

**This matter was PASSED on the Consent Agenda.**

**2013-0713 Sanitary Sewer Emergency Repair for Westwood Drive - Proposal**

On November 4, 2013, the contractor building a new home at 14620 Westwood Drive Orland Park, Illinois, identified a sewer backup on the existing sanitary service for the property. Per Village of Orland Park policy, the contractor exposed the service at the property line and identified a severe back pitch in the pipe. Since the Village of Orland Park sold the lot to the contractor as a fully improved lot, the Village is responsible for the repair. The completion of the sanitary service needed to proceed first before any additional work could move forward with the contractor. Village staff evaluated the pipe and determined that approximately thirty-five (35) feet of service line approximately twelve (12) feet deep would need to be replaced. This project impacted the right of way and extended fifteen (15) feet into the street.

Due to its location and depth, Airy's, Inc. of Tinley Park, Illinois, was contacted to complete the repair. The work was completed for a total cost of \$5,748. A contract is in place between the Village and Airy's, Inc. to perform this type of work on an emergency basis.

I move to approve payment to Airy's, Inc. of Tinley Park, Illinois, for the November 12, 2013, sanitary service repair at 14620 Westwood Drive in an amount not to exceed \$5,748.

**This matter was APPROVED on the Consent Agenda.**

**2013-0714 Creekside Subdivision - South Drainage Improvements - Change Order**

On November 4, 2013, the Board approved awarding the bid for the installation of a new storm sewer in Creekside Subdivision to Superior Excavating Company of Channahon, Illinois, for a cost not to exceed \$56,471.15 (\$51,471.15 plus \$5,000 contingency). This work included the replacement of existing storm sewer pipes servicing the area and the establishment of an overland flow route to convey runoff.

During construction, changes in the plan were required due to unexpected depths

of telephone ducts, a gas main conflict and concerns of the neighboring residents. The conflict with the depths of the ducts and gas main required a change from circular storm sewer pipe to elliptical storm sewer pipe and an additional structure. Additional grading was added to aid the adjacent properties in relief of flooding in the rear yards and the overland flow route between the homes has been modified to provide a better slope for maintenance by the homeowners. A change order to the contract is needed. There is \$5,000 for contingency that will be utilized. Approval is being requested for an additional \$4,000 to cover the change order items.

I move to approve adding an additional \$4,000 contingency to the Creekside Subdivision South Drainage Improvement contract with Superior Excavating Company of Channahon, Illinois.

**This matter was APPROVED on the Consent Agenda.**

#### **2013-0744 Surface Shields Class 6B - Resolution**

This request is for the Board to consider a resolution in support of the renewal of the Class 6B status for property located at 10455-61 163rd Street in Orland Park. The subject property was granted a Class 6B in 2003. The Class 6B incentive, offered through Cook County, provides for a substantial reduction in assessed valuation resulting in significant tax savings. The incentive term is for a period of 10 years (16% of market value) and then begins to rise in years 11 & 12 (23% and 30% respectively). In the absence of this incentive, real estate would normally be assessed at 36% of its market value. The County no longer places a limit on the amount of renewals granted per property.

Surface Shields currently occupies the building. The company manufactures and distributes protective packaging products. They employ 44 employees and originally relocated to Orland Park in 2003.

I move to pass Resolution Number 1319, entitled: A RESOLUTION DETERMINING THE NECESSITY OF AND BENEFIT FROM INDUSTRIAL USES AND SUPPORTING RENEWAL OF CLASS 6B STATUS PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION ORDINANCE FOR CERTAIN REAL ESATE LOCATED AT 10455 163rd STREET IN ORLAND PARK, ILLINOIS.

**This matter was PASSED on the Consent Agenda.**

#### **2013-0718 2014 Second Community Wide-Survey - Approval**

On September 19, 2011, the Board of Trustees approved staff proceeding with making preparations to conduct its first scientific community-wide survey to approximately 3,000 households with a margin of error of +/- 3%.

As was previously discussed, the survey enabled the Village to actively seek the input of residents. Information that was being sought included but was not limited

to the following areas: Community quality, community design, recreation and wellness, civic engagement, environmental sustainability, community inclusiveness, public safety, and public trust. This survey gave great insight to the Village to help set future policy. The results were very favorable with the Village either receiving above the benchmark or much above the benchmark in nearly every category. All of the results of this first community-wide survey can be found on the Village's website.

It was also determined by the Village Board and staff that we would conduct this type of survey every two years, in order to ensure that the Village continues to address any concerns the community may have.

Once again staff is recommending to utilize the National Citizen Survey (NCS), which is a premier survey instrument and was collaboratively developed between the International City and County Management Association (ICMA) and the National Research Center (NRC).

As discussed before, the NCS has been conducted in over 500 cities nationwide in nearly every state. The survey is specifically tailored to the needs of communities in gaining valid, statistically significant data pertaining to an array of public services and attitudes.

The NRC would once again mail approximately 3,000 surveys to residents that would produce a margin of error of +/- 3%. These residents would once again be divided into different demographic and geographic subgroups. The surveys would also be available to those selected on the Village's website. Once the surveys are returned, NRC will analyze the data collected and present its findings in a Village Board presentation.

The 2014 survey will be very similar to the proposed 2012 survey. The 2014 survey and reporting will emphasize on community livability. The changes between the two were based on feedback from participating communities. It was determined that a number of questions were not deemed as helpful to decision-making and other key areas. The attached table outlines the changes that have been made.

The cost of the survey will be \$26,600 with the selected options. Staff is recommending to go with the survey template as attached. However, staff will tweak some of the questions that more accurately define the Village. The survey will still contain several customized questions, but will not contain any open ended questions.

In addition to the scientific survey, the Village will once again open this survey up to all of our residents via our website. Due to self selection considerations, this survey will be non-scientific, and the data collected will not be part of the scientific survey results. The survey will be available on our website once the scientific

survey has been closed.

Attached are the following documents:

- 2013 enrollment form, with current pricing (there will be a price increase after December 31, 2013) for the 2014 survey.
- A sample time-line, the attached is on a mid-December start date, with a February mailing date.
- The 2013 NCS survey template (will be the same template for 2014). As mentioned above, this is a revised version from the 2012 NCS. The updated survey and reporting emphasizes community livability.
- Copy of previous 2012 community-wide survey questionnaire.
- Comprehensive changes to the National Citizen Survey.

I move to approve accepting the proposal from National Research Center to conduct a community-wide survey utilizing the National Citizen Survey (NCS).

And

Approve the Village Manager to execute an agreement with the National Research Center to conduct the survey in an amount not to exceed \$26,600.

**This matter was APPROVED on the Consent Agenda.**

**2013-0749 Purchase of Property - VACANT PARCEL -16401 S. 108TH AVENUE, Orland Park, Illinois - Ordinance**

The Village of Orland Park has reached agreement to purchase the property located at 16401 S. 108th Avenue in Orland Park. This purchase is an excellent location for the Village to relocate the existing bulk materials storage site. The site will provide ample room to allow for the transfer of materials that are used by the Public Works and Parks Departments in the construction and maintenance of Village infrastructure. The future use of this site will necessitate proper screening from adjacent properties and will be secured in an appropriate manner.

The property is approximately 5.0 acres. The purchase agreement is for \$380,000, which is in line with the Village's appraised value. Payment will be made upon closing which is anticipated to be January 2014.

The relocation of the existing bulk material transfer site, currently located off 153rd Street adjacent to Centennial Park, would allow for enhancement of the park space possibly providing an opportunity for improved access to the area near the soccer fields and skate park. A plan will be determined for redevelopment of this area.

I move to approve an expenditure budget adjustment in the amount of \$380,000 to the Home Rule Sales Tax Fund and a revenue budget adjustment in the amount of \$380,000 and expenditure budget adjustment in the amount of \$380,000 to the Capital Improvement Fund

And

I move to pass Ordinance Number 4875, entitled: AN ORDINANCE AUTHORIZING PURCHASE OF PROPERTY (VACANT PARCEL -16401 S. 108TH AVENUE, ORLAND PARK, ILLINOIS)

**This matter was PASSED on the Consent Agenda.**

## **PARKS AND RECREATION**

### **2013-0747 Theatre Troupe Spring Musical "Peter Pan" License**

I move to approve the contract with MTI Production and to approve fees not to exceed \$5,995.00 for the production of "Peter Pan."

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

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

**Nay:** 0

## **BOARD COMMENTS**

TRUSTEE GIRA – Commented on several winter events that took place over the past few weeks. These were very well attended and fun was had by all!

TRUSTEE SCHUSSLER – Commended Village Manager Grimes, Assistant Village Manager Baer, Director of Development Services Karie Friling, and Assistant Director of Development Services Kimberly Flom for the very professional way they performed through the entire process during the Orland Crossings Residential and Retail projects.

Trustee Schussler requested that something be done with the sound system in the Board room. He stated that he could hear clearly Trustee Dodge who was thousands of miles away better than he could hear Trustee Fenton in the same room.

TRUSTEE RUZICH – Complimented staff on a job well done regarding the Orland Crossings project. She also wished staff, the other Board Members, and Village Residents a Merry Christmas!

TRUSTEE CALANDRIELLO – Wished everyone Happy Holidays! He also stated

that he had been ice skating at the ice rink in Centennial Park several times over the past few weeks. This is a very nice ice rink that he believes should be promoted more.

TRUSTEE FENTON – Reiterated on the great job staff did regarding the Orland Crossings project. She also stated that the cooperation amongst Board members helps to make this a great community that we all live in.

Trustee Fenton also wished everyone a Merry Christmas and a Happy, Health and Safe New Year!

TRUSTEE DODGE – Very pleased and proud the way that the Crossings project has come together and the way it was handled with the residents, the Village's Elected Officials and staff.

Trustee Dodge is looking forward to working closely with School District 135 and do what the Village can regarding school safety with their new appointment.

He wished everyone a Merry Christmas!

PRESIDENT MCLAUGHLIN – Stated that he agrees with everything that has been stated by the Board.

He also noted how happy he was that Village Manager Grimes and staff have made sure that the LaGrange Road project is moving forward and during the Christmas season that two lanes will remain open in both directions.

President McLaughlin commented that Trustee Gira did a great job playing Mrs. Clause on the Polar Express Train. He wished everyone a Very Merry Christmas!

## EXECUTIVE SESSION

I move to recess to a Closed Executive Session for the purpose of discussion of a) approval of minutes; and b) 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 Fenton, seconded by Trustee Griffin Ruzich, that this matter be RECESS. The motion carried by the following vote:**

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

**Nay:** 0

## RECONVENE BOARD MEETING

The roll was called to reconvene the Regular Meeting and Trustees Fenton, Schussler, Gira, Griffin Ruzich, Calandriello and President McLaughlin were

present. Trustee Dodge was absent

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

**ADJOURNMENT - 8:20 PM**

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

**Aye:** 6 - Trustee Fenton, Trustee Schussler, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and President McLaughlin

**Nay:** 0

**Absent:** 1 - Trustee Dodge

/nm

Respectfully Submitted,

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**John C. Mehalek, Village Clerk**