

# 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, August 17, 2015

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., Patricia Gira,  
Carole Griffin Ruzich, Daniel T. Calandriello, and Michael F. Carroll*

**CALL TO ORDER/ROLL CALL**

The meeting was called to order at 7:08 PM.

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

**VILLAGE CLERK'S OFFICE****2015-0488 Approval of the August 3, 2015 Regular Meeting Minutes**

The Minutes of the Regular Meeting of August 3, 2015, 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 3, 2015.

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

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

**Nay:** 0

**Abstain:** 1 - Trustee Dodge

**PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS****2015-0480 Public Arts Commission - Appointments**

President McLaughlin appointed Carrie Carlson and Susan Linn to the Public Arts Commission.

I move to approve the appointments by President McLaughlin of Carrie Carlson and Susan Linn to the Public Arts Commission.

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

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

**Nay:** 0

**2015-0479 Museum Development and Advisory Board - Appointments**

President McLaughlin appointed Elizabeth Grad Christofylakis, Eileen Neary and Thomas Dubelbeis to the Museum Development and Advisory Board.

I move to advise and consent to the appointments by President McLaughlin of

Elizabeth Grad Christofylakis, Eileen Neary and Thomas Dubelbeis to the Museum Development and Advisory Board.

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

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

**Nay:** 0

#### **2015-0496 Play Ball Month - Proclamation**

President McLaughlin issued a proclamation declaring the month of August, 2015 as "Play Ball Month" in the Village of Orland Park.

**This was a proclamation, NO ACTION was required**

#### **2015-0422 Community Pride Awards - Presentations**

President McLaughlin presented Community Pride Awards to Orland Park residents who play for Providence Catholic High School baseball team in recognition of their winning the state championship.

Providence is the first large Illinois high school team in 56 years to win consecutive state titles and only the third high school in Illinois history to win back to back titles in baseball.

**NO ACTION was required**

### **CONSENT AGENDA**

#### **Passed the Consent Agenda**

**A motion was made by Trustee Griffin Ruzich, 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 Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and President McLaughlin

**Nay:** 0

#### **2015-0486 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 July 31, 2015 in the amount of \$1,143,846.73.

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

**2015-0487 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 4, 2015 through August 17, 2015 in the amount of \$3,144,161.64.

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

**2015-0448 2015 Water and Sewer Rate Study Consultant - Approval**

On June 9, 2015, the Village issued a Request for Proposals for comprehensive water and sewer rate study services. Seven firms, listed in the attachment, responded to the Request for Proposals. After a detailed review of the submitted proposals, three firms were selected for the interview process.

Based on interviews and reference checks, staff determined that Municipal & Financial Services Group (MFSG) was the most qualified firm to prepare the comprehensive study. MFSG has extensive experience conducting utility rate studies for other local municipalities, thus giving them a familiarity with the unique financial pressures related to the purchase of water and the maintenance of the delivery infrastructure in our area. In addition, MFSG provided these services to the Village in 2007 and is familiar with the Village's cost drivers and rate structure. The Excel rate model developed by MFSG during the prior study is still utilized by staff to analyze and adjust the Village's utility rates on an annual basis. As part of the upcoming rate study, MFSG will be developing a new Excel rate model, using many of the same processes and functions that are in the current rate model, but enhancing the usability will be the incorporation of a dashboard menu that we can utilize to perform sensitivity analyses. Of the three finalists, MFSG bid the lowest price for the complete scope of work requested by the Village, including an analysis of revenue requirements, cost of service considerations, and rate methodologies for the water, sewer and storm sewer utilities.

Staff recommends that Municipal & Financial Services Group be awarded the contract for preparation of a comprehensive water and sewer rate study. The not to exceed fee for this study is \$45,400.

I move to approve accepting the proposal by Municipal & Financial Services Group for the preparation of a comprehensive water and sewer rate study at a cost not to exceed \$45,400.

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

**2015-0472 Board Room Technology Purchase - Approval**

Funds were budgeted to add a permanent video display system to the Village Hall Board Room. The proposed system will include a projector that will be permanently affixed to the wall on the east side of the Board Room which will project video images to a larger screen on the west side of the room. In order to overcome the natural lighting in the Board room, this projector will produce a brighter and higher resolution picture, and will require a special lens to cover the distance across the room. The new screen will be retracted electrically. This equipment can be installed and configured by staff.

The new system will allow for a wireless system that visitors can use to present computer presentations to the Board without having to wire their laptops to a projector. In addition, a permanent computer will be part of the system for staff presentations when private networking is needed. Private uses would include such things as budget display, GIS maps, and other internal applications. Additionally, an Apple TV device will be installed to accommodate iPad related presentations. These parts of the system (computer and wireless components) have already been procured and are not part of this request.

Three quotes were obtained in order to achieve competitive pricing. The quotes include a high Lumen projector, lens and a 96" wide 16:10 format electrically-controlled screen. The lowest of the three quotes for the system is \$5,997 from Tierney Brothers of Minneapolis, Minnesota.

This was originally budgeted in 2014 at \$13,000 for television screens. After further evaluation it was determined that one large projector would be more beneficial at a cost of \$9,339, which was rolled over to 2015. This item is coming in at a lower cost than originally estimated.

I move to approve the purchase of projection equipment components from Tierney Brothers of Minneapolis, Minnesota in an amount not to exceed \$5,997.

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

**2015-0449 Disposal of Village Cell Phone Equipment - Ordinance**

Staff is requesting that the Village declare the disposal of Village cell phone equipment as surplus property and to dispose of this property through Municibid.com (online auction). These items are no longer necessary or useful for the Village of Orland Park.

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

In the event that two (2) attempts have been made to sell said property, and that no bids have been received equal to the minimum price, the property shall be either

donated or scrapped as determined by the Village Manager.

I move to pass Ordinance Number 5011, entitled: AN ORDINANCE AUTHORIZING DISPOSAL BY PUBLIC AUCTION OF PERSONAL PROPERTY (81 USED CELL PHONES) OWNED BY THE VILLAGE OF ORLAND PARK, ILLINOIS.

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

**2015-0460 2015 Road Improvement Program - Additional Funding**

On May 18, 2015, the Village Board approved the bid for Austin Tyler to perform work for the 2015 Road Improvement Program.

The 2015 road program is currently engaged in the repair of streets in the following neighborhoods: Heritage Estates, Caro Vista, Brighton Court, Country Club Estates, Ishnala 7, and Eagle Ridge Subdivisions. Work in these areas will include pavement related repairs to deteriorated/hazardous sidewalks and curb/storm sewer structures that are being repaired or replaced on an "as needed" basis. The road program will also complete pavement overlays for John Humphrey Drive and Fun Drive. The road program is also upgrading all non-compliant sidewalks within the 2015 repair areas to comply with current ADA standards.

The estimated bid amount for the neighborhood road improvement and reconstruction projects was \$5,574,325.80. The Austin Tyler Bid came in under budget at \$5,075,845.66 for an estimate-to-bid savings of \$498,480.00.

Based on projected progress and costs, it is apparent that there will be some notable cost savings from the programmed work. The work programmed for the awarded Austin Tyler bid for \$5,075,845.66 is tracking at an actual cost of approximately \$4,995,846 for a bid-to-actual cost saving of \$80,000. This bid-to-actual savings, plus the estimate-to-bid savings equates to approximately \$578,480.

Staff is requesting approval to utilize these program savings to expand the Road Improvement Program to include the Eagle Ridge Subdivision Townhomes project area (the adjacent townhome section of Eagle Ridge south of Eagle Ridge Drive, including 183rd Street from Orland Parkway to the recently paved 104th Avenue), and 158th Courts (east and west of 78th Avenue). Anticipating savings within the 2015 Road Program, these project repair areas were not included in the Village's 5-Year Road Program Priority list, scheduled to be implemented in 2016, as it was anticipated that these would be completed with the 2015 work.

Staff met with the contractor (Austin Tyler Construction) to discuss costs for including the additional work areas to the existing contract. Taking advantage of the unit pricing under the current road program bid, the additional project areas would cost approximately \$575,000 to complete.

It is staff's recommendation that the 2015 Road Improvement Project contract with Austin Tyler Construction of Elwood, Illinois, be increased in the amount of \$495,000.00 to include and complete additional project repair areas.

I move to approve the use of program savings in the amount of \$495,000 to the 2015 Road Improvement Program contract with Austin Tyler Construction Company of Elwood, IL for the completion of additional road improvement areas at current contract unit prices.

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

**2015-0466 Replacement Vehicle - Bid Award**

The 2015 Fiscal Year Budget has a Board approved line item for the purchase of one (1) replacement van for the Building Maintenance Division. This is a rebid of the one ton extended length cargo van that had no bidders in April of this year due to the manufacturer's production schedule. Legal notice was provided in the Daily SouthTown newspaper on Thursday, July 9, 2015. Four (4) sealed bids were opened by the Village Clerk's Office on Thursday, July 23, 2015. Upon review of the bid documents the lowest bidder, Advantage Chevrolet of Hodgkins, Illinois (\$34,589.00) was determined after consultation with legal counsel to be non-conforming and therefore rejected. Ray Chevrolet of Fox Lake, Illinois, was the lowest responsive bidder who met all of the specifications as written.

Therefore, staff recommends the purchase of one (1) 2016 Chevrolet Express 3500 Cargo Van with aftermarket equipment at a cost not to exceed \$34,916.00. That is \$10,084.00 under the allocated budgeted amount. Ray Chevrolet can deliver the van 120 days after receipt of order.

I move to approve to accept the bid for one (1) 2016 Chevrolet Express 3500 with aftermarket equipment to Ray Chevrolet of Fox Lake, Illinois, in an amount not to exceed \$34,916.00.

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

**2015-0467 Water Meter Recommendation**

In 1996, the Board decided to switch from the Badger meter manufacturers to Sensus meters. The standard meter used for small residential and commercial installation is the ¾" and 1" SR and SR11 meters. These brass meters use mechanical measuring chambers with electronic registers to display and transmit meter readings. Due to recent IEPA regulatory changes, brass meter manufacturers can only sell "lead free" meters. These meters are more expensive than the previously manufactured brass meters that contained lead. Meter reading technology has also changed with the introduction of the lower cost iPerl meter with composite flow tube construction, fully electronic and non-mechanical meter.

The iPerl meter, with no moving parts, uses magmeter (electromagnetic) flow metering technology to measure the flow of water. The measuring capability is as low as .03 gallons per minute (gpm) up to 55 gpm. While malfunctions can occur in any meter reading system, several self-diagnostic alarm capabilities are included that are not available in mechanical meters. These include; battery alarm, EMF failure and predictive battery life alarm. In addition to the self-diagnostic features, several other capabilities include empty pipe, low and very low battery, low battery voltage, leak detected, reverse flow, magnetic tamper, and high temperature, along with various other self-diagnostic alarms.

When used in conjunction with the recently installed FlexNet™ meter reading network and SmartPoint transmitters, the opportunity for a robust customer portal becomes available. Depending on the provider chosen to implement the portal, customers can directly access their consumption and billing information and receive alerts via multiple communication methods including email, text and phone. Customers could set their own thresholds regarding the amount of money or water they don't want to surpass during a billing period, and be notified directly about potential leaks in their system.

In 2013, the Public Works Utility Division initiated a trial installation of iPerl meters in the Sheffield Square Subdivision. To date, more than 60 meters have been installed with minimal problems. Earlier this year, a random sampling (15%) of meters were removed from service and sent to an independent firm for accuracy testing. All were found to be within American Water Works Association (AWWA) standards. Additionally, several communities were also surveyed regarding their experience with iPerl meters.

Current pricing of the iPerl is \$105.00 for the ¾", \$159.00 for the 1" with a twenty year warranty versus \$148.00 for the ¾" SRII and \$195.00 for the 1" SRII with a ten year warranty. Initially, iPerls would be installed on all new construction and replacement of existing defective meters only. Within the next few years, based on the random testing of existing meters, a conversion program will be established based on funding availability.

The Village has over 20,000 meters that will need to be replaced over the next several years. iPerl meters cost less than the alternative SR & SRII brass replacement meters. Installing iPerl meters could yield a cost savings to the Village of \$43.00 for every ¾" meter and \$36.00 for every 1" meter replaced and/or installed. There has been \$85,000 budgeted for water meters for FY2015.

I move to approve to authorize staff to use Sensus iPerl water meters for all new and replacement water meter installations.

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



**2015-0457 Replacement 15 Passenger Van - Bid Award**

The 2015 Fiscal Year Budget has a Board approved line item for the purchase of one (1) replacement van for Police Department. Asset# V0075 is a 1996 Ford van known as the Police Departments D.A.R.E van.

Legal notice for a replacement van was placed in the SouthtownStar newspaper on Friday, June 05, 2015. Four (4) sealed bids were opened by the Village Clerk's Office on Monday, June 29, 2015. Currie Motors Fleet of Frankfort, Illinois, was the lowest responsive bidder. Currie Motors Fleet can deliver the van in 120 days after receipt of order.

I move to approve the purchase of one (1) 2016 Ford Transit Wagon from Currie Motors Fleet of Frankfort, Illinois, in an amount not to exceed \$30,752.00.

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

**2015-0458 Disposal of Village Equipment - Ordinance**

The Village's Public Works Department is requesting that the Village declare the following equipment described in the attached document in the Board packet and in Legistar as surplus property and to dispose of through Public Surplus.com (online auction). These items are no longer necessary or useful for the Village of Orland Park.

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

In the event that two (2) attempts have been made to sell said property, and that no bids have been received equal to the minimum price, the property shall be either donated or scrapped as determined by the Village Manager.

I move to pass Ordinance Number 5012, 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.**

**2015-0461 Southwest Conference of Mayors Municipal Auction - Ordinance**

The Village is participating in a public municipal auction to be conducted at Orland Park Public Works 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 ordinance identifies the items to be sold at this year's auction. The auction will be held on Saturday, September 26, 2015.

I move to pass Ordinance Number 5013, 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.**

**2015-0476 Street Light Repairs - Proposal**

Public Works is responsible for the repair of street lights throughout the Village that are inoperative for a variety of reasons including underground faults, vehicle knock-downs, pole damage and inoperable internal components. When known, a responsible party causing the knock-down will be billed for street light pole repairs. In some instances contractors are used to facilitate repairs which are beyond the capability of Public Works staff and equipment.

To assist with repairs and replacement of several street light poles, staff solicited proposals from vendors with experience in street light pole repairs. The firms of Edward Electric of Orland Park, IL and Rag's Electric of Darien, IL submitted proposals. The Village needs to repair/replace two 50-foot street light poles and two 30-foot street light poles. Rag's Electric proposal for the pole repair/replacement work is \$8,910.00 with Edward Electric's proposal being \$6,450.00.

Edward Electric of Orland Park, IL provided the lowest overall proposal cost for the repair work. Staff recommends that the proposal submitted by Edward Electric Company of Orland Park, IL be accepted for street light repair and replacement work. Any associated cable fault repairs will be performed on a time and material basis in an amount of approximately \$3,000.

I move to approve to accept the proposal from Edward Electric Company of Orland Park, IL for street light pole repair/replacement work and as-needed cable fault repair at a cost not to exceed \$9,450.

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

**2015-0473 163rd Street (Saratoga Place) Storm Water Improvement - Proposal**

The Saratoga Place Subdivision (also known as Hummingbird Hill Subdivision) (163rd Street) Storm Water Improvement Project is a continuation of the work performed as part of the Flood Risk Reduction Study completed by Christopher B. Burke Engineering, Ltd. (CBBEL). Rain events on April 17-18, 2013, solidified the need to advance this project. The collection of field survey data was completed July-August 2013. Hydrologic and hydraulic models were developed showing the existing conditions. Evaluation has identified blocked and/or poorly defined overland flow routes in the area. Recommendations were presented to staff for evaluation in August-September 2013.

The proposed improvements consist of flood-proofing residential structures, site

regrading and modifications to the existing drainage system. These improvements and modifications are designed to reduce the ponding currently occurring on the property resulting in overland flow into homes. The Village will complete the installation of the proposed additional storm sewer inlet as part of Public Works' storm water infrastructure/maintenance budget.

To facilitate the completion of flood-proofing residential structures and site regrading, the Village requested proposals from three (3) landscape companies: Carlin-Moran Landscape, Inc. of Tinley Park, IL, Mid America Landscaping of Mokena, IL, and Emerald Site Services of Frankfort, IL. Mid America Landscaping did not respond to the request to submit a proposal. Carlin-Moran Landscape submitted a proposal for \$6,520, while Emerald Site Services submitted a proposal for \$39,850. Staff is confident that Carlin-Moran Landscape is able and qualified to complete the work as requested. Carlin-Moran plans to reuse the existing sod and use the dirt from the swales against the building foundations. A contingency amount of \$2,000 is being requested to deal with the unknown impacts during excavation of the swale.

Staff met with board members of Hummingbird Hill Townhome Association to review the proposed improvements and to discuss the intended outcomes. Staff also presented and discussed potential cost sharing options with the Hummingbird Hill Townhome Association. This discussion is ongoing.

I move to approve to accept the proposal from Carlin-Moran Landscape, Inc. of Tinley Park, IL for work related to the 163rd Street (Saratoga Place) Storm Water Improvement for a not to exceed cost of \$8,520.00 (including \$2,000 contingency).

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

**2015-0459 Maycliff Subdivision Storm Water Improvement Easements - Ordinance**

As part of the Maycliff Subdivision Storm Water Improvement Project, several easements are needed for the installation of the proposed piping. The Village is acquiring twelve (12) temporary construction easements, on the following twelve (12) properties per the attached ordinance and easement documents. The total costs to date for the easements are \$11,905.40.

- a) 8641 W. 143rd Place; at a cost of \$1,200.00
- b) 8640 W. 144th Place; at a cost of \$1,250.00
- c) 8641 W. 144th Street; at a cost of \$1,200.00
- d) 8649 W. 144th Place; at a cost of \$1,252.70
- e) 8650 W. 144th Place; at a cost of \$850.00
- f) 8640 W. 144th Street; at a cost of \$1,200.00
- g) 14329 S. 87th Avenue; at a cost of \$800.00
- h) 14409 S. 87th Avenue; at a cost of \$800.00
- i) 14345 S. 87th Avenue; at a cost of \$850.00
- j) 14427 S. 87th Avenue; at a cost of \$900.00

- k) 14337 S. 87th Avenue; at a cost of \$800.00
- l) 14435 S. 87th Avenue; at a cost of \$802.70

I move to pass Ordinance Number 5014, entitled: (ORDINANCE AUTHORIZING ACCEPTANCE AND EXECUTION OF TEMPORARY CONSTRUCTION EASEMENTS AND PAYMENT OF COMPENSATION THEREFOR (MAYCLIFF STAGE 1 STORMWATER PROJECT))

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

#### **2015-0420 2015 Land Development Code Amendments II**

The second round of Land Development Code Amendments for 2015 is presented in the attached Amendment Report to the Plan Commission. The Amendment Report contains various amendments to the sections identified above.

The Amendment Report contains the full narrative explanation for each amendment followed by the respective Code changes.

Language with a strike-out (strike out) indicates elimination from the Code. Language that is italicized and in red (red) indicates proposed addition to the Code.

The following is a short summary of the proposed amendments.

##### **Outdoor Dining Regulations**

This update is intended to make consistent our outdoor dining regulations across all sections of the LDC and Village Code, as well as modify the requirements for fencing to be less strict and add more options to delineate the boundaries around those areas.

The key modifications include:

1. Allow for fences, walls, landscaping or similar barriers to delineate at least 50% of the dining area; and
2. Change the minimum height from 42 inches to 24 inches and set the maximum height at 48 inches.

##### **Offsite Vehicle Storage**

The purpose of this modification is to allow car dealerships located within the Village's General Business District (BIZ) the opportunity to maintain off-site storage of their inventory in the Manufacturing District (MFG). The existing regulations for outside storage, such as screening, will remain applicable. In addition, it is recommended that review and approve this use be done via the Appearance Review process since it is contemplated that some of this activity will

be temporary in nature based upon seasonal inventory cycles.

The associated conditions include:

1. The vehicle storage area shall not be open to the public;
2. No signage shall be allowed that advertises the BIZ General Business District business establishment or contents of the vehicle storage area; and

I move to approve the Land Development Code amendments for Sections 6-206, 6-207, 6-208, 6-210, 6-211, 6-212, 6-302, and 6-310, and to approve the amendment to Village Code Section 3-2-4, as presented in the attached Amendment Report titled "2015 Land Development Code Amendments II Amendment Report to the Plan Commission", prepared by the Development Services Department and dated July 14, 2015.

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

**2015-0437 Village Code Amendment Title 9 Chapter 7 Parking - Resident Only Parking Tow Zone and Valet-Only Parking - Ordinance**

On August 3, 2015, the Village Board of Trustees approved amendments to the Village Code regarding parking. Specifically, the amendments seek to establish the capability to tow unauthorized non-resident parked vehicles in resident-only parking areas and update parking regulations on 143rd Place for valet-only parking in the Old Orland Historic District.

This is now before the Village Board of Trustees for consideration of the ordinance.

I move to pass Ordinance Number 5015, entitled: AN ORDINANCE AMENDING TITLE 9, TRAFFIC, CHAPTER 7, STOPPING, STANDING AND PARKING REGULATIONS, SECTION 8, RESIDENTS PARKING ONLY, OF THE VILLAGE CODE OF THE VILLAGE OF ORLAND PARK

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

**2015-0503 2015 Land Development Code Amendments II - Village Code Ordinance**

On August 17, 2015, the Village Board of Trustees approved the second round of 2015 Land Development Code Amendments for Village Code Section 3-2-4.

This is now before the Village Board of Trustees for consideration of the ordinance.

I move to pass Ordinance Number 5016, entitled: AN ORDINANCE AMENDING THE VILLAGE CODE OF THE VILLAGE OF ORLAND PARK, AS AMENDED (Section 3-2-4)

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

**2015-0501 2015 Land Development Code Amendments II - LDC Ordinance**

On August 17, 2015, the Village Board of Trustees approved the second round of 2015 Land Development Code Amendments for Sections 6-206, 6-207, 6-208, 6-210, 6-211, 6-212, 6-302, and 6-310.

This is now before the Village Board of Trustees for consideration of the ordinance.

I move to pass Ordinance Number 5017, entitled: AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE VILLAGE OF ORLAND PARK, AS AMENDED (Sections 6-206, 6-207, 6-208, 6-210, 6-211, 6-212, 6-302, and 6-310)

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

**ECONOMIC DEVELOPMENT STRATEGY AND COMMUNITY ENGAGEMENT****2015-0478 Telephone Town Hall Meeting - Discussion Only**

Trustee Dodge explained to the Board that the Telephone Town Hall Meeting is designed to enable residents to share their opinions and engage with local government. Research shows that less than 20 percent of residents contact their elected officials and less than 25 percent of residents attend board meetings. To that end, the Village of Orland Park sees the Telephone Town Hall meeting as a way to further its commitment to civic engagement by bringing local government to the residents. We make the village more open and accountable by going directly to residents with a frank discussion on key issues, addressing in real-time their questions and minimizing misinformation that may be circulating regarding village operations.

Topics:

- An update on LaGrange Road construction and the village's Road Improvement Program
- Brief look at how the village stands financially
- Brief facts on village safety (if crime & safety comes up)

Key Points:

The village will contract with Jaimey Sexton of The Sexton Group (TSG), to host an hour-long telephone town hall meeting. The meeting is set for Thursday, September 10, 7-8 p.m. The town hall meeting will be led by Mayor Dan McLaughlin with Trustee James Dodge, Village Manager Paul Grimes, Director John Ingram and Kurt Corrigan present to assist. The meeting will take place at the village, with the Office of Public Information manning the phones in the PIO office.

--TSG provides the telephone call list to land lines only; village retains for future meetings

--A potential pre-invite call several days before meeting weeds out any nonworking telephone numbers

--Roughly 20,000 residents are called simultaneously in minutes

--Residents receive a phone call with a pre-recorded message from the mayor moments before the meeting starts, inviting them to stay on the line

--For residents not home, a different pre-recorded message is left on answering machines, inviting residents to call back to join meeting

--Three attempts will be made to reach residents who do not pick up initially

--TSG provides the village with a call-in number to allow cell phone users to participate

--Residents with questions on the night's topics can press star to be entered into a queue

--TSG suggests one screener for every 5,000 callers. PIO will have 4-5 screeners

--Callers with similar questions will be clustered together on TSG interface

--The mayor will take all questions live from each resident, similar to a call-in radio talk show

--TSG handles entering all callers with their contact info and question into the system

--Residents unable to get through due to time or residents with questions unrelated to the night's topics stay on the line at the end of the meeting to leave a message

--TSG provides a multi-tab spreadsheet with all call stats, including average time residents stayed on the call, questions asked and audio of the town hall meeting and all voice mails

--PIO has budgeted for three telephone town hall meetings for FY15

--Publicity for the meeting will go out on social media, constant contact, a cable slide for TV-4, as well as a formal press release to local newspapers

--TSG provides a virtual dry-run mock call with PIO prior to event.

**Costs:**

Estimate for approximately 20,000 dials	-	\$2,750
One-time call list to be used for all future calls	-	\$ 500
In-bound, call-in number (\$0.06/min)	-	Max \$ <u>300</u>

TOTAL: \$3,550

**This item was for discussion only, NO ACTION was required.**

**DEVELOPMENT SERVICES, PLANNING AND ENGINEERING****2015-0515 University of Chicago Medical Center (UCMC) - Ground Lease & Declaration - Approval & Ordinance**

Village Manager Grimes stated that before the Board tonight culminates over two years of negotiations with the Village's friends at the University of Chicago Medical Center. Staff is very pleased to present this agreement for approval and be able to move forward to the next steps on this project.

Director of Development Services Karie Friling reported that on May 4, 2015, the University of Chicago Medical Center (UCMC) and the Village of Orland Park (VOP) approved a revised Ground Lease Letter of Intent (LOI) for the development of a multi-story, multi-tenant Ambulatory Care Center. The Center will consist of approximately 108,000 gsf (four floors) with an associated drive-through pharmacy on the first floor and a 207 surface parking lot immediately north and adjacent to the proposed office building. The initial phase of the project will include the build-out of the first three stories. The 4th story will come later and potentially include an outpatient surgical center. Also included in the project is an above-ground parking deck with at least 513 spaces that will be constructed immediately west over the proposed Jefferson Street. Lastly, infrastructure and road improvements (Jefferson Street and "B" street) will also be completed as part of the overall project.

At this time, the VOP and the UCMC have come to an agreement on specific terms as outlined in the Ground Lease and its companion document, the Declaration of Easement and Reciprocal Easement. Taken together, these agreements constitute the official contract between the VOP and UCMC to deliver the various project components.

Upon approval of the lease agreement, UCMC anticipates starting construction this fall, with completion in the fourth quarter of 2016. Village work will commence later this year, with completion in the fourth quarter of 2016. The UCMC has already been through the entitlement process and has received their Certificate of Need from the State of Illinois.



**Major Deal Terms**

The UCMC will construct their building and building-related site costs.

The VOP will construct the surface parking lot (207) and the parking garage (513) and associated site costs. The parking garage will also include a 12,000 sq. ft. restaurant attached to the North side of the parking deck. The shell of the restaurant will be built along with the parking deck. The UCMC will contribute \$10,619,730 towards construction of the parking deck. They will also pay a pro-rata share of the maintenance costs of the parking deck.

The surface parking lot (North of UCMC building) will be available for public parking on nights and weekends. The parking deck will be a publicly owned deck, with restricted parking for UCMC employees on the two top floors (175 spaces) during normal business hours.

The surface parking lot must be completed by the VOP by October 1, 2016. The parking deck must be completed by the VOP by December 31, 2016.

The VOP will construct all public infrastructure (utilities, landscaping, etc.) and Jefferson and "B" Street (the proposed east-west connector street). The VOP, as the landlord, must also provide utilities (gas, electric, water, sewer) to the building.

The ground lease is for 25 years, with ownership transferring in year 26. UCMC will pay VOP \$770,000 for each of the first 15 years. Thereafter, UCMC will pay \$750,000 in year 16 and every year after the amount will be reduced by \$20,000. The total lease payments for the 25 year term are \$18,150,000.

If UCMC building is assessed real estate taxes, then the lease payments will be reduced per the terms of the agreement. However, in no event will lease payments fall below \$250,000.

The VOP is responsible for the costs associated with the architectural changes to the UCMC building tower, which is estimated at approximately \$160,000. This amount has been deducted from UCMC's parking deck monetary construction contribution.

The VOP is responsible for any environmentally contaminated soils that may be encountered during construction, and Shell is still responsible for any gas station-related environmental issues associated with the former station located at the NW corner of 143rd and LaGrange Road (applicable under the VOP current agreement with Shell).

UCMC proposes to have a 13,200 sq. ft. retail pharmacy on the first floor. They are currently finalizing an agreement with CVS for this space, including a drive-through pharmacy on the West side of the building. However, in the event they do not reach agreement with CVS, they have the right under the terms of the

lease, to operate an UCMC owned pharmacy on the first floor.

**Budget Impact**

The attached spreadsheet to the Board packet and in Legistar summarizes the financial impact to the VOP, including both expenditures and projected revenues. The UCMC is estimated to generate \$22,096,500 in revenue for VOP over the term of the agreement. Additionally, the restaurant attached to the parking deck is estimated to generate an additional \$7,525,000 in revenues over the same period.

The VOP capital expenditures for this project are estimated to be approximately \$8,665,000. This includes the UCMC parking lot, the VOP share of the parking garage, utilities and grading, the restaurant shell, construction of Jefferson & "B" street, and professional services fees. Some of these funds are currently budgeted in the 2015 CIP; however, an additional amount of \$5.8 Million will need to be budgeted in the 2016 CIP.

**Public Benefit**

There are numerous direct and indirect public benefits to this project. Typically, public/private redevelopment deals are evaluated on the ratio of public/private (p/p) investment. In this case, UCMC is investing over \$65 Million in their project in Orland Park. This would equal a p/p ratio of 1/7.5, indicating that for every dollar of public money spent, the private sector is spending \$7.50. Similarly, as it relates to public expenditures, the ratio is 1/3.42 - for every public dollar spent, the VOP will receive an additional \$3.42 in revenue.

An additional public benefit is the UCMC investment in the public parking deck. UCMC is investing more than \$10.6 Million, or approximately 75% of the total cost of the parking deck. This parking deck will provide public parking for the entire downtown area and for future phases of development as well.

The UCMC project will employ approximately 175 (125 f/t & 50 p/t) doctors and associated medical staff. Additionally, UCMC estimates that approximately 161,000 visitors a year will come to Orland Park and the downtown area to receive healthcare services. This additional daytime population will help drive value for future phases of the development and will also result in additional indirect revenues (sales tax) being received by the Village of Orland Park.

Lastly, a large portion of the Village investment includes public infrastructure and construction of the roadways. These costs for public infrastructure were always planned to be paid by the Village; the UCMC project, however, is causing these costs to be pulled forward into FY2016.

UCMC Vice President, Facilities Planning, Design and Construction Marco F. Capicchioni and Vice President, H.S.A. Commercial Real Estate Tim Blum was present to answer questions.

President McLaughlin agreed with what Village Manager Grimes and Director Friling stated earlier that this has been a two year on-going negotiating effort and there have been numerous discussions with the Village Board on this project. He thanked staff and UCMC for all the discussions and compromises made to get this agreement completed.

Trustee Fenton – Thank staff for all their hard work on this premier project. She as well as the entire Board is looking forward to the ground breaking and for this project to get started.

Trustee Dodge – Thanked staff and the folks at UCMC for their flexibility to make this project possible.

President McLaughlin - Wished there were more members of the public in attendance at tonight's meeting. He stated that occasionally he will hear comments from local residents or business owners that the Triangle must not be successful because that entire area is not filled up yet. This couldn't be farther from the truth. This area could have been sold in an instant to a so called "big box" company or a "strip-mall", however the Board has rejected those offers. The Board has held fast with its vision and UCMC fits the vision of what should be going into this area of the Triangle to make it a premier area in the Village of Orland Park.

Village Attorney E. Kenneth Friker stated that because this item is a redevelopment in a TIF area and it involves the lease and ultimate conveyance of the property to the University of Chicago, there must be an ordinance passed.

I move to approve the Ground Lease and the Declaration of Easement and Reciprocal Easement between the Village of Orland Park, as Landlord and the University of Chicago Medical Center, as Tenant;

And

I move to pass Ordinance Number 5018, entitled: AN ORDINANCE AUTHORIZING A GROUND LEASE AGREEMENT AND A DECLARATION OF EASEMENT AND A RECIPROCAL EASEMENT BETWEEN THE VILLAGE OF ORLAND PARK AND THE UNIVERSITY OF CHICAGO MEDICAL CENTER IN REGARD TO THE DEVELOPMENT OF A MULTI-STORY, MULTI-TENANT AMBULATORY CARE CENTER, INCLUDING A PHARMACY AND A MULTI-LEVEL PARKING STRUCTURE, WITHIN A PART OF THE ORLAND PARK MAIN STREET TRIANGLE TIF DISTRICT, AND AUTHORIZING THE EVENTUAL TRANSFER OF TITLE, TO CERTAIN REAL PROPERTY CURRENTLY OWNED BY THE VILLAGE, TO THE UNIVERSITY OF CHICAGO MEDICAL CENTER IN RELATION THERETO

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

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

**Nay:** 0

## **FINANCE & INFORMATION TECHNOLOGY**

### **2015-0505 FY2015 Residential Property Tax Rebate - Ordinance**

Director of Finance Annmarie Mampe reported that beginning in FY2002 (checks mailed in March 2003) thru FY2014 (checks mailed in March 2015), the Village issued residential property tax rebates for 10 of the last 13 years in the total amount of approximately \$34.5 million. Due to the economic downturn and the effect this had on the Village's home rule sales tax revenues, as well as the significant amount of funding needed for various capital projects, the Village suspended the residential property tax rebate program for FY2009, FY2010 and FY2011.

The Village's FY2015 budget included a residential property tax rebate in the amount of \$2.2 million. Funding for the rebate comes from Home Rule Sales Tax collected by the Village, over and above the amount allocated for capital funding. Residents would receive the rebate in March 2016.

Approval is being requested for an ordinance that establishes the FY2015 property tax rebate program in the amount of \$2.2 million. The ordinance provides for a rebate of 2014 real estate property taxes paid by residential taxpayers in 2015.

The option to electronically submit an application will once again be available. Residents will have the option of having their rebate paid by check, by credit to their water bill account, or by bank account direct deposit. Residents will receive a postcard with application instructions in late October or early November. As in past years, staff will set up a Tax Rebate Phone Line that applicants can call if they have any questions related to the rebate program. In addition, staff will establish an e-mail address that applicants can send questions to. There will be a list of frequently asked questions listed on the Tax Rebate section of the Village's website. Rebate checks will be mailed, and bank account direct deposits and water bill account credits will be processed approximately the week of March 14, 2016, to the homeowner living at the address for which the real estate property taxes were paid.

Trustee Dodge asked what is being done to make this application process easier for Village residents, especially seniors.

Village Manager Grimes stated that residents are able to apply online and as this is done year after year, it makes it easier as people get use to this process.

Director Mampe explained that every effort is being made to automat and make this process as simple as it can be done. Two years ago it was offered for the tax rebate to be credited to the water bill account. Last year it was offered to receive bank direct deposit. By offering these alternatives rather than receiving a check in the mail from the Village, it helps staff time to not have to print checks and then mail them.

Trustee Dodge asked how will help be given to the senior that comes to the Village and cannot stand.

Village Manager Grimes stated last year a type of concierge service was available on four different dates as a one-on-one service, where staff was available to enter all the information in the computer for a resident along with the window service. If the Board would like to add additional dates for the concierge service, this can be arranged.

Trustee Calandriello would like staff to be aware of the cost associated with processing these rebates. As technically increases each year, the costs should be less to run this program.

I move to pass Ordinance Number 5019, entitled: AN ORDINANCE PROVIDING FOR REIMBURSEMENT OF \$2.2 MILLION OF THE VILLAGE SHARE OF REAL ESTATE PROPERTY TAXES PAID BY OWNER-OCCUPANTS OF RESIDENTIAL REAL ESTATE IN THE VILLAGE OF ORLAND PARK;

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

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

**Nay:** 0

**2015-0498 An Ordinance Providing for the Issuance for General Obligation Refunding Bonds, Series 2015A - Ordinance**

Director Mampe reported that the Village is refunding its remaining outstanding GO Bonds, Series 2007 in order to capture future interest cost savings. The sale of GO Refundings Bonds, Series 2015A will take place via a negotiated sale with Mesirow Financial, Inc. the morning of Monday, August 17th. The Series 2007 bonds were originally issued to fund a portion of the land acquisition and infrastructure construction costs within the Village's Main Street Triangle TIF. The estimated net present value interest savings to be realized by issuing the Series 2015A refunding bonds is approximately \$193,656, or 4.21%, of refunded principal. This savings amount is net of all issuance costs.

After the sale, the Ordinance will be completed with all pertinent information. Speer Financial, Inc. (financial advisor) and Chapman & Cutler (bond counselor)

will be delivering the completed documents to the Board for formal approval after the sale taxes place. Speer Financial and Chapman & Cutler will be available at the Board meeting to provide the Board with details of the sale and the actual savings amount to be realized by the refunding.

Both rating agencies, Moody's and Standard & Poor's, have reaffirmed the Village's bond rating for this issuance, as well as for the Village's overall outstanding debt; the Village's rating with Moody's is Aa1 and with S&P is AA+.

Vice President of Speer Financial, Inc. Barbara Chevalier gave a brief presentation and was available to answer any questions.

I move to pass Ordinance Number 5020, entitled: an Ordinance providing for the issuance of General Obligation Refunding Bonds, Series 2015A, of the Village of Orland Park, Cook and Will Counties, Illinois, AUTHORIZING THE EXECUTION OF A DEPOSITORY AGREEMENT IN CONNECTION THEREWITH AND PROVIDING FOR THE LEVY AND COLLECTION OF A DIRECT ANNUAL TAX FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS AND THE ABATEMENT OF A PORTION OF TAXES PREVIOUSLY LEVIED.

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

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

**Nay:** 0

## **MAYOR'S REPORT**

### **2015-0481 Amend Number of Liquor Licenses - Title 7 Chapter 4 - Ordinance**

Increase number of Class A liquor licenses from sixty-one (61) to sixty-three (63) for Wu's House restaurant, 16310 S. LaGrange Road and Mos Chinese Kitchen, 18062 Wolf Road.

I move to pass Ordinance Number 5021, entitled: AN ORDINANCE AMENDING TITLE 7, CHAPTER 4 OF THE ORLAND PARK MUNICIPAL CODE, REGARDING THE AVAILABLE NUMBER OF CLASS A LIQUOR LICENSES ISSUED BY THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS

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

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

**Nay:** 0

## VILLAGE MANAGER'S REPORT

### **2015-0513 Ratification of Collective Bargaining Agreement between the Village of Orland Park and IBEW Local 134 - May 1, 2015 through April 30, 2019**

Village Manager Grimes reported that the tentative agreement was recently reached with IBEW Local 134, which represents the Building Inspectors. This tentative agreement was ratified by the union membership and will cover the period May 1, 2015 through April 30, 2019.

I move to approve ratification of the collective bargaining agreement for the period May 1, 2015 through April 30, 2019 between the Village of Orland Park and IBEW Local 134;

And

To authorize execution of said agreement by the Village Manager.

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

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

**Nay:** 0

## BOARD COMMENTS

The entire Board congratulated University of Chicago Medical Center along with staff on their perseverance in getting the agreement completed. The amount of traffic this project will bring to existing businesses in the Village will be welcoming. It is nice to have this type of business being built in this area.

## EXECUTIVE SESSION

I move to recess to a Closed Executive Session for the purpose of discussion of a) approval of minutes; b) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees; c) collective negotiating matters between the village and its employees, or their representatives, or deliberations concerning salary schedules for one or more classes of employees; d) setting a price for sale or lease of village property; and e) 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 Carroll, that this matter be RECESS. The motion carried by the following vote:**

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

**Nay:** 0

**RECONVENE BOARD MEETING**

The roll was called to reconvene the Regular Meeting and Trustees Fenton, Dodge, Gira, Ruzich, Calandriello, Carroll and President McLaughlin were present.

Purpose of the Executive Session was for the discussion of a) approval of minutes; b) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees; c) collective negotiating matters between the village and its employees, or their representatives, or deliberations concerning salary schedules for one or more classes of employees; d) setting a price for sale or lease of village property; and e) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent.

**ADJOURNMENT - 9:25 PM**

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

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

**Nay:** 0

/nm

APPROVED:

Respectfully Submitted,

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**John C. Mehalek, Village Clerk**