

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, November 20, 2017

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 7:05 PM.

**Present:** 5 - Trustee Fenton, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll and Village President Pekau

**Absent:** 2 - Trustee Dodge and Trustee Gira

## VILLAGE CLERK'S OFFICE

### 2017-0838 Approval of the November 6, 2017 Regular Meeting Minutes

The Minutes of the Regular Meeting of November 6, 2017, 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 November 6, 2017.

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

**Aye:** 5 - Trustee Fenton, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**Absent:** 2 - Trustee Dodge and Trustee Gira

## PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS

### 2017-0846 Community Pride Award - 2017 Sandburg Regional Champions - Girls Volleyball

President Pekau presented a Community Pride Award to all members of the Girls Volleyball Team who clinched the Sandburg Regional Championship.

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

### 2017-0845 Community Pride Award - 2017 Pioneer Super Bowl Winners - Varsity

President Pekau presented a Community Pride Award to all members of the Varsity Team who played in the Super Bowl and Won.

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

### 2017-0842 Community Pride Award - 2017 Pioneer Super Bowl Winners - SLW

President Pekau presented a Community Pride Award to all members of the Super Light Weight Team who won the Super Bowl.

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

**2017-0844 Community Pride Award - 2017 Pioneer Super Bowl Participants - LW**

President Pekau presented a Community Pride Award to all members of the Light Weight Team who played in the Super Bowl.

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

**CONSENT AGENDA**

Trustee Ruzich requested that Item E. FY2018 Liability/Property Insurance Renewal be removed from the Consent Agenda for a separate vote.

President Pekau requested that Item K. 2018 PACE Agreement be removed from the Consent Agenda for a separate vote.

**Passed the Consent Agenda**

**A motion was made by Trustee Calandriello, seconded by Trustee Fenton, to PASS THE CONSENT AGENDA, including all the following items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:**

**Aye:** 5 - Trustee Fenton, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**Absent:** 2 - Trustee Dodge and Trustee Gira

**2017-0825 Payroll - November 3, 2017 - Approval**

The lists of Payroll having been submitted to the Board of Trustees for approval and the lists having been determined by the Board of Trustees to be in order and having been approved by the various Department Heads,

I move to approve the Bi-Weekly Payroll for November 3, 2017 in the amount of \$1,070,868.61.

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

**2017-0826 Accounts Payable for November 7, 2017 - November 20, 2017 - 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 November 7, 2017 through November 20, 2017 in the amount of \$2,393,199.73.

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

**2017-0785 Village Investment Policy - Acknowledgement**

GFOA best practices recommend that all governments establish a comprehensive written investment policy that is periodically reviewed and acknowledged by the governing body. Staff recently reviewed the Village's current investment policy and is requesting that the Board acknowledge the most current version.

The Village's investment portfolio is currently managed by two investment managers - PMA Financial Network, Inc. and Hammond Investments, LLC. A number of years ago, each of these investment management firms were selected thru a competitive RFP process. In early 2018, the Village will issue an RFP seeking investment management services to ensure we are getting the highest quality services at the most cost effective price.

I move to acknowledge the Village's Investment Policy as presented.

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

**2017-0784 Advertisement and Bid Procedures - Ordinance**

Per Ordinance No. #4204, passed in November 2006, Village code requires that the Village Manager advertise bids in one or more newspapers with a general circulation in the Village. Section 8-9-1 of the Illinois Municipal Code requires only that the municipality advertise bids in a manner as set forth by local ordinance.

In Fiscal Year 2016, approximately 30 bids/RFPs were advertised in the Southtown Star totaling \$3,003. Thus far in Fiscal Year 2017, approximately 39 bids/RFPs have been advertised totaling \$4,110. Currently, we are generally required to submit the bid advertisement to the Chicago Tribune/Daily Southtown at least (2) days prior to the requested date of publication. This limits our ability to advertise same and/or next day bids.

Staff surveyed one hundred and sixteen (116) entities that had previously submitted bids to the Village to determine how they found out about the request for bids. Below is a summary of the results:

Email Notification via Notify Me - 48%  
Other Webpages, such as Data Bid, DemandStar, BidClerk, Bidsync, Gov Bid, Quest, Public Purchase - 16%  
Word of Mouth - 16%  
VOP Website - 14%  
Newspaper - 3%  
Research - 2%

It appears that the email notification via Notify Me is the most common source for vendors to receive bid notifications. Potential bidders are able to sign up on the Village's website to receive emails when new bids are added to the website and

to receive notification of addendums to any bid postings. The newspaper as a source of information only accounted for 3% and most noted that newspaper was not their only source of information.

Staff is recommending a modification to the Village code to remove the newspaper requirement and permit bids to be advertised publicly via the Village's website and/or other public forums used specifically to solicit bids. Currently, Village bids are customarily posted on websites such as Chicagoland Construction, Construct Connect, Dodge Data, and Public Purchase. These entities search for bid information posted on the web in order to post the bids on their websites as many contractors visit these websites on a daily basis to obtain potential bid information. Allowing bids to be advertised in electronic format, as opposed to the local newspaper, is more efficient and more cost effective. The Village would be able to publish same day if necessary. In addition, staff is continuously researching additional public forums in order to reach the greatest selection of potential bidders. Savings generated by no longer publishing print ads could be used to fund the cost of online bid services, if necessary, as most sites are free to use. Our goal is to ensure that a large number of potential bidders are directly notified of our advertisement.

During staff's review of the Village's Purchasing Authority, other sections of the Village Code (Ordinance 4204, Ordinance 4134 and Ordinance 1037) were identified as needing updating as well to be consistent with the revised purchasing policy.

I move to approve the change to the advertisement of bids requirement of publishing in a local newspaper;

And

I move to pass Ordinance Number 5234, entitled: ORDINANCE AMENDING TITLE 1, CHAPTER 10, SECTION 3 OF THE ORLAND PARK VILLAGE CODE (CONTRACTS FOR PUBLIC WORKS PROJECTS; ADVERTISEMENT AND BID PROCEDURES)

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

#### **2017-0792 Disposal of Village Equipment - Ordinance**

The Village's Public Works Department is requesting that the Village declare the following equipment described below and in the ordinance 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.

- One (1) Used Konica Minolta bizhub 350, printer, copier, scanner and fax, serial # 31124364
- One (1) Lot of 15 new HP inkjet cartridges. The lot consists of the following: 4 of #15 (black), 2 of #78 (tri-color), 3 of #11(yellow), 4 of #10(black), 1 of #58(photo) , 1 of #51626A (black)
- One (1) Used work station "L" shaped desk manufactured by HON. The main desk measures 30" tall x 36" X 70", the side section is 24"x48" (desk#1)
- One (1) Used work station "L" shaped desk manufactured by HON. The main desk measures 30" tall x36" X 70" (desk#2)
- One (1) Used CYBEX exercise bicycle model CYCLONE 530C, serial number A0920530C9504NNN041.
- One (1) Lot "A" consisting of 42 IVANKO encased Olympic plates which fit a standard 2" bar mount. Included in the lot are the following USED weights: 12 (2.5lb.), 2 (5 lb.), 18 (10 lb.), (25 lb.), 6 (35 lb.), 2 (45 lb.)
- One (1) Lot "B" consisting of 39 IVANKO encased Olympic plates which fit a standard 2" bar mount. Included in the lot are the following USED weights: 11 (2.5 lb.), 2 (5 lb.), 17 (10 lb.), 3 (25 lb.), 4 (35 lb.), 2 (45lb.)
- One (1) used Asphalt Reheat Systems; model#11100754646D, serial #SI558Y2014Y, portable radiant pavement heater
- One (1) Lot of four (4) used 24" diameter inflatable exercise balls by Spri Products
- One (1) Used 2003 Club Car Carryall 272 utility cart, serial # QG0341-337379, with 3201 hours
- One (1) Used 1997 Bil-Jax single axle, 2000 lb. gross vehicle weight rated trailer, serial # 20-0153
- One (1) lot of ten used aluminum 38' light poles, 15' arms and GE brand MCII light heads
- Nine (9) used outdoor round patio tables, 3 are TexaCraft brand, model/serial unknown the remaining six (6) make and model number is unknown, table dimension are approximately 29" tall, 42" round table top diameter and 6' diameter round seating.

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 5235, 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.**

**2017-0791 Disposal of Surplus Equipment - 2000 Chevrolet C7500 truck with 50' aerial lift and a 2000 Oshkosh MPT Snow & Ice control truck - Ordinance**

In 2016, the Village Board approved replacing a 2000 Chevrolet C7500 truck with 50' aerial lift truck used by the Street Division of Public Works. In 2017, the Village

Board approved replacing a 2000 Oshkosh MPT snow plow truck used by the Streets Division of Public Works.

To ensure the Village receives the best rate of return on the sale of these two specialized vehicles, staff recommends utilizing Ritchie Brothers Auctioneers. The Village used Ritchie Brothers in 2016 for the disposal of a specialized village vehicle with good results. Ritchie Brothers Auctioneers is the National Joint Powers Alliance (NJPA) recommended auction service and would charge a 9.5% commission with a flat \$100.00 lot fee and \$65.00 doc fee, per titled item. Ritchie Brothers Auctioneers reimburses within 21 days of the auction on collected funds only. The sale of these two trucks is anticipated to be included in their December auction event.

I move to pass Ordinance Number 5236, 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.**

#### **2017-0798 Materials Loading and Hauling Services - Two Year Contract Extension**

In August of 2014, the Village published a bid for Materials Loading and Hauling Services for the removal of concrete, asphalt, clean construction spoils and other excavated materials from the Bulk Material Storage and Transfer Facility at 16401 S. 108th Avenue. This service includes the loading and hauling of excavated spoils and/or materials from the Bulk Material Storage and Transfer Facility to a licensed Clean Construction Demolition Debris (CCDD) Fill Operation, an authorized non-CCDD fill operation or a recycling facility.

Based on the lowest unit bid price, the Village Board awarded a three-year contract to KLF Enterprises of Markham Illinois beginning in October of 2014. During the past three years (2015 through 2017), the contractor has provided excellent service for the Village.

KLF Enterprises has provided a proposal to extend their 2017 pricing for an additional two years, 2018 and 2019. Based on their quality service throughout the original contract, it is staff's recommendation to accept the proposal from KLF Enterprises for a two-year contract extension.

I move to approve accepting the two-year contract extension (2018 and 2019) for Materials Loading and Hauling Services to KLF Enterprises of Markham, Illinois in a total amount not to exceed the Board approved budgeted amounts.

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

#### **2017-0799 2017-2018 Road Salt Annual Purchase**

For a number of years, the Village of Orland Park has participated in the State Joint Purchasing Program of the Illinois Department of Central Management Services

(CMS) in an effort to secure the best price for road salt. In March, 2017 the Public Works Department received Board approval to re-enter an agreement with CMS to bid the purchase of 4,000 tons of road salt. Since that time CMS has completed the bid process and we have been advised that our per-ton salt price will be \$43.41; an approximate 27% cost reduction over last season (\$59.71/ton in 2016/17). Our new supplier will be Minerals America Inc. of Overland Park, Kansas.

The Village's salt barn is currently at capacity (4,000 tons) to handle the beginning of the 2017-2018 snow season. Per the CMS agreement, the Village is required to purchase a minimum of 80% of this request (3,200 tons). The Village also has the ability to purchase up to 120% of this request (4,800 tons).

I move to approve accepting the purchase of road salt from Minerals America Inc. of Overland Park, Kansas for the 2017-2018 winter season, at a cost of \$43.41 per ton, and a total cost not to exceed the Board approved budgeted amount.

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

**2017-0800 2018 Maintenance of Streets and Highways by Municipality under the Illinois Highway Code - Resolution**

The Illinois Department of Transportation (IDOT) requires the Village to pass a resolution each year for the utilization of Motor Fuel Tax (MFT) funds. The appropriations of funds are for the maintenance of Village streets and rights-of-way by Village staff and associated IDOT authorized expenditures for salt and electric within the upcoming year. IDOT requires the passage of the resolution for each fiscal year. The resolution is for the funds estimated for the 2018 calendar year in the amount of \$3,500,236. IDOT requires their form to be used for the resolution.

The Municipal Maintenance Expenditure Statement for the 2017 calendar year showing the final amounts of the MFT fund expenditures will be submitted to IDOT early next year.

I move to pass Resolution Number 1725, entitled: RESOLUTION FOR MAINTENANCE OF STREETS AND HIGHWAYS BY MUNICIPALITY UNDER THE ILLINOIS HIGHWAY CODE

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

**2017-0124 Gateway Plaza - Ordinance**

On June 5, 2017, the Village Board of Trustees approved elevations and a site plan with two variances to construct and maintain a 10,500 square foot multi-tenant retail building. The approval is subject to the conditions outlined in the ordinance.

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



I move to pass Ordinance Number 5238, entitled: ORDINANCE GRANTING VARIANCES - (GATEWAY PLAZA - 14301 LAGRANGE ROAD)

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

**2017-0790 147th Street and Ravinia Avenue Phase III Construction Observation Engineering Services**

As part of the FY 2017 Budget the Village Board approved funding for Phase III engineering and construction for the roundabout improvements at the intersection of 147th Street and Ravinia Avenue. This improvement will establish the first roundabout within the Village and improve traffic flow through the intersection. 147th and Ravinia Avenue serves as the main entrance to the Orland Park Village Hall. The Phase III engineering will monitor the construction of the roundabout in accordance with Illinois Department of Transportation (IDOT) specifications. The construction portion of the project is on schedule to be bid on as part of the March 2018 IDOT bid letting.

On October 4, 2017, the Village issued a Request for Qualifications (RFQ) 17-038. Five submittals were received on Wednesday, October 18, 2017. Based on the criteria in the RFQ, the submittals were evaluated, rated and the top firm was selected for award. Strand Associates, Inc. of Joliet, Illinois has been deemed as the best qualified engineering firm for the scope of services requested.

Strand has provided these types of services throughout the Chicagoland area utilizing local and Federal funds. They have a good working relationship with the Illinois Department of Transportation and the Village. They also completed the design engineering for the project.

After finalizing the scope and negotiating a fee with Strand Associates, staff recommends bringing forward the Phase III engineering scope and fee for approval. The fee for these services is \$229,999.21 of which the SCM has approved 70% to be reimbursed (\$160,999.45).

The project will be invoiced monthly for the hours worked at the hourly rates provided.

I move to approve entering into a contract with Strand Associates, Inc. of Joliet, Illinois in the amount not to exceed \$229,999.21 for the 147th and Ravinia Avenue Phase III Engineering Design Services.

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

**2017-0849 Townhomes at Colette Highlands - Special Use Permit and Plat of Subdivision - Ordinance**

On January 4, 2016 the Village Board of Trustees approved 7-0 a special use permit for the Townhomes at Colette Highlands located at 15608 - 15624 Park Station Boulevard. On January 18, 2016 the Village Board of Trustees approved 7-0 a plat of subdivision for the Townhomes at Colette Highlands located at 15608 - 15624 Park Station Boulevard. The special use permit and plat of subdivision allow for the construction and maintenance of a 60 unit townhome development of the remaining 3.6 acres of the former Colette Highlands Condominiums property.

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

I move to pass Ordinance Number 5239, entitled: ORDINANCE GRANTING A SPECIAL USE PERMIT WITH MODIFICATIONS FOR TOWNHOMES AT COLETTE HIGHLANDS WITH ASSOCIATED SITE PLAN, LANDSCAPE, AND ELEVATION CHANGES AND SUBDIVISION

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

**2017-0823 GIS Agreement with Cook County - Resolution**

Cook County has a GIS data base that is used for Orland Park's GIS program at no cost. Cook County does however require a Resolution and agreement prior to use of this data.

I move to pass Resolution Number 1726, entitled: A RESOLUTION FOR ACCESS TO GEOGRAPHIC INFORMATION SYSTEM

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

**2017-0782 FY2018 Liability/Property Insurance Renewal - Approval**

The Horton Group has provided the Village with its renewal premium amounts for Fiscal Year 2018 for all property and liability insurance policies, including Excess Workers Compensation.

Overall, the Village's FY2018 liability and property premiums, including Horton's annual service fee and CCMIS's claims handling fee, decreased \$55,220 or approximately 6.4%, as compared to FY2017 amounts. With the exception of decreases to property/auto physical damage and the public entity package (general and auto liability, errors/omissions, employment practices and employment benefit), the premiums on all other lines remained relatively the same. The decrease in the property/auto physical damage premium is due to our long history with the carrier, excellent loss history and current market conditions. The decrease in the public entity package premium is due to our minimal loss history, as well as a change in carriers.

The workers compensation premium increased slightly due to an increase in covered payroll, which is consistent with the current marketplace for this type of program.

CCMSI's claims handling fee decreased slightly and the Horton Group's annual service fee will remain the same. Retention amounts (deductibles) on each of the lines remained the same.

Staff recommends that we continue to utilize the services of The Horton Group for Fiscal Year 2018. Staff will survey the property/liability/workers comp insurance consulting market in 2018 through an RFP or RFQ for the FY2019 renewal and 2019 services.

I move approve the property and liability insurance carriers and premiums, as well as CCMSI's claims handling fee and Horton's annual service fee, in the total amount of \$810,335 as presented by the Horton Group.

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

**Aye:** 4 - Trustee Fenton, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**Abstain:** 1 - Trustee Griffin Ruzich

**Absent:** 2 - Trustee Dodge and Trustee Gira

#### **2017-0794 2018 PACE Agreement - Ordinance**

There is a need annually for the adoption of an ordinance authorizing the Village of Orland Park, Illinois, to execute the annual Paratransit Service Provider Agreement with the Suburban Bus Division of the Regional Transportation Authority (PACE).

This agreement is always reviewed by the Village Attorney for acceptability prior to an ordinance recommendation being brought forth for Village Board consideration. The agreement is prepared annually by PACE and sent to the Village for review and ordinance adoption that authorizes signing the agreement as called out in the ordinance. Over the past few years, the agreement which has not yet been received arrives closer to the required ordinance adoption date necessitating last minute actions in order to meet meeting and agenda posting requirements and avoid PACE service interruptions.

I move to pass Ordinance Number 5237, entitled: AN ORDINANCE AUTHORIZING EXECUTION OF 2018 PARATRANSIT SERVICE PROVIDER AGREEMENT (RTA - PACE)

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

**Aye:** 5 - Trustee Fenton, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**Absent:** 2 - Trustee Dodge and Trustee Gira

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

### **2017-0816 Application for Funding of a Multi-Use Path Along 167th Street (Wolf Road to 104th) - Resolution**

Recently, Village staff performed a preliminary study of constructing a multi-use path along 167th Street from just west of Wolf Road to 104th Street. After determining it was feasible the village is proceeding with applying for Illinois Transportation Enhancement Program (ITEP) funds. V3 Companies is assisting the village through the application process.

The completion of this path segment extends the reach of the existing multi-use path system to the southern portion of the village, which is currently lacking. For example, this would create path connectivity to significant destination points such as: Centennial Park, Village Hall and downtown train station from the southern portion of the village. Completion of 167th Street multi-use path would also connect 25 subdivisions to the current village multi-use path system.

One of the goals of ITEP funding is to support alternate modes of transportation projects like the 167th Street multi-use path. ITEP funding will provide reimbursement up to 50 percent for right-of-way and easement acquisition costs, and up to 80 percent for preliminary engineering, utility relocations, construction engineering and construction costs. Street lighting can qualify for either 80% funding. The required 20 percent or 50 percent local match is the responsibility of the project sponsor. Other federal transportation funds cannot be used as local match.

The Authorizing Resolution is now before the Village Board for consideration. The ITEP funding deadline is December 1, 2017.

I move to approve the Resolution Number 1727, entitled: RESOLUTION AUTHORIZING APPLICATION BY THE VILLAGE FOR ILLINOIS TRANSPORTATION ENHANCEMENT PROGRAM FUNDS FOR MULTI-USE PATH ALONG 167TH STREET FROM WOLF ROAD TO 104TH AVENUE

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

**Aye:** 5 - Trustee Fenton, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**Absent:** 2 - Trustee Dodge and Trustee Gira

**2017-0862 Redevelopment Agreement For the Movie Theatre Development Between Village of Orland Park and Bradford Orland Park 4 - Ordinance**

On March 20, 2017, the Village Board of Trustees approved a Letter of Intent (LOI) with Bradford for the next phase of development for the Downtown/Main Street Triangle. The LOI contemplated construction of a mixed use building, anchored by a 40,000 sq. ft. Cinapolis theater on an approximately 1.6 acre property owned by the Village of Orland Park. After approval of the LOI, Bradford began their due diligence of finalizing the lease terms with their prospective tenants and completing a review of the cost of construction of the proposed two-story building. In late summer, it was finally determined that the cost of construction of the proposed building was significantly over budget. Staff, along with Bradford, worked to redesign the building to allow for a more cost efficient building. Cinapolis, the anchor tenant was also involved in the redesign process. These efforts resulted in a smaller footprint, with the ability to get an additional out lot pad on the same proposed area/property. The team also worked to find another anchor tenant for the first floor space, but the economic terms combined with the construction costs of a uniquely designed building made this unachievable.

The current proposed project consists of an approximately 41,000 sq. ft. one-story theater building (actual height appearance is 2.5 stories) on approximately an acre of land. The proposed theater is 8 screens and approximately 600 seats, with a restaurant/bar and in-theater dining service. Cinapolis is one of the largest high-end luxury theater operators in the world. Orland Park will be their first theater to open in Illinois. Plans for a proposed theater in the Downtown have been contemplated for many years; which are reflected in the built environment that includes the location of the new parking garage, the location of the streets and the pedestrian-focused design of Jefferson Street. Additionally, the location of the restaurant space attached to the parking garage and the property pad to the north of the UCMC building all anticipated complimentary tenants with the proposed theater.

The second proposed out lot pad is approximately a half acre and could accommodate a two-story, smaller building to the north of the proposed theatre. The exact subdivision of the property will be determined through the zoning/site plan entitlement process. Additionally, final plans for the second out lot, including future deal terms and proposed uses, will require future Village Board approval. Based upon the signed LOI, Bradford petitioned for zoning entitlement on October 2, 2017. Their petition is complete and is currently going through the normal entitlement review process for site plan, elevations and associated planning approvals.

Aside from the change in the proposed building design and site plan subdivision, the terms of the original LOI and the proposed Purchase and Redevelopment Agreement are generally the same. A summary of the significant deal terms include the following:

- Sale of the property to Bradford for \$1 Million;
- If construction costs are in excess of \$150/sq.ft. (warm dark shell), the purchase price (dollar for dollar) will be reduced (up to a maximum of \$1 Million);
- The Village will reimburse Bradford for the cost of other development and site enhancements, unrelated to base building costs, such as the proposed public plaza area around the theatre;
- Bradford must provide evidence of a signed lease with Cinepolis within 45 days of signing this agreement;
- Bradford will utilize the public parking deck for employee and patron parking and will pay reasonable costs associated with the future maintenance and repair;
- The Village commits to issuance of a liquor license to Cinepolis, provided they meet all state/local requirements (this is a new deal term);
- Bradford has agreed to share in a percentage of the profits of the project, once built and stabilized. This would occur at the time the asset is sold by Bradford. The exact terms of how this would occur and the percentage split(s) are included in the agreement (this is a new deal term).

Assistant Village Manager and Development Services Director Karie Friling explained this item further and discussion took place. (refer to audio file)

I move to pass Ordinance Number 5240, entitled: AN ORDINANCE AUTHORIZING A REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF ORLAND PARK AND BRADFORD ORLAND PARK 4, LLC IN REGARD TO THE MOVIE THEATRE DEVELOPMENT COMPRISING A PART OF THE ORLAND PARK MAIN STREET TRIANGLE TIF DISTRICT AND AUTHORIZING THE TRANSFER OF TITLE TO, CERTAIN REAL PROPERTY CURRENTLY OWNED BY THE VILLAGE TO BRADFORD ORLAND PARK 4, LLC IN RELATION THERETO.

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

**Aye:** 4 - Trustee Fenton, Trustee Griffin Ruzich, Trustee Calandriello, and Trustee Carroll

**Nay:** 1 - Village President Pekau

**Absent:** 2 - Trustee Dodge and Trustee Gira

**2017-0827 14224 Concord Drive - Hedderman Residence - Shed Location, Setback, and Size Variances**

The petitioner is requesting the permission to keep an existing illegal non-conforming shed in the side yard. In addition the applicant requests variance to reduce the required setback of the shed from the principal building from 10 feet to 4.5 feet and to exceed the maximum allowed shed size by 40 square feet, with shed being 140 square feet instead of 100 square feet permitted by code.

Board discussion and comments took place. (refer to audio file)

I move to accept as findings of fact of these Hearing Officers the findings of fact set forth in this staff report, dated November 9, 2017.

And

I move to approve the petition to locate the shed in the side yard for property at 14224 Concord Drive.

And

I move to approve the petition to reduce the required setback for shed from the principal building from 10 feet to 4.5 feet (a reduction of 55%) for property at 14224 Concord Drive. Subject to the condition listed below:

1) The petitioner complies with additional Building Code requirements related to fire separation between a shed and principal building.

And

I move to approve the petition to exceed the maximum allowed shed size by 40 square feet. (a 40% increase) for property at 14224 Concord Drive.

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

**Aye:** 4 - Trustee Fenton, Trustee Griffin Ruzich, Trustee Calandriello, and Trustee Carroll

**Nay:** 1 - Village President Pekau

**Absent:** 2 - Trustee Dodge and Trustee Gira

## MAYOR'S REPORT

### **2017-0847 Amend Title 7 Chapter 4 - Class N Liquor License: Arts & Entertainment Studio - Ordinance**

The Liquor Commissioner has been approached in regards to amending our Village Code in regards to differentiating between art instruction and entertainment.

The code currently states "Such consumption shall be limited to members of a group assembled on the premises for the purpose of attending arts or crafts classes by an art studio, arts and crafts school, or similar leisure/entertainment business while the licensee is conducting classes."

In order to broaden the Entertainment aspect of this code, we would like to amend the code in removing the "conducting classes" requirement for "entertainment" venue purposes. This allows the opportunity for an entertainment business, which does not conduct classes, to apply for a Class N liquor license.

I move to pass Ordinance Number 5241, entitled: AN ORDINANCE AMENDING TITLE 7, SECTION 7-4-6 OF THE ORLAND PARK VILLAGE CODE: CLASS N LIQUOR LICENSE

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

**Aye:** 5 - Trustee Fenton, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**Absent:** 2 - Trustee Dodge and Trustee Gira

### **2017-0853 AN ORDINANCE AMENDING TITLE 1, CHAPTER 5, SECTION 1-5-5 OF THE ORLAND PARK VILLAGE CODE (AGENDA PREPARED FOR BOARD MEETINGS)**

Title 1, Chapter 5, Section 1-5-5 of the Orland Park Village Code is being amended to read as follows:

The Village Clerk shall prepare an agenda for each meeting. The Village President, any Village Trustee or the Village Manager may direct the Village Clerk to place an item on the agenda for all regular meetings of the Board of Trustees for consideration if the request is timely made and shall communicate with the office of the Village Clerk not later than twelve o'clock (12:00) noon on the Friday preceding said regular meeting indicating what business is to be placed on the agenda. The Village Clerk may place items on the agenda of all regular meetings of the Board of Trustees that are necessary to perform the Clerk's duties as prescribed by the laws of the State of Illinois and the Ordinances of the Village of



Orland Park. The Village Clerk shall post a copy of said agenda on the bulletin board in the Village Hall not later than four o'clock (4:00) P.M. on the Friday preceding the regular meeting. For a special meeting, the agenda shall be posted at the time notice of said meeting is posted on the bulletin board which shall not be later than forty-eight (48) hours prior to the time of convening of said special meeting. Such of the order of business enumerated in this Chapter as shall be applicable shall be the order of business for a special meeting."

This Ordinance shall be in full force and effect from and after its adoption and publication as required by law.

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

**Aye:** 5 - Trustee Fenton, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**Absent:** 2 - Trustee Dodge and Trustee Gira

#### **2017-0858 Village Code Amendment Meetings of the Board of Trustees - Ordinance**

Title 1, Chapter 5, Section 1-5-1 of the Orland Park Village Code is being amended to read as follows:

**Regular Meetings:** The regular meetings of the Board of Trustees shall be held on the first and third Mondays of each month, at the hour of 7:00 P.M., central standard time, at the Board Room of the Frederick T. Owens Village Hall, 14700 South Ravinia Avenue, Orland Park, Illinois, unless otherwise ordered by resolution or motion at any regular meeting of the Board of Trustees. During that portion of the year when daylight savings time may be in effect in the Village, the said meetings shall be at the hour of 7:00 P.M., central daylight savings time.

Any regular meeting falling upon a legal holiday may be held on said date, may be omitted, or may be held at such time as the Board of Trustees shall designate in the schedule of meetings required to be posted for each calendar or fiscal year (as defined in this Code) in that certain Act entitled, "An Act in Relation to Meetings", approved July 11, 1957, as amended (5 ILCS 120/1 et seq.). The date of any regular meeting may be changed by the Board of Trustees as provided in said Act.

**Special Meetings:** Special meetings may be set at a regular meeting or may be held at any time on call for the same by the President or any three (3) or more Trustees; such call shall be communicated to the Village Clerk who shall proceed immediately to prepare notices and agendas of the same and shall cause them to be served on the President and other members of the Board of Trustees in person or by leaving a copy at their place of residence at least forty-eight (48) hours

before the time of meeting except in the case of a bona fide emergency. Such notices shall describe in brief the nature or objects of the call. The President, any three (3) Trustees or the Village Manager may direct the Village Clerk to place an item on the special meeting agenda for consideration. The Village Clerk may place items on the agenda of all special meetings of the Board of Trustees that are necessary to perform the Clerk's duties as prescribed by the laws of the State of Illinois and the Ordinances of the Village of Orland Park. Notice of an emergency meeting shall be given as soon as practicable prior to the holding of the meeting. Notice of any special meeting shall also be given by the Village Clerk to any news medium entitled to receive such notice as provided in the Illinois Open Meetings Act. At every special meeting, the call for the same shall be read and afterwards filed by the Village Clerk, and no business other than that proposed by the call shall be in order at such meeting.

Place of Meetings: All meetings shall be held at the Board Room of the Village Hall and shall be open to the public except for those meetings or those portions of meetings that are not required to be open to the public as provided in the aforesaid State law."

This Ordinance shall be in full force and effect from and after its adoption and publication as required by law.

I move to pass Ordinance Number 5243, entitled: AN ORDINANCE AMENDING TITLE 1, CHAPTER 5, SECTION 1-5-1 OF THE ORLAND PARK VILLAGE CODE (MEETINGS OF THE BOARD OF TRUSTEES)

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

**Aye:** 5 - Trustee Fenton, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**Absent:** 2 - Trustee Dodge and Trustee Gira

#### **2017-0876 Village Code Amendment Standing Committees - Ordinance**

Title 1, Chapter 5, Section 1-5-7-14 of the Village Code is being amended to read as follows:

##### **STANDING COMMITTEES:**

1. The following shall be the standing committees of the Board of Trustees:
  - Public Safety Committee
  - Technology Innovation and Performance Improvement Committee
  - Public Works Committee
  - Development Services, Planning and Engineering Committee
  - Parks and Recreation Committee

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Finance Committee

Each such committee shall consist of three (3) Trustees to be appointed by the Village President with the advice and consent of the Board of Trustees. One of said appointees to each committee shall be designated as chairperson at the time of appointment. Each Trustee shall only be chairperson of one such committee. There shall be no specific term of appointment with respect to said committees. The Village President shall be entitled to attend any and all of the meetings of said committees and participate in the deliberations and discussions but shall not have a vote. The chairperson or the Village Manager may direct the Village Clerk to place an item on the agenda for all committee meetings. The Village Clerk may place items on the agenda of a committee meeting that are necessary to perform the Clerk's duties as prescribed by the laws of the State of Illinois and the Ordinances of the Village of Orland Park. The committee shall make recommendations to the Board of Trustees only, except when the Board of Trustees has granted specific power and duty to act upon a specific matter."

This Ordinance shall be in full force and effect from and after its adoption and publication as required by law.

I move to pass Ordinance Number 5244, entitled: AN ORDINANCE AMENDING TITLE 1, CHAPTER 5, SECTION 1-5-7-14 OF THE ORLAND PARK VILLAGE CODE (STANDING COMMITTEES)

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

**Aye:** 5 - Trustee Fenton, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**Absent:** 2 - Trustee Dodge and Trustee Gira

## **2017-0866 October 21, 2017 Commission Workshop Update - Discussion**

Commissions and Advisory Boards have been a part of the legislative process in the Village of Orland Park for decades. Local residents serve on these boards to provide input on items within each commission's realm of expertise.

These Advisory Boards consider issues facing the Village and vote on recommendations that then go to the Village Board Committees and eventually the full Board of Trustees.

Elected officials have long relied on local residents to serve on the Village Commissions to share their perspectives and advice on items within the Village.

On October 21, 2017, a public workshop was held to review the Village's

Commissions and Advisory Boards, their roles within Village Government, and to learn members' concerns and recommendations.

A power point presentation was given that introduced and explaining each Commission and Advisory Board (EXHIBIT A)

Larry Urbanski member on the Civic Center Authority Board, Building Division Manager Mike Coleman on the Electrical Commission, Diane Chin member on the Museum Development & Advisory Board, Lou Stephens member of the Plan Commission, Tom Dubelbeis recording secretary for the Veterans, and Jack Smith member of the Economic Development and Advisory Board all spoke. (refer to audio file)

Trustees Calandriello, Carroll, Fenton, Ruzich and President Pekau spoke. (refer to audio file)

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

#### **2017-0811 Special Ad-Hoc Committee Appointments - Remove from the Table**

At the November 6, 2017 Board of Trustees meeting this item was tabled.

I move to approve removing the Special Ad-Hoc Committee Appointments from the Table.

**A motion was made by Trustee Griffin Ruzich, seconded by Village President Pekau, that this matter be APPROVED. The motion FAILED by the following vote:**

**Aye:** 2 - Trustee Griffin Ruzich and Village President Pekau

**Nay:** 3 - Trustee Fenton, Trustee Calandriello, and Trustee Carroll

**Absent:** 2 - Trustee Dodge and Trustee Gira

#### **BOARD COMMENTS**

Trustee Calandriello, Trustee Ruzich, President Pekau had Board comments. (refer to audio file)

#### **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; and c) the purchase or lease of real property for the use of the village.

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

**Aye:** 5 - Trustee Fenton, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**Absent:** 2 - Trustee Dodge and Trustee Gira

## **RECONVENE BOARD MEETING**

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

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; and c) the purchase or lease of real property for the use of the village.

## **ADJOURNMENT - 10:10 PM**

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

**Aye:** 5 - Trustee Fenton, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**Absent:** 2 - Trustee Dodge and Trustee Gira

## **2017-0880 Audio Recording for November 20, 2017 Board of Trustee Meetings**

**NO ACTION**

/nm

APPROVED:

Respectfully Submitted,

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**John C. Mehalek, Village Clerk**