

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)



## Meeting Minutes

Monday, February 19, 2018

7:00 PM

Village Hall

## Board of Trustees

*Village President Keith Pekau  
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 7:09 PM.

**Present:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello and Village President Pekau

**Absent:** 1 - Trustee Carroll

**MOMENT OF SILENCE**

President Pekau requested a moment of silence. (refer to audio file)

Trustee Fenton requested a moment of silence. (refer to audio file)

**VILLAGE CLERK'S OFFICE****2018-0117 Release of Portions of Executive Session Minutes - 2017**

Legal Counsel has reviewed the portions of Executive Session Minutes for January 2017 through December 2017 that have not been released for public viewing.

Legal Counsel has indicated the portions of these minutes thereof that are now available for public inspection at this time.

Copies of these minutes were sent to the Board for review and comment at the February 5, 2018 Executive Sessions.

President Pekau asked if there were any corrections or additions to be made to said Minutes. There being no corrections or additions,

I move to approve releasing for public inspection the entire 2017 year portions of Executive Session minutes that no longer require confidential treatment. Excluding those minutes or portions thereof which the Village Attorney and the Board of Trustees has marked are not appropriate for release at this time.

**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 Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Carroll

**2018-0073 Approval of the February 5, 2018 Regular Meeting Minutes**

The Minutes of the Regular Meeting of February 5, 2018, were previously distributed to the members of the Board of Trustees. President Pekau 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 February 5, 2018.

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Carroll

### **2018-0113 Catholic Charities - Raffle License**

Catholic Charities of the Archdiocese of Chicago is requesting a license to conduct a raffle at their 2018 Helping Hands benefit event on Saturday, March 3, 2018 at the Silver Lake Country Club. All proceeds from this raffle will benefit the homeless services provided for in the southwest suburbs.

I move to approve issuing a raffle license to Catholic Charities of the Archdiocese of Chicago to conduct a raffle at their benefit event on Saturday, March 3, 2018, at Silver Lake Country Club.

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Carroll

## **PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS**

### **2018-0120 Appreciation Award - Parks Department**

Trustee Calandriello presented an Appreciation Award to the Parks Department for their exceptional efforts to keep Orland Park's streets safe and accessible when 22 inches of snow fell during a nine day period.

**NO ACTION was required.**

### **2018-0121 Appreciation Award - Public Works Department**

Trustee Fenton presented an Appreciation Award to the Public Works Department for their exceptional efforts to keep Orland Park's streets safe and accessible when 22 inches of snow fell during a nine day period.

**NO ACTION was required.**

**2018-0069 Chairman Emeritus Orland Park Veterans Commission**

President Pekau presented a Chairman Emeritus Title upon Sal Estrada for outstanding services to the Veterans Commission.

**NO ACTION was required.**

**2018-0077 Orland Park Technology Commission - Ordinance**

Purpose of the Technology Commission:

--Implement technology plans

--Assess technology needs and understanding of staff needs

--Make recommendations regarding technologies, Village needs and upgrades, etc.

--Provide staff training or education of interesting techniques that may be of interest to the staff

Goals for this Technology Commission:

The overarching goal of this commission is to provide suggestions around possible enhancements to the technology or ways technology can help service the staff, residents or businesses.

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

I move to pass Ordinance Number 5271, entitled: AN ORDINANCE CREATING THE TECHNOLOGY COMMISSION, ESTABLISHING THE MEMBERSHIP AND TERMS OF APPOINTEES TO SAID COMMISSION AND AMENDING TITLE 2 (BOARDS AND COMMISSIONS) OF THE ORLAND PARK VILLAGE CODE

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Carroll

**2018-0090 The Technology Commission - Appointment**

President Pekau appointed Kurt Johnson to the Technology Commission.

I move to advice and consent the appointment of Kurt Johnson to the Technology Commission.

---

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Carroll

### **2018-0093 The Technology Commission - Appointment**

President Pekau appointed William Bell to the Technology Commission.

I move to advice and consent the appointment of William Bell to the Technology Commission.

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Carroll

### **2018-0099 The Technology Commission - Appointment**

President Pekau appointed John Mackanin to the Technology Commission.

I move to advice and consent the appointment of John Mackanin to the Technology Commission.

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Carroll

### **2018-0085 The Technology Commission - Appointment**

President Pekau appointed Michael R. Milani to the Technology Commission.  
Michael Milani.

Mr. Milani will be sworn-in at a later date.

I move to advice and consent the appointment of Michael R. Milani to the Technology Commission.

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Carroll

**2018-0115 The Technology Commission - Appointment**

President Pekau appointed Ed Giron to the Technology Commission.

Mr. Giron will be sworn-in at a later date.

I move to advice and consent the appointment of Ed Giron to the Technology Commission.

**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:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Carroll

**CONSENT AGENDA**

Trustee Dodge requested that Item H. Contract with Kreshmore Group to Conduct a Feasibility and Business Plan for Orland Park's Multi-Sports Facilities be removed from the Consent Agenda for a separate vote.

**Passed the Consent Agenda**

**A motion was made by Trustee Dodge, 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:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Carroll

**2018-0094 Payroll for January 26, 2018 and February 9, 2018 - 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 January 26, 2018, in the amount of \$1,209,252.80 and for February 9, 2018, in the amount of \$1,123,903.05.

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

**2018-0095 Accounts Payable from February 6, 2018 - February 19, 2018 - 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 February 6, 2018 through February 19, 2018 in the amount of \$3,948,637.45.

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

**2018-0049 Transfer of 2018 Volume Cap - Ordinance**

The Village of Orland Park's 2018 Volume Cap allocation amounts to \$105.00 per capita for a total 2018 allocation of \$5,960,535. "Volume Cap" is defined as a limit on the aggregate amount of tax-exempt private activity bonds that can be issued by the State.

The Volume Cap is allocated annually. To date, the Village's 2018 Volume Cap has not been granted or transferred to another party. According to State Statute, the Village Board must pass an ordinance on an annual basis either reserving its volume cap or transferring the volume cap to another party and must notify the State in writing of any Volume Cap granted, transferred or reserved by official action of the Board no later than April 30th of each calendar year.

For the last few years, the Village has transferred its volume cap to the City of Aurora, the lead issuer of the debt utilized to fund the Assist Homeownership Program ("Assist"). Assist is a pooled bond program that utilizes municipal volume cap allocations to provide funds to cover all or most of the closing costs and down payments required of homebuyers. Assist also provides Mortgage Credit Certificates to help reduce the homebuyer's ongoing cost of borrowing.

The Assist Homebuyer Down Payment Program offers homebuyers a 30-year, fixed rate mortgage and a 3% cash gift at closing that can be used to pay a conventional loan 3% down payment and/or a portion of the closing costs or all of the FHA/VA 2.75% down payment and a portion of the closing costs. The subsidized interest rate, as well as the cash gift, is funded by the issuance of bonds at a premium, passing the premium on to homebuyers. This is an incentive for a potential homebuyer who can't come up with the required down payment and closing costs. Mortgage credit certificates allow the homebuyer to qualify for a federal income tax credit equal to 35% of the interest paid on their home loan

each year, with the remaining amount qualifying as a regular income tax deduction. Through this program, and the participation of local banks, the Village of Orland Park would assist families with the purchase of their first homes in the Orland Park community.

Stern Brothers & Co. will issue the bonds and the outstanding bonds will not be reflected as Village debt nor will it be applied to the Village's annual \$10 million bank qualified debt limitation. The Village has no financial exposure to the program as the interest rate subsidy and cash gift come directly from the program, not the Village. Also, administration of program is handled by lenders and Stern Brothers & Co., not by Village staff.

I move to pass Ordinance Number 5272, entitled: AN ORDINANCE APPROVING THE TRANSFER OF VOLUME CAP IN CONNECTION WITH PRIVATE ACTIVITY BOND ISSUES, AND RELATED MATTERS.

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

**2018-0038 Amendment to the Village Contracting and Bidding Procedures - Ordinance**

Currently, all formal bids, as well as responses to Requests for Proposal (RFPs), are submitted to the Village in hard copy format. Bids/RFPs are advertised electronically via the Village's website (and at times, other websites), all bids and responses to RFPs must be delivered in hard copy format to the Village Clerk's Office.

In keeping with the spirit of consistently looking for more efficient ways to conduct Village business, staff is requesting an amendment to the Village Code to allow for the electronic submission of sealed bids/RFPs should the respondent so choose to submit in this format. Hard copy format bids/responses to RFPs will still be accepted. All sealed bids received, whether in hard copy or electronic format, will continue to be publicly read at the time designated in the bid/RFP document.

I move to pass Ordinance Number 5273, entitled: AN ORDINANCE AMENDING TITLE 1, CHAPTER 10, (VILLAGE FINANCES) OF THE ORLAND PARK VILLAGE CODE TO UPDATE THE VILLAGE CONTRACTING AND BIDDING PROCEDURES

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

**2018-0035 Ordinance Amending Parking Regulations for the Main Street Triangle - Ordinance Amendment**

Commuters are beginning to park on a regular basis in the paved Village lot between LaGrange Road and Jefferson Avenue, north of 142nd Street to avoid paying the parking fees.

I move to pass Ordinance Number 5274, entitled: AN ORDINANCE AMENDING TITLE 9, CHAPTER 9, OF THE ORLAND PARK VILLAGE CODE BY



**AMENDING PARKING REGULATIONS FOR THE MAIN STREET TRIANGLE**

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

**2018-0080 IMRF Resolution to Include Cash Payments Related to Health Insurance as IMRF Earnings**

On December 15, 2017, the IMRF Board of Trustees adopted Board Resolution 2017-12-17. This resolution gives employers the option to include certain cash payments made as an alternative to employer-provided health insurance as reportable earnings to IMRF.

IMRF Board Resolution 2017-12-17 amends the definition of reportable earnings to include:

- Cash payments made separately from salary and made in lieu of employer-provided health insurance.
- Cash payments made separately from salary and made in association with or related to healthcare benefits.

To include these payments as IMRF earnings a resolution must be passed allowing cash payments in lieu of or related to healthcare benefits to be reported as IMRF earnings.

I move to pass Resolution Number 1801, entitled: CASH PAYMENTS RELATED TO HEALTH INSURANCE AS IMRF EARNINGS.

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

**2018-0034 Disposal of Equipment - Ordinance**

The Police Department has eleven (11) computers, six (6) computer monitors, four (4) printers, one (1) scanner, one (1) CD Burner and two (2) televisions, which are over six years old and serve no useful purpose to the Police Department. These electronic items have been replaced with newer equipment.

The Police Department requests to dispose of these outdated electronic items by donating them to Infinitec located at 7550 West 183rd Street, Tinley Park, IL 60477.

I move to pass Ordinance Number 5275, entitled: ORDINANCE AUTHORIZING DISPOSAL OF PERSONAL PROPERTY (COMPUTER EQUIPMENT) OWNED BY THE VILLAGE OF ORLAND PARK, ILLINOIS

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

**2018-0055 Orland Park Health & Fitness Center 29 Piece Selectorized Equipment Purchase Approval**

The Orland Park Health and Fitness Center opened in the fall of 2001. The selectorized equipment in the fitness center, as well as the multi-station machine

in the weight room, was purchased at this time. These pieces are sorely outdated and in need of replacement. Many of the units cannot be repaired and must be removed from the fitness floor as they become inoperable. The manufacturer has deemed this equipment to be at the "end of life." As a result, parts are no longer available to make repairs.

Staff seeks to replace the fitness center's 32 pieces of selectorized fitness equipment with 29 units which more effectively work for the intended muscle groups. Twenty-five pieces of equipment would be purchased through Life Fitness, with an additional four pieces of equipment being purchased through Direct Fitness Solutions. The replacement and upgrade of these key fitness center pieces will attract new members, as well as, better retain and serve the existing membership.

Life Fitness has provided a quote for 25 pieces totaling \$95,974.10. This includes delivery, installation and a trade-in allowance of \$4,140.00 for the 32 pieces being removed from the Fitness Center. Life Fitness is the sole source provider of Life Fitness/Hammer Strength equipment in the Chicagoland area. Direct Fitness Solutions (DFS) has provided a quote for four (4) Precor Fitness machines at a cost of \$25,766. DFS is authorized as the sole source provider of Precor equipment for the state of Illinois.

Both Life Fitness and Direct Fitness Solutions quotes are part of National Joint Powers Alliance purchase co-op, which ensures best price discounts to both Life Fitness and Precor Products. NJPA pricing provides a 25% discount; Life Fitness provided an additional 5% discount to their quote. The DFS quote for Precor equipment is the lowest price through NJPA.

Staff is requesting approval to purchase 25 pieces of equipment through Life Fitness at a total cost of \$95,974.10 and 4 pieces of equipment through Direct Fitness Solutions for \$25,766, for a total expense of \$121,740.10.

I move to approve the purchase 25 pieces of selectorized fitness equipment through Life Fitness at a total cost of \$95,974.10;

And

Approve the purchase of 4 pieces of selectorized fitness equipment through Direct Fitness Solutions for \$25,766, for a total expense of \$121,740.10.

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

#### **2018-0065 Recreation Department Program Guide - 2018 Summer Program List Approval**

The lists of recommended programs to be offered in the Recreation Department 2018 Summer Program Guide are attached in Legistar. Included in the lists are contractual costs (over \$20,000) that would need Board approval associated with

the summer sessions. These costs are covered by revenue generated through registration fees, and actual costs are dependent on the number of participants registered.

Staff is requesting approval of the recommended programs and payment to the contractual instructors at time of invoicing.

I move to approve the recommended programs and payment to the contractual instructors at time of invoicing.

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

**2018-0066 2018 Distribution of three Recreation Department Program Guides through the Orland Park Post Office Approval**

The Recreation Department has been distributing the Summer, Fall, and Winter/Spring Recreation Program Guides to Orland Park residents through the Orland Park Post Office for the past several years. The distribution through the post office continues to reach over 26,000 active resident addresses.

The distribution cost for each season's program guide varies due to the number of pages for each publication. Staff is requesting approval to distribute the three 2018 recreation program guides through the United States Post Office for the budgeted amount of \$21,000.

I move to approve the distribution of three 2018 recreation program guides through the United States Post Office for the budgeted amount of \$21,000.

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

**2018-0044 Centennial Park Aquatic Center Variable Frequency Drives Bid Award #18-003**

An invitation to bid was issued on December 20, 2017, for Centennial Park Aquatic Center Variable Frequency Drives by the Parks & Grounds Department. The bid was opened on January 18, 2017, with five (5) companies submitting bids. Pricing was requested for the purchase and installation of five (5) VFD's. The successful low, responsive bidder was DavCom Electric, Inc. of Orland Park, IL in the amount of \$38,993.00.

Staff recommends awarding the Centennial Park Aquatic Center Variable Frequency Drives bid #18-003 to the low bidder DavCom Electric Inc., of Orland Park, IL for a total bid price of \$38,993.00.

I move to approve the bid for Centennial Park Aquatic Center Variable Frequency Drives in an amount not to exceed \$38,993.00 to DavCom Electric Inc., of Orland Park, IL.

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

**2018-0046 Centennial Park Aquatic Center Bulk Chlorine Purchase for 2018, 2019 and the option of extending for 2020**

Staff sought out quotes for the purchase and delivery of bulk liquid chlorine for Centennial Park Aquatic Center. Pricing quotes were received from our current vendor, Mineral Masters of West Chicago, IL and Univar of Downers Grove, IL. Mineral Masters pricing for an eighteen (18) percent solution was \$1.18 per gallon with a two-year price lock. Univar pricing for a fifteen (15) percent solution (they do not offer an 18%) is \$1.10 per gallon. Univar did not offer a price lock.

Staff does prefer the 18% solution in keeping the pools chemically balanced. While the product does degrade, the turnover rate in which we utilize the chlorine benefits us in maintaining required levels.

Staff recommends entering into a contract with Mineral Masters of West Chicago, IL for 2018 and 2019 with the possible extension to 2020, provided pricing does not increase more than 5%.

I move to approve the pricing from Mineral Masters for bulk Chlorine (18%) purchase and delivery at a rate not to exceed \$1.18 per gallon for the years 2018 and 2019 with the possibility of extending into 2020, provided pricing does not increase more than 5%.

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

**2018-0076 Contract with Kreshmore Group to Conduct a Feasibility and Business Plan for Orland Park's Multi-Sports Facilities**

The Village has received a proposal from Kreshmore Group to conduct a feasibility analysis and business plan for Orland Park's multi-use sports facilities. The analysis will assist the Village in determining the viability and economic merits of renovating and expanding existing sports facilities that will better serve local teams but also result in regional events that will increase direct and indirect economic benefits.

The proposed scope of service is attached. In summary, the analysis will include:

- Market Needs Analysis
- Recommended Facility Layout
- Economic Impact Estimates
- Pro-Forma Capital Budgets and 5 Year Operations Forecast
- Financing Options
- Business Plan - including marketing, staffing, and facility programming

Also attached in Legistar is the background information on Kreshmore Group, as well as David Wabick Jr. who will be the lead on this project. Kreshmore Group is located in Orland Park. Mr. Wabick has substantial experience in the sports industry, including playing professional baseball, as well as, planning and successfully executing large national sporting events.

Trustee Dodge had a question. (refer to audio file)

I move to approve a contract with Kreshmore Group, not to exceed \$35,000, for a feasibility analysis and business plan for Orland Park's multi sports facilities;

And

Approve authorizing the Village Manager to exercise the necessary contracts including the options.

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Carroll

## **DEVELOPMENT SERVICES, PLANNING AND ENGINEERING**

### **2018-0101 Intergovernmental Agreement - US Route 6 (Southwest Highway) at 179th Street / Brookhill Drive Intersection Improvement (IDOT contract No. 60Y2673) - Addendum 1**

In March 2014, the Village approved IDOT's Letter of Intent for the general scope of work for this project. Over the last several months Village staff and IDOT have been working together to coordinate the design and eventual construction of the intersection re-alignment of US Route 6 (Southwest Highway) at 179th Street/Brookhill Drive. The improvements include the re-alignment of the current off-set intersection, new traffic signal with pedestrian countdown timers, intersection street lighting, multi-use path connections and drainage improvements. Recently, the Public Works Department coordinated needed watermain improvements with this project. Due to this change an amendment to the existing IGA is needed.

Per the Letter of Intent and the Intergovernmental Agreement ('IGA') with IDOT the Village is obligated to pay for its portion of the traffic signal modernization, street lighting, watermain and multi-use path work. IDOT is in the final stages of design. It is anticipated that the project will be bid in March 2018.

The amended IGA between the Village and IDOT for the upcoming intersection improvements to US Route 6 (Southwest Highway) at 179th Street/Brook Hill Drive, IDOT contract No. 60Y26. An additional \$169,400 is for the watermain improvements recently coordinated with IDOT.

Per the terms of this agreement, the Village will contribute an estimated total of \$373,352.50 toward the project. 80% of this amount (\$298,682.00) is due upon award of the contract and receipt of an invoice from IDOT.

I move to approve the Addendum to the Intergovernmental Agreement between the Village of Orland Park and the Illinois Department of Transportation for intersection improvements to US Route 6 (Southwest Highway) at 179th Street / Brookhill Drive Intersection Improvement (IDOT contract No. 60Y2673).

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Carroll

#### **2018-0105 Seritage - Orland Square Mall - Sears Redevelopment**

The existing 1.2 million square foot Orland Square Mall was constructed in the mid-1970s at the northeast intersection of Lagrange Road and 151st Street. The Village's first 'planned unit development' included both 130 acres of commercial development and 100 acres of multi-family residential development, which was fully developed and still exists today. The Orland Square Mall is an established fixture and focal point in the Village, and purportedly includes some of the highest financially performing stores in the region. It has evolved through the years to include a wide variety of commercial uses.

Theaters were one of the potential users listed in the original Orland Square Zoning ordinance approved in 1971. 'Orland Square Cinemas', a four screen theater was constructed along the outer Ring Road in the late 70's, plus a later addition, but eventually closing in the late 90's. There is not currently a theater in the Mall area. Orland Park is currently served by Marcus Theater, located approximately 1  $\frac{3}{4}$  miles south on Lagrange Road.

Seritage Growth Properties proposes to construct an addition and redevelop the upper floor of the Sears Department Store in order to construct a new 10 screen movie theater, and a new retail concourse with a mix of retail and restaurant users. The existing Sears Auto Store will also be remodeled into new retail space. Related site improvements include revised vehicular circulation, parking lot landscape islands, a pedestrian sidewalk network, landscaping, repair of existing hardscape, and storm water detention to meet current development requirements.

The existing bi-level Sears Department store includes 177,351 building SF: 90,176 SF on the upper level and 86,635 on the lower level, plus the 21,206 SF Sears Auto Center.

Under the current petition, the upper level will include a 49,777 SF Theater, which will consist of 8,876 SF lobby in the existing structure plus a 40,901 SF building addition to house the theater screens. The remainder of the upper level will be remodeled into a 17,352 SF shared commercial concourse with 55,221 SF of subdivided retail space and 9,267 SF restaurant space. The lower level Sears Auto Center will also be remodeled into new retail space.

The upper level theater addition will be constructed above the existing parking, drop off and service area, which will be slightly modified with new exit stairwells but remain in service. Primary patron access to and from the new theater will be via the upper floor theater lobby.

After Seritage petitioned this project in October 2017, it was publicly announced that the entire Orland Mall Sears store would be closed. It is anticipated that additional existing Sears square footage will be available for redevelopment in the near future.

Overall, the petitioned project conforms to the provisions of the Land Development Code and the Village's Comprehensive Plan, except for the requested variances.

Trustee Fenton stated her reason for voting no. (refer to audio file)

Trustee Calandriello had a question. (refer to audio file)

President Pekau answered Trustee Calandriello's question. (refer to audio file)

Trustee Calandriello voiced his concerns. (refer to audio file)

Trustee Dodge suggested that the folks from Seritage are present and they can review with the Board what was presented at the Development Services, Planning and Engineering Committee tonight. (refer to audio file)

Matthew McDonnell, VP Development, Seritage Growth Properties spoke. (refer to audio file)

Fred Heichman, Seritage Senior Leasing Director spoke. (refer to audio file)

Rod Vospar, Vice President of Simon Properties Group spoke. (refer to audio file)

Trustee Calandriello, Trustee Dodge, Trustee Gira, Trustee Fenton, Trustee Ruzich, and President Pekau had questions/comments. (refer to audio file)

Trustee Carroll stated that he will abstain on this item due to he arrived at the meeting towards the end of the discussion. (refer to audio file)

I move to recommend to the Village Board approval of a Site Plan, Preliminary Landscape Plan, Elevations, Special Use Permit, and Variances for the Seritage Redevelopment project located at 2 Orland Square Drive in Orland Park, as recommended at the February 13, 2018 Plan Commission meeting with the following change to the Special Use Amendment;

And

I move to approve the Special Use Amendment for the Orland Square Mall Planned Development to allow construction and operation of a movie theater and for a commercial development that exceeds 50,000 square feet, as cited in the preliminary site plan motion, subject to the conditions, to be expressed in an Amended Special Use Ordinance, that the soon to be vacant Sears Department Store and Sears Auto Center not being developed for the movie theater by the Petitioner be redeveloped by Petitioner only for retail uses, including entertainment and restaurant uses (excluding such uses as banks, or other financial institutions such as "payday" and "title" loan businesses, private club, recreational uses, health/swim clubs, offices, hotels/motels, etc.) unless approved in advance by the Village.

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

I move to approve the Preliminary Site Plan titled 'Seritage Redevelopment-Orland Square Site Plan', prepared by RA Smith Inc, dated 02.15.18, sheet C200; and titled 'Proposed Floor Plans' by Hobbs and Black Architects, revised 02.15.18, sheet A-1, subject to the following conditions:

- 1) Meet Village requirements for parking lot pavement improvements as determined by Village inspection post-construction.
- 2) Repair concrete stairwell that connects upper to lower parking lots.
- 3) Work with Engineers to incorporate traffic improvements.
- 4) All signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
- 5) Meet all final engineering and building division requirements and approvals including Lighting Plan.

And

I move to approve the Preliminary Landscape Plan titled 'Seritage Redevelopment-Orland Square Landscape Plan', prepared by RA Smith, Inc, and dated 02.15.18, sheets L100-L103, subject to the following conditions:

- 1) Meet conditions outlined in the Hey and Associates review letter dated January 26, 2018.



- 2) Submit a Final Landscape Plan for Village approvals after Final Engineering approval.

And

I move to approve the Elevations titled 'Orland Square Southeast Pad Redevelopment Rendered Elevations', prepared by Hobbs and Black Architects, revised 02.15.18, sheet AD-1; and 3D illustrations titled 'Orland Square Sears Remodel Exterior Lower and Exterior Upper Views', by 505 Design and Hobbs and Black Architects, dated 02.15.18; and titled 'Material Palette' prepared by Hobbs and Black Architects, revised 02.15.18 subject to the to the following conditions.

- 1) Match the brick and stone colors to the 3D illustrations presented to Plan Commission.
- 2) Provide specific building facade materials and color information on Elevation and Material Palette sheets.
- 3) Screen all new mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 4) Meet all final engineering and building division requirements including Lighting Plan review and approval.
- 5) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
- 6) All signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply. This includes but is not limited to signage within the 'Architectural Light boxes' that may be restricted in size, configuration, and number based on Sign Code requirements. Adjacent building materials must continue behind all signage.

And

I move to approve the following Variances for Seritage - Orland Square Mall / Sears Redevelopment petition project subject to the same conditions as outlined in the Preliminary Site Plan motion:

- 1) Exceed lot coverage.
- 2) Reduce Landscaping requirements for buffers and foundation plantings.
- 3) Locate parking between the building and the street.

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

**Aye:** 5 - Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Village President Pekau

**Nay:** 1 - Trustee Fenton

**Abstain:** 1 - Trustee Carroll

## CALL ROLL

Trustee Carroll arrived at 7:50 PM.

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

## PARKS AND RECREATION

### **2018-0068 Landscape Management & Maintenance - Medians/Rights of Way (R.O.W.) RFP Award #18-001**

A Request for Proposals for the years 2018, 2019 and 2020, with the possibility of extending for two (2) additional years, was issued on December 14, 2017 for Landscape Management & Maintenance - Medians/Rights of Way (R.O.W.) by the Parks & Grounds Department.

The RFP was opened on January 17, 2017 with eleven (11) companies submitting proposals. Staff evaluated the proposals and set up interviews with four (4) companies. The companies granted interviews were Christy Webber, City Escapes, Semmer Landscape, and CNC Landscape.

Interviews were conducted by a staff team comprised of Parks & Grounds and Public Works representatives. All vendors interviewed were asked a standard set of questions to insure uniformity responses. The team considered the ability to complete the work, size and stability of company, cost, levels of supervision, and responsiveness to complaints.

After reviewing the proposals and conducting the interviews, the team is recommending awarding the Landscape Management & Maintenance – Medians/Rights of Way (R.O.W.) RFP #18-001 to Christy Weber of Chicago, IL for a total proposal price of \$227,908.00 for proposed services in 2018, 2019 and 2020 with the possibility to extend for an additional two (2) years at a cost not to exceed the proposed rates.

President Pekau had questions. (refer to audio file)

Parks Division Director Gary Couch gave his report. (refer to audio)

Trustees Gira and Calandriello commented (refer to audio file)

Trustee Ruzich had a question. (refer to audio file)

I move to approve awarding RFP # 18-001 for the years 2018, 2019 and 2020 to Christy Weber Landscape of Chicago, IL at a cost not to exceed \$227,908.00 per year with the possibility of extending the contract for two (2) additional years in an amount not to exceed proposed rates.

**A motion was made by Trustee Calandriello, 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 Village President Pekau

**Nay:** 0

## **MAYOR'S REPORT**

### **2018-0102 Amend Title 7 Chapter 4 - Number of Class A Liquor License - Ordinance**

Increase the number of Class A liquor licenses from sixty-eight (68) to sixty-nine (69) for Miller's Ale House. Miller's Ale house is located at 15630 South LaGrange Road, Orland Park

I move to pass Ordinance Number 5276, 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 Fenton, seconded by Trustee Calandriello, 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 Village President Pekau

**Nay:** 0

### **2018-0098 Proposed LED Street Lamp Replacement/Conversion - Discussion Only**

This was a discussion item on the proposed conversion of Village street lamps throughout the Village to LED lights. (refer to audio file)

President Pekau asked if the Board was in agreement to direct staff to begin the RFP process for this LED lighting throughout the Village. (refer to audio file)

The Board agreed.

**Discussion only, NO ACTION required.**

**2018-0070 Modern Business "Cities to Consider for Life, Business & Recreation" in their "Across America" Series - Contract Approval**

At the February 5th Board meeting, Modern Business was discussed, answers to questions were addressed. The Modern Business contract has been evaluated by Village Attorney Friker and all changes will be included into the agreement.

President Pekau gave a brief report. (refer to audio file)

I move to approve entering into a Contract from Modern Business to provide video production and distribution services in an amount not to exceed \$24,900.

**A motion was made by Trustee Carroll, seconded by Trustee Gira, 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 Village President Pekau

**Nay:** 0

**2018-0104 Action - After Snow Report with Public Works - Discussion**

Public Works Director John Ingram gave a report on the clearing of the Village streets during a 22 inch snow fall during a nine day period. (refer to audio file)

President Pekau commented. (refer to audio file)

Assistant Village Manager John Keating commented. (refer to audio file)

Discussion took place. (refer to audio file)

**Discussion only, NO ACTION was required.**

**VILLAGE MANAGER'S REPORT****2018-0116 Electricity Aggregation Bid Award - Approval**

The current contract with Dynegy expires in May. The Village's rate is 6.935¢ per kWh. The default ComEd rate is 7.195¢ for the month of May after which is expected to increase in June to an estimated 7.5¢ to 7.8¢ per kWh.

NIMEC has again solicited competitive bids for electricity prices for 12, 16, 24, 28 and 36-month terms, and will present bids to the Village. Because electricity is a traded commodity, suppliers can hold bid pricing for just 24 hours. Therefore, bids will be received the day of the Board meeting.

Program savings from inception to May will reach over \$8 million; \$427 per participating ratepayer. 90% of residents receiving opt out notices enrolled in the current program, a favorable response rate.

Sharon Durling from NIMEC discussed with the Board the proposals and answered questions. (refer to audio)

I move to approve authorizing the Village Manager to execute a purchase agreement with Nordic Energy for the supply of electric energy to Village residents pursuant to the Village's electricity aggregation program and consistent with the Village's adopted Plan of Operation and Governance, subject to review by the Village Attorney;

And

To approve for a period of 16 Months at a rate of 7.380 and consistent with the proposed Master Power Supply Agreement with Nordic Energy.

**A motion was made by Trustee Carroll, seconded by Trustee Gira, 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 Village President Pekau

**Nay:** 0

**BOARD COMMENTS**

Trustee Fenton, Trustee Calandriello, Trustee Gira, Trustee Carroll, Trustee Dodge and President Pekau had Board comments.

**ADJOURNMENT**

**A motion was made by Trustee Carroll, seconded by Trustee Gira, 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 Village President Pekau

**Nay:** 0

**2018-0130 Audio Recording for February 19, 2018 Board of Trustee Meetings**

**NO ACTION**

**/nm**

APPROVED: March 5, 2018

Respectfully Submitted,

/s/ John C. Mehalek

---

**John C. Mehalek, Village Clerk**