

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Tuesday, September 6, 2011

7:00 PM

Village Hall

## Board of Trustees

*Village President Daniel J. McLaughlin  
Village Clerk David P. Maher  
Trustees, Kathleen M. Fenton, Brad S. O'Halloran,  
James V. Dodge, Jr., Edward G. Schussler, Patricia Gira and Carole Griffin Ruzich*

**CALL TO ORDER/ROLL CALL**

The meeting was called to order at 7:01 PM.

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

**VILLAGE CLERK'S OFFICE****2011-0555 Approval of the August 15, 2011 Regular Meeting Minutes**

The Minutes of the Regular Meeting of August 15, 2011, were previously distributed to the members of the Board of Trustees. President McLaughlin asked if there were any corrections or additions to be made to said Minutes. There being no corrections or additions,

I move to approve the minutes of the Board of Trustees Meeting of August 15, 2011.

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

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

**Nay:** 0

**2011-0562 Approval of the August 29, 2011 Special Meeting Minutes**

The Minutes of the Special Meeting of August 29, 2011, were previously distributed to the members of the Board of Trustees. President McLaughlin asked if there were any corrections or additions to be made to said Minutes. There being no corrections or additions,

I move to approve the minutes of the Board of Trustees Special Meeting of August 29, 2011.

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

**Aye:** 6 - Trustee Fenton, Trustee O'Halloran, Trustee Schussler, Trustee Gira, Trustee Griffin Ruzich, and President McLaughlin

**Nay:** 0

**Abstain:** 1 - Trustee Dodge

**PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS****2011-0546 2011 Garden Contest Winners - Presentation**

President McLaughlin presented awards to the 2011 Garden Contest Winners.

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

**2011-0563 Sports Authority - Presentation**

A representative from Sports Authority presented the Special Recreation division of the Recreation Department with a check in the amount of \$5,000 to be used for Special Olympics.

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

**2011-0551 The Illinois Policy Institute (IPI) Award - Presentation**

Brian Costin, from the Illinois Policy Institute presented a certificate of achievement to The Village of Orland Park for being the first municipality in the State of Illinois to receive a score of 100% for meeting all the criteria that the transparency rubric score requires.

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

**2011-0548 Distinguished Budget Presentation Award**

President McLaughlin presented the Government Finance Officers Association Distinguished Budget Presentation Award to Finance Director Annmarie Mampe.

According to the Government Finance Officers Association, this award reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting.

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

**CONSENT AGENDA****Passed the Consent Agenda**

**A motion was made by Trustee O'Halloran, seconded by Trustee Fenton, 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 O'Halloran, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Griffin Ruzich, and President McLaughlin

**Nay:** 0

**2011-0558 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 August 5, 2011 in the amount of \$1,039,485.09 and the Monthly Hourly Payroll for August 12, 2011 in the amount of \$18,426.70.

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

**2011-0559 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 August 16, 2011 through September 6, 2011 in the amount of \$2,141,152.06.

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

**2011-0520 Disposal of Certain Seized Vehicles at Public Auction - Ordinance**

The Police Department requests approval to declare six vehicles, a 2003 Chevrolet Malibu, 1993 Toyota pick-up, 1996 Toyota Corolla, 1995 BMW M3, 1995 Mercedes-Benz C220 and a 2001 Chevrolet S10, as excess property and to dispose of at public auction.

These vehicles were seized by the department and forfeited to the Village by the Circuit Court of Cook County from a driver who was driving their vehicle while their license was suspended for DUI.

I move to pass Ordinance Number 4669, entitled: ORDINANCE AUTHORIZING DISPOSAL BY PUBLIC AUCTION OF PERSONAL PROPERTY (VEHICLES) OWNED BY THE VILLAGE OF ORLAND PARK, ILLINOIS

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

**2011-0528 Thornridge Funeral Home (14318 LaGrange Road) - Storm Sewer - Proposal**

Through the course of the 143rd Street and LaGrange Road Intersection Improvement Project, buried manhole structures have been uncovered and unknown infrastructure unearthed and examined for use. At issue here is such an item, the storm sewer for Thornridge Funeral Home. Upon investigation, previously unknown storm sewer routing for the Thornridge Funeral Home parking lot was discovered. Though only partially televised due to condition, several problems with this aged pipe have been found.

Multiple options were reviewed in an effort to rectify this situation. After consulting with the Project Engineer (V3 Companies of Illinois, Ltd.) and an underground contractor (Airy's, Inc.), the most viable solution was determined to be the rerouting of the parking lot storm sewer to the adjacent 42" storm line under LaGrange Road. This option allows for the abandonment of almost 700 feet of old storm sewer pipe extending south on LaGrange Road and west on 143rd Street.

The new pipe will be directional bored and cored into the side of the 42" storm sewer. To accomplish this unique and highly specialized work, a proposal was obtained from Airy's, Inc. of Tinley Park, Illinois, in the amount of \$36,393.77. Due to construction staging for the ongoing LaGrange Road reconstruction work, this storm sewer rerouting work must be completed during the week of August 8, 2011.

I move to approve waiving the bid process;

And

Approve accepting the proposal from Airy's, Inc. of Tinley Park, Illinois, for directional boring and installation of a storm sewer to replace existing storm water sewers servicing Thornridge Funeral Home (14318 LaGrange Road) for an amount not to exceed \$39,000 (\$36,393.77 plus \$2,606.23 contingency).

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

**2011-0530 2011 Shotcrete Repair Program - Bid Award**

The Public Works Department has been utilizing the pneumatic shotcrete concrete repair method since 2008 to repair manhole structures and roadway curbing. Over one hundred (100) manhole repairs and hundreds of feet of curb restoration have been done. The repairs undertaken thus far have shown no obvious signs of stress or failure. The repair method is minimally invasive and in many instances requires little or no restoration.

The legal notice for unit pricing bids for the 2011 through 2013 concrete repairs utilizing the pneumatic shotcrete repair method ran in the SouthtownStar Newspaper on Friday, July 1, 2011. One sealed bid was received and opened by the Village Clerk's Office on Monday, July 18, 2011. The bid specifications outlined strict structural guarantees. Robert H. Ward & Assoc., Inc. of South Chicago Heights, Illinois, was the only vendor able to comply with the bid specifications. In addition, Ward & Associates has been performing these types of repairs for the Village for several years and we have had no problems and believe the repair and contractor provide good value and quality workmanship.

I move to approve awarding the unit pricing bid for the 2011 through 2013 pneumatic shotcrete repairs to Robert H. Ward & Associates, Inc. of South Chicago Heights, Illinois, in an amount not to exceed \$100,000 for work for fiscal

year 2011.

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

**2011-0532 Southwest Conference of Mayors Municipal Auction - Ordinance**

The Village is participating in a public municipal auction to be conducted by the Southwest Conference of Mayors. The public auction is for disposal of surplus and/or obsolete municipal property.

In order to legally dispose of municipal property, the Village must adopt an ordinance that describes the items to be sold.

The attached ordinance identifies the items to be sold at this year's auction. The auction will be held on Saturday, September 24, 2011, at the Village of Orland Park Public Works facility.

I move to pass Ordinance Number 4670, entitled: AN ORDINANCE AUTHORIZING DISPOSAL BY PUBLIC AUCTION OF PERSONAL PROPERTY OWNED BY THE VILLAGE OF ORLAND PARK, ILLINOIS

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

**2011-0524 10155 151st Street - Building Code Variance**

The Village has received a request for a variance to the Village Code as amended in Section 5-1-13, item #4 Section 102.6.2 for "Additions Alterations and Repairs" and item #38 Section 501.3.1 for "Single Family Exterior Veneers. This residential building is existing and located at 10155 151st Street in the Orland Hills Subdivision.

The request is to vary the types of materials required on the first story exterior walls of an existing residence to be constructed with a brick/masonry veneer material. The owner is planning the construction of a second story addition over the existing single family residence. The current code requires at least 90% of the ground floor walls to be face brick or stone anchored veneer as referenced in the Village Code Sections noted above.

Preliminary plans have been submitted showing the construction and appearance for the second floor addition using new horizontal vinyl siding on the entire structure.

The residence is located within the R-3A Residential Zoning District allowing exterior walls of existing homes to be originally constructed without the use of a brick veneer on the ground level. The owner has submitted answers to the "Variance Standards" questions as published on our Village Website. Michael Schroers is the owner of the property at 10155 151st Street.

The existing zoning district has permitted existing, residential construction without an exterior brick veneer ground floor finish. The Development Services Department recommends the requested building code variance, as it relates specifically to the current brick requirement.

I move to approve a variance to the Village Code as amended in Section 5-1-13, item #4 Section 102.6.2 for Additions Alterations and Repairs and item #38 Section 501.3.1 for Single Family Exterior Veneers for the property located at 10155 151st Street as indicated in the attached plans.

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

#### **2011-0517 Twin Towers Chapel - Certificate of Appropriateness**

The Old Orland Heritage Foundation, as stewards of the Twin Towers Church, proposes to replace the existing front doors of the chapel building that face 144th Place. The existing doors have sustained significant age and weather damage and are not considered viable for another winter by the organization. The framework is also damaged and the insides of the doors are ruined by copious water damage that is visible from the interior. In addition to this, the doors are not historic and do not reflect the original appearance of the building. Changing them provides the Foundation with an opportunity to install historically appropriate doors that match historic photographs.

The exterior paint on the wooden clapboard siding between the two towers is chipping on the middle façade. The Foundation propose to paint this part of the building the same color as the rest of the building, in keeping with previous paint jobs, and complete their routine maintenance responsibilities on the facade.

Lastly, the basement utility doors are also rotted and have experienced significant aging and weather damage. According to the petitioner, these doors are also water logged and as a result have rusted through. The new doors would be identical in appearance to the existing doors but sturdier and more durable.

#### Historic Preservation Review Commission

On August 16, 2011, the Historic Preservation Review Commission moved 4-0 to recommend to the Village Board of Trustees to approve a Certificate of Appropriateness for 9967 W. 144th Street, Twin Towers Chapel, to a) replace the non-historic main entrance doors of the landmark building with historically appropriate doors per the product specification sheet titled "Traditional", by Simpson Door Company, provided by the petitioner, dated August 4, 2011; b) repaint the north façade of the landmark building between the two towers, including the inner façade of the west tower; and c) replace the basement utility doors with the same doors, subject to the following conditions:

1. That the proposed new main entrance doors retain their wooden appearance and are not painted white on the exterior in order to appear as the original doors

in the historic photographs;

2. That the paint match in style and color to the rest of the building;
3. That all building code related items are met;
4. That building permits are obtained prior to construction;

I move to approve a Certificate of Appropriateness for 9967 W. 144th Street, to replace the non-historic doors, repaint the north façade, and replace the basement utility doors as indicated in the attached fully referenced motion.

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

I move to approve a Certificate of Appropriateness for 9967 W. 144th Street, Twin Towers Chapel, to a) replace the non-historic main entrance doors of the landmark building with historically appropriate doors per the product specification sheet titled "Traditional", by Simpson Door Company, provided by the petitioner, dated August 4, 2011; b) repaint the north façade of the landmark building between the two towers, including the inner façade of the west tower; and c) replace the basement utility doors with the same doors, subject to the following conditions:

1. That the proposed new main entrance doors retain their wooden appearance and are not painted white on the exterior in order to appear as the original doors in the historic photographs;
2. That the paint match in style and color to the rest of the building;
3. That all building code related items are met;
4. That building permits are obtained prior to construction;

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

#### **2011-0568 Use of Village Property - LaGrange Road Overpass Construction**

The construction of the Metra Overpass and the Village's Pedestrian Bridge (Project) is a State project awarded and managed by the Illinois Department of Transportation (IDOT). The Project has two separate contracts (Embankment and Structure) and two separate contractors: Embankment - Copenhaver Construction, Inc. and Structure - Lorig Construction.

The Embankment contractor (Copenhaver Construction) has asked for permission to import and stockpile embankment material (non-special soil - dirt) on a vacant parcel within the Village's Triangle project site at the onset of this project (June 2011). The embankment will be used to build the ramps required for the Village's Pedestrian Bridge on both the east and west sides of LaGrange Road. Approximately 10,000 cubic yards are required to be imported and placed for the Project.

This item provides authority for the Village Manager to Execute the License Agreement that has been prepared by Counsel governing the terms of use. No



fees are associated with this License Agreement as Copenhaver is performing work directly associated with IDOT's construction of the Village's Pedestrian Bridge.

Access to the construction site for work performed under the contract awarded to Lorig Construction is via easements contained within the project plans as previously requested by IDOT and approved by the Village Board.

I move to approve authorizing the Village Manager to finalize and sign the License Agreement as prepared by the Village Attorney governing the use of Village property for work associated with the Pedestrian Bridge construction contract awarded by IDOT to Copenhaver Construction, Inc. of Gilberts, Illinois.

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

## **DEVELOPMENT SERVICES AND PLANNING**

### **2011-0561 Approval of Tenant Relocation Claim for Demo Enterprises, Inc. , d/b/a Plaza Café, located at 9642 W. 143rd Street**

As part of the acquisition of the Orland Plaza, the Village of Orland Park is required to pay for relocation costs for affected businesses. The Village follows regulations in accordance with the Uniform Relocation and Real Property Acquisition Policies Act of 1970. The Village has finalized the estimated relocation costs for the Demo Enterprises, Inc., d/b/a Plaza Café, which is located at 9642 W. 143rd Street. The Plaza Café, is relocating to 5273-75 W. 95th Street, in Oak Lawn, Illinois. The owner, Tom Demacopoulos, has indicated his intentions to reopen a new establishment in Orland Park, preferably within the Main Street Project, once the project is farther along.

Based upon documentation received from Annette Favia, the Village's relocation consultant, Plaza Café is eligible for a total relocation payment of \$105,805. Mr. Demacopoulos has requested payment under the undocumented self-move provision of the Act (a)(2)(i). Please note this estimated payment does not include additional eligible costs for replacement printing, reasonable and necessary professional services, search fees not to exceed \$2,500 and tenant build out not to exceed \$10,000. These additional amounts, if applicable, will be added upon receiving actual documentation to support such costs.

I move to approve the estimated total relocation payment in the amount of \$105,805 plus additional eligible costs for replacement printing, reasonable and necessary professional services, search fees not to exceed \$2,500 and tenant build out not to exceed \$10,000 - provided such documentation is provided.

**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 O'Halloran, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Griffin Ruzich, and President McLaughlin

Nay: 0

### **2011-0543 14360 Lagrange Road - Approval of Highway Authority Agreement**

The Village has been working with Shell Oil Products US and the Illinois Environmental Protection Agency (IEPA) to finalize the environmental remediation and No Further Remediation (NFR) letter for property located at 14360 S. LaGrange Road (former Shell Station). This property operated as a gas station for a number of years resulting in the need for environmental remediation. In order for this property to be redeveloped, a Highway Authority Agreement and Limited Environmental Indemnity Agreement is required. The Village Attorney has worked with Shell to finalize the agreements. These agreements will allow the issuance of a NFR letter from the IEPA. The agreements also outline, in detail, Shell Oil Products and the Village's responsibilities as it relates to future work that may be required to be done within the ROW. Additionally, the Indemnity Agreement holds Shell responsible and releases the Village from any claims.

The approval of these agreements will allow the property to be purchased and redeveloped by Miroballi Shoes. Miroballi has formally filed their petition to construct a 10,000 square feet retail center at this site, which will be the new home of Miroballi shoes and other tenants. Miroballi has been scheduled for their public hearing before the Plan Commission on September 13th, 2011. This property has been vacant for almost a decade.

I move to approve the Highway Authority Agreement and Limited Environmental Indemnity Agreement concerning property located at 14360 S. LaGrange Road.

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

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

**Nay:** 0

### **2011-0565 Dave & Busters - Authorizing Development Agreement - Ordinance**

A draft Development Agreement was included in the Board packet which sets forth terms and conditions for development of Dave & Busters of Orland Park located at 49 Orland Square Drive

This is now before the Village Board for consideration and to authorize execution of the finalized agreement.

I move to pass Ordinance Number 4671, entitled: ORDINANCE AUTHORIZING DEVELOPMENT AGREEMENT (DAVE & BUSTER'S - 49 ORLAND SQUARE DRIVE)

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

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

**Nay:** 0

### **2011-0569 Public Meeting Regarding Ninety 7 Fifty on the Park Project - Discussion Only**

President McLaughlin stated that the open house that was held at the Orland Park Civic Center on August 29th regarding the Ninety 7 Fifty on the Park project did not inform the public as well as this type of forum had in the past on other projects. Instead the Board agreed to hold a public forum at tonight's meeting to hear the Public's suggestions and concerns regarding this project.

The Board agreed to postpone the vote until September 19th on whether or not to approve building Ninety 7 Fifty on the Park. A \$38 Million loan to Flaherty and Collins, with Orland Park providing another \$24 Million as an incentive to the company. The developer is putting up \$1 Million of its own money plus another \$1 Million in fees.

President McLaughlin stated that the Board will stay all night (if need be) in order for the public to receive their answers on this project.

A power point presentation (EXHIBIT A) was given by Village Manager Grimes that explained the Ninety 7 Fifty project to the public.

Village Manager Grimes explained how this building is the key player for the Main Street redevelopment project in order to create a downtown Orland Park that will be bounded by the Metra railroad tracks, 143rd Street and LaGrange Road. Since 2007 the infrastructure of a new Metra train station, commuter parking lot, Crescent Park and detention pond has been put in place to develop the downtown area. Currently, market studies support apartments and they are highly marketable.

Ninety 7 Fifty on the Park is an upscale 295-unit apartment building located at 9750 West 143rd Street, a five minute walk from the Village Hall complex and Civic Center. The Orland Park Library is about a 10 minute walk. The apartment complex would include one and two bedroom units with rents from \$1,500 to \$2,000 per month. A fitness center, tanning salon, saltwater pool, private cinema, game room and cyber café along with parking for 365 vehicles is being planned.

President McLaughlin opened the meeting to the public who had signed in. Approximately 30 residents signed-in to speak at the meeting. Some had questions, others gave their opinions:

Cook County Commissioner Elizabeth Gorman - Read a written statement asking the Village to move slowly and provide more answers before considering going ahead with this project that she believes is risky. She questioned the risk of borrowing \$63 Million. She questioned if it is the Village's purpose to provide services or act like a bank.

Janice Church – 14521 Ravinia Avenue – Asked what type of tax breaks is the Village giving to this project?

Finance Director Annmarie Mampe stated there are no tax breaks being given. She explained that the building will be assessed at 10 percent of \$53 Million, the actual construct cost. The remaining \$10 Millions of the full cost being "soft cost," such as architectural and other fees.

President McLaughlin stated that the Village will further investigate with the county what the building would be assessed at.

Linda Sapit – Orland Park – Expressed her love for the Orland Park Community; however, she is scared to death about this project. Does not agree with the bond issuance. She believes that single people don't want to live in Orland Park rather they want to live downtown where the action is. This is a family community. Younger residents will not be able to afford the rent of \$1,500 to \$2,000. She also questioned Flaherty & Collins bankruptcies. She stated that she did research on the salt water pool. This salt water swimming pool is costly to build and maintain, why not build a fresh water pool.

Flaherty and Collins CEO David Flaherty stated that their company made no secret of having some financial problems in the past, the same as other developers are experiencing in this market.

Flaherty and Collins is very proud of their record, they have built a lot of very nice properties and yes, there were problems, but with condominiums sales. Apartment buildings are doing very well. The real estate market is in the same slump as during the great depression. The Matteson property was a condominium and after building 50 units, it made no scenes to continue building when there was no market to buy those units. That project in Matteson was also completely different than this market of rentals.

Eugene Jerkatis – 8437 Tee Brook Drive – Stated that their concerns were addressed and answered.

George Tarasuk – 9730 West Koch Court – Read a Statement - Against the project due to the poor economy. He believes this project is very risky not happy with rental units. College Students are unable to find jobs after graduation and are moving back home. If renters can afford the large amount of rent being asked for these units, they will move downtown and take advantage of those amenities instead.

Asked why Orland Park has lost businesses in for example; the Andrew Corporation, The Orland Plaza, etc.

He would like to see a referendum be placed on the next ballot so the citizens of Orland can vote on this project, instead of the Board making the decision.

President McLaughlin explained that the Andrew Corporation left the Village because they thought property values had gone up so much in Orland that they would sell this piece of property for a large profit and relocated to an inexpensive piece of property further southwest.

President McLaughlin stated that the Village can make the business climate as good as it can be, but every businessman has to make their own decisions on how they will run their business.

President McLaughlin stated that numerous vacancies have been filled immediately after becoming vacant. For example; Boarders Books, there were bids submitted to the owner of that plaza because several businesses wanted to go into that location; Dominick's as soon as they move another groceries is moving in; the old Orland Theaters, Dave & Busters is locating there.

He continued that out of 10.5 Million square feet of retail in the Village, there is fewer than 5 percent vacant. The Village has made a very good business climate for businesses and these figures prove it. In the past two years of a terrible economy there have been 350 new businesses that have moved into Orland Park.

Paul Aubin – 13637 Cherry Lane also he is the Vice President of the Plan Commission - stated that this apartment building is a groundbreaker to foster further redevelopment in the area and could help ward off the effects of this terrible recession. The Village of Orland Park has a chance with this stepping-stone to have one of the finest downtown areas in the Southwest Suburbs.

James Ballie 13900 Salva Lane – Does not have any objections to the apartment building as long as the Village does not finance it. After this apartment is built the only jobs there will be is for an apartment manager and building maintenance worker. A better idea is to get corporations into the Village. This project is only 25 percent of the triangle, what will happen when other business come into build, will the Village be financing them also.

President McLaughlin stated that the intention is this project will be a success. Regarding the jobs, there is retail that will also be apart of this building.

Flaherty and Collins CEO David Flaherty stated there would be no subsidy housing; there is no subsidy being given to the Village to build this project.

Terrence Camodeca – Supports the project. People that are just starting out can not afford housing within Orland, the apartments will allow for people to remain in the Village by living in a nice apartment building.

George & Kathleen Shannon – Their concerns have already been stated and answered.

Mary Clark – 17475 Highwood Drive – Believes that the power point presentation explained everything thoroughly regarding this project. This is a good project and when it is completed the residents will be proud of it. Commissioner Liz Gorman does not speak for all the residents in Orland Park and defiantly does not speak on Ms. Clark's behalf. There are many residents that are not in attendance of this meeting tonight, because they are in favor of this project. The public that is present tonight are the ones that are against this project. There are many wonderful building and programs in Orland Park and she is proud to be apart of this community.

Ms. Clark stated that regarding the taxes within Orland Park, every resident that filled out the paperwork did receive a tax rebate for several years, and she was sure no one sent it back. Her house is comparable to homes of friends in other communities who are paying a lot more in real estate taxes than she is.

Jack Craven – 11548 Kiley Lane – Stated this project seems to have good plans and is a good vision. But he does not support this project. There is too much at risk and this is too big and aggressive of a project. He requested his concerns be addressed from the developer in regards to financial transparency on the project, multiple bankruptcies, due diligence reports.

Flaherty and Collins CEO David Flaherty stated that regarding transparency he has never been involved in a project that has been more transparent than this one. Everything is posted on-line which includes multiple studies along with every detail of this project. The bankruptcies were addressed earlier, this was not Flaherty and Collins that went bankrupt it was a separate entity in North Carolina that went bankrupt.

Village Manager Paul Grimes reported on the results of the financial due diligence report that was completed, the two bankruptcies that have been referenced and spoken about tonight appeared. There were no other financial stressed properties and the report concluded that this developer has the financial wherewithal to be able to execute on the terms that have been negotiated in the redevelopment agreement. A criminal background due diligence was also completed and nothing was found.

Flaherty and Collins CEO David Flaherty reported regarding the bankruptcies; one everyone was paid in full, the entire bankruptcy was resolved in a matter of months. The other is a high-rise condominium development in Indianapolis.

Flaherty and Collins lost a lot of money they worked with the banks and others involved, this was not a good deal for anyone involved.

Bob Siegel – 14842 West Avenue – Regarding future parcels in the Main Street Triangle he suggested that the Board give residents advance information on the different projects.

Dominic Tocci -14220 Terry Drive – Asked who will be responsible for the demolition of the Orland Park Plaza and what will the cost be. He is proud of Orland Park, but scared that the Village will be financing this project in this poor economy.

Village Manager Grimes stated that will be the Village's responsibility. The estimated cost for the entire demolition will be in the area of \$600,000 for the entire demolition.

Thomas Madeja – 13814 Woodridge Brentwood Subdivision – Does not support this project. He does not believe the Village should finance this type of project.

Laverne Koch – 8335 Bob-O-Link Court – Her concerns have already been stated and answered.

Kathy Bahnaman – 11904 Cormoy Lane – Does not want the Village of Orland Park to go into debt.

Andrea Borucke – 8146 Seminole Court Golf View Subdivision – Is dismayed with this project. She questioned the large redevelopment project in Willow Springs that sits vacant of both residential and commercial tenants. She fears her real estate taxes will go up.

President McLaughlin stated that he visited the Willow Springs project today and spoke with the sales persons in the Condo building. This building is not empty as reported; they have a few vacancies, and are selling about one condo a month. The sales person did say she receives many inquires asking if these units are for rent. There is currently a strong rental market.

Margie DelFaveiro – 15220 Bayberry – Complained that her home was reassessed much lower than what she has paid for it. Does not support this project.

Madelyn Flaherty – 11850 Cormoy Lane – She stated that she is not related to the developer. Orland Park is more a family community rather a younger community. She is concerned about parking in that area. She does not believe that younger people can afford this type of rent.

Roxy Pyk – 16721 Paul Court - Questioned when the comparable buildings in

Lombard, Evanston, was built. Also she asked what the occupancies are in those buildings.

Flaherty and Collins CEO David Flaherty reported those buildings were completed 3 to 4 years ago and were being leased during the beginning of the economy falling. There is a property called the Residence of the Grove near Downers Grove which was completed in 2008 it is 97 percent occupied.

President McLaughlin explained that this project is not just for any one group of people, for example those who only work downtown or young professionals. Silver Cross Hospital is opening soon along with other businesses in the region (Tinley Park, Frankfort, Joliet, etc.) with many employees that may want to live in the suburbs, but do not want to put a down payment on a home at this time and may enjoy going downtown on the weekends. There is a strong market currently for high-end rentals. This is a desirable location and building with a lot of amenities for everyone.

Gail Hefka – 17257 Lakebrook Drive – Against the project. Fears this vision if it fails will be at the tax payer's expense.

Kim Huladek – Orland Park resident - Against the project. Believes rent is too high. Stated that renters are transients and do not rent apartments for 27 years as homeowners do.

Arnold Gacki – 18228 Hidden Valley Drive – Against the project. Spoke about the Bond Issuance.

Janice Flury – Against the project. Spoke about financial risks. She read some points of concern to her from the Kane McKenna review report and Village Manager Grimes addressed those concerns.

Jack Leonard – 9310 Kilrae Drive – Asked if the Village knew about Flaherty and Collins recent major law suits in the past ten months.

President McLaughlin stated yes.

Flaherty and Collins CEO David Flaherty stated the Village of Orland Park has done more due diligence on their company than any other project. One law suit is being handled by their Insurance Company due to a fire.

Mr. Jennings – 14401 Country Club Lane – Was no longer present at the meeting.

John Paul – 9161 Wheeler Drive and a Plan Commission Member - This project does make scenes. Upscale apartments are marketable. This is a safe and good community to live in.



Bob King – Was no longer at the meeting.

**NO ACTION** was required.

**ADJOURNMENT - 10:25 PM**

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

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

**Nay:** 0

/nm

APPROVED:

Respectfully Submitted,

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**David P. Maher, Village Clerk**