

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us



Meeting Minutes

Monday, December 7, 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 7:02 PM.

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

Absent: 1 - Trustee Dodge

MOMENT OF SILENCE

President McLaughlin asked for a moment of silence for our Veterans in honor of December 7th - Pearl Harbor Day.

VILLAGE CLERK'S OFFICE

2015-0740 Approval of the November 16, 2015 Regular Meeting Minutes

The Minutes of the Regular Meeting of November 16, 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 November 16, 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

Absent: 1 - Trustee Dodge

CONSENT AGENDA

Passed the Consent Agenda

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

Nay: 0

Absent: 1 - Trustee Dodge

2015-0743 Payroll - Approval

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

I move to approve the Bi-Weekly Payroll for November 20, 2015 in the amount of \$1,015,563.38.

This matter was APPROVED on the Consent Agenda.

2015-0744 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 November 17, 2015 through December 7, 2015 in the amount of \$12,941,931.18.

This matter was APPROVED on the Consent Agenda.

2015-0720 Tornado Siren Installation at Carl Sandburg High School - Purchase

The Village Board approved \$25,000.00 in the FY 2014 budget for an additional weather warning siren in the northern part of the village. This amount was carried over to the 2015 budget while staff attempted to locate a suitable site for the siren.

A site was ultimately located at Carl Sandburg High School within the secured area around the water tower. This site posed challenges to bringing electricity to the siren due to the amount of utilities infrastructure in the ground around the water tower. The additional cost of hand digging the trench to provide the electricity would have exceeded the budgeted project amount. The Public Works Department reviewed this problem and agreed to hydro-excavate the trench in-house to bring electricity to the siren. This approach will keep the project well within budget.

This project was sole-sourced to Fulton Technologies who has constructed and maintains the thirteen weather warning sirens for more than twenty years. The maintenance contract for telemetry also includes a daily remote siren inspection to ensure the sirens are operational.

I move to approve waiving the bidding process;

And

Approve the purchase and installation of a T-128 weather warning siren adjacent to the water tower at Carl Sandburg High School at a cost not to exceed \$22,300.00.

This matter was APPROVED on the Consent Agenda.

2015-0661 Disposal of Certain Seized Vehicles at Public Auction - Ordinance

The Police Department requests approval to declare five vehicles, a 2000 Honda / Accord, a 2000 Ford/Expedition, a 1999 Jeep/Wrangler, a 2005 Nissan/Altima, and a 1996 Mercedes/C280, as excess property and to dispose of at public auction. These vehicles were seized by the department and forfeited to the Village by the Circuit Court of Cook County from a driver who was driving their vehicle while their license was suspended for DUI.

I move to pass Ordinance Number 5038, entitled: ORDINANCE AUTHORIZING DISPOSAL BY PUBLIC AUCTION OF PERSONAL PROPERTY (VEHICLES) OWNED BY THE VILLAGE OF ORLAND PARK, ILLINOIS

This matter was PASSED on the Consent Agenda.

2015-0579 Retail Plaza at 159th Street & La Grange Road - Planned Unit Development

The proposed project seeks to establish, construct and maintain two (2) new commercial buildings on the property located at the northwest corner of the 159th Street and La Grange Road intersection (colloquially known as the Fat Sam's property). To do this, the petitioner is proposing to first demolish the existing two (2) buildings that currently occupy the site. The two (2) existing buildings are located toward the center of the property and are surrounded by parking lot, as well as various forms of standalone signage (low rise and high rise billboards). Once the existing buildings and billboards are removed, the proposed site plan indicates that the new buildings will be located along La Grange Road to hold the corner and be prominent.

The petitioner requests the following modifications for the proposed Planned Unit Development:

- 1) Reduce the La Grange Road setback from 25 feet to four (4) feet eleven (11) inches.
- 2) Reduce the 159th Street setback from 25 feet to three (3) feet.
- 3) Reduce the side setback from fifteen (15) feet to ten (10) feet.
- 4) Reduce the east, west and south bufferyards to function within the modified/ established building setback requirements.

The recommendation motion includes the following conditions:

- 1) Post "No Parking- Loading Zone" signs (with time limits) to accommodate loading activities on the west side of both buildings.
- 2) Add more landscaping to the north elevation of Building B to address blank wall surfaces.
- 3) Ensure the level of transparency for all windows on both Buildings A and B are appropriate to the context of the surrounding area for activated street frontages.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

I move to approve the site plan, elevations and special use permit with modifications for a new two building retail plaza shopping center at 15882 S. La Grange Road as recommended at the November 16, 2015 Development Services Planning and Engineering Committee meeting and as indicated in the below fully referenced motion.

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

I move to approve the preliminary site plan titled "GW Properties Proposed Commercial Development 159th Street and La Grange Road, Orland Park, IL.", prepared by Design Studio 24 LLC, dated August 3, 2015, sheet C2.0, subject to the following conditions:

- 1) Post "No Parking- Loading Zone" signs (with time limits) to accommodate loading activities on the west side of both buildings.
- 2) Add more landscaping to the north elevation of Building B to address blank wall surfaces.
- 3) Submit a final landscape plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
- 4) Meet all final engineering and building code related items.

And

I move to approve the Elevations titled "Building A Elevations New Retail Development 159th and La Grange Road, Orland Park, IL." and "Building B Elevations New Retail Development 159th and La Grange Road, Orland Park, IL.", prepared by Design Studio 24 LLC, sheets A2.1 and B2.1 respectively, both dated November 2, 2015, subject to the same conditions outlined in the above Preliminary Site Plan motion and the following:

- 1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 2) Ensure the level of transparency for all windows on both Buildings A and B are appropriate to the context of the surrounding area for activated street frontages.

And

I move to approve the Special Use Permit for 15882 S La Grange Road, a two building retail planned unit development at the northwest corner of 159th Street and La Grange Road subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

- 1) Reduce the La Grange Road setback from 25 feet to four (4) feet eleven (11)

inches.

- 2) Reduce the 159th Street setback from 25 feet to three (3) feet.
- 3) Reduce the side setback from fifteen (15) feet to ten (10) feet.
- 4) Reduce the east, west and south bufferyards to function within the modified/ established building setback requirements.

This matter was APPROVED on the Consent Agenda.

2014-0401 Greystone Ridge - Rezoning Ordinance

On June 1, 2015, the Village Board approved a 39 lot subdivision on a 17 acre parcel located at 11434 West 139th Street. The approval allows for the rezoning of the property to the R-3 Residential Zoning District, and a special use permit to allow the disturbance of a wetland, and is subject to conditions as stated in the ordinance.

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

I move to pass Ordinance Number 5039, entitled: ORDINANCE REZONING CERTAIN REAL ESTATE FROM E-1 ESTATE RESIDENTIAL DISTRICT TO R-3 RESIDENTIAL AND GRANTING A SPECIAL USE AND VARIANCES (GREYSTONE RIDGE - 11434 W. 139TH STREET)

This matter was PASSED on the Consent Agenda.

2015-0784 Greystone Ridge - Property Annexation Ordinance

On August 3, 2015, the Village Board adjourned a public hearing on the annexation agreement for Greystone Ridge, located at 11434 139th Street. The property, which consists of approximately 17 acres, is requesting annexation into the Village of Orland Park for development into a 39 lot subdivision.

On August 3, 2015, the Village Board authorized that the Annexation Agreement for Greystone Ridge be entered into and executed by the Village, which has now been completed.

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

I move to pass Ordinance Number 5040, entitled: AN ORDINANCE ANNEXING PROPERTY (GREYSTONE RIDGE - 11434 W. 139TH STREET)

This matter was PASSED on the Consent Agenda.

2015-0722 Professional Engineering Services with Christopher B. Burke - Approval

The Village of Orland Park's current contract with Christopher B. Burke Engineering, Ltd. (CBBEL) to provide professional engineering services expires December 31, 2015. Previous contracts for general engineering to be provided by CBBEL included a monthly retainer of \$8,500. Staff is recommending to approve

the same amount for FY 2016.

Throughout the 2015 fiscal year, CBBEL has provided a variety of services working not only with Development Services, but also the Public Works and Parks Departments and the Village Manager's Office. The scope includes attending Village meetings, investigation of engineering matters, review of drainage complaints, and follow-up with developers and residents. CBBEL also serves as the Village's Professional Engineer (PE) for the review and approval of private development projects within the Village of Orland Park. The fees for this service are passed through to the developer for payment, and are billed at CBBEL's 2010 rates, which is a significant savings to our local developers.

I move to approve the Professional Engineering Services Contract with Christopher B. Burke Engineering, Ltd. in the amount of \$102,000 (\$8,500 per month) as outlined in the proposal.

This matter was APPROVED on the Consent Agenda.

2015-0698 Build Orland Program

The 'Build Orland' Program was instituted by the Village Board of Trustees in 2010. The goal of the program was to encourage new growth and development through the temporary reduction and deferral of permit and impact fees. In 2011 and 2012, the program was renewed, but only for new residential projects. In summary, new residential projects received a 25% reduction on permit/impact fees and a 50% reduction on water tap fees. Additionally, projects were also allowed to defer the payment until final occupancy. Projects with pre-existing incentive/inducement agreements (i.e. sales tax sharing) were not eligible for the program. Projects with existing development/annexations agreements could only receive one "discount" of fees, either those set by agreement or the Build Orland, whichever is greater.

From 2013 to present, the program has been scaled back to include only the deferral of permit fees until final occupancy of the home. This decision was based upon the increased stability in the housing market and the number of new housing starts in the Village.

For FY2016, staff recommends the continuation of the Build Orland Program allowing only payment deferral of permit fees until final occupancy of the home.

I move to approve the extension of the Build Orland Program for the FY 2016 to allow the payment deferral of permit fees for new residential permits.

This matter was APPROVED on the Consent Agenda.

2015-0706 Boley Farm/Farm Stand Rental Agreement

On August 31, 2001, the Village purchased the Boley Farm located at 8101 West 151st Street subject to a life estate of the seller, Glenn B. Boley. Mr. Boley passed away on April 3, 2014, and the terms of the life estate ended.

Mr. Boley had for many years leased space on the Farm to Mr. Henry (Hank) J. Jacobs to operate a farm stand and a small planted area (field acreage of 2.12 acres, a barn measuring 46 feet by 72 feet and parking lot of approximately one-third (1/3) of an acre). On June 2, 2014, the Board approved a two (2) year lease agreement with Mr. Jacobs beginning March 1, 2014 through November 15, 2014, and March 1, 2015 through November 15, 2015.

Mr. Jacobs has approached the Village requesting to extend this arrangement for an additional two (2) terms. The terms of the new agreement shall be March 1, 2016 through November 15, 2016, and March 1, 2017 through November 15, 2017.

I move to recommend to the Village Board to approve the Boley Farm/Farm Stand Rental Agreement with Henry (Hank) J. Jacobs for two terms.

This matter was APPROVED on the Consent Agenda.

HEARINGS 7:00 P.M.

I move to recess for a public hearing at this time.

A motion was made by Trustee Fenton, seconded by Trustee Gira, that this matter be RECESS. 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

Absent: 1 - Trustee Dodge

2015-0774 Special Service Area #4 - Public Hearing

Village Attorney Friker reported that this is a Public Hearing in regards to Orland Park Special Service Area Number 4 – Providing for maintenance, repair, reconstruction and/or replacement of private drives in the event that the owners fail to maintain, repair, reconstruct and/or replace said private drives as required by various agreements.

AUTHORITY: This Public Hearing is being held pursuant to the Ordinance passed by the President and Board of Trustees on December 7, 2015, said Ordinance being entitled:

"AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL

SERVICE AREA NUMBER 4 IN THE VILLAGE OF ORLAND PARK, AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH"

NOTICES: Pursuant to Section 3 of the aforementioned Ordinance, Notice of this Public Hearing, in the form set forth in Section 4 of the aforementioned Ordinance, was given as follows:

Publication of said Notice in the Orland Park Prairie newspaper on November 19, 2015.

Mailing said Notice, to the real estate tax assessee for each parcel of property located within the proposed Special Service Area, on November 19, 2015.

DESCRIPTION OF THE PROJECT [The purpose of the formation of the Orland Park Special Service Area Number 4 is to fund the Village of Orland Park's costs of maintaining, repairing, reconstructing and/or replacing the private drives (cross access easements) on Lot 1 and Lot 2 of the property in the event that the owners fail to maintain, repair, reconstruct and/or replace said private drives (cross access easements) as required by a Development Agreement between the Village of Orland Park and Bradford Orland Park 1 LLC and the Final Plat of Subdivision for Orland Park Crossing First Resubdivision]: Village Staff

EXPLANATION OF THE METHOD OF FINANCING THE PROJECT - SPECIAL SERVICE AREA FINANCING [Including the tax levy at a rate not to exceed \$8.75 per \$100.00 of equalized assessed valuation of property in Special Service Area Number 4, for each year during which the Village of Orland Park is required to expend funds relative to said Special Services, provided that the private drives (cross access easements), as referenced above, exist]: Village Staff

President McLaughlin asked if anyone in the audience would like to make any comments. No one requested to speak.

I move to adjourn the public hearing on the Special Service Area Number 4 for Downtown Orland Park.

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

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

Nay: 0

Absent: 1 - Trustee Dodge

2015-0775 Special Service Area #5 - Public Hearing

Village Attorney Friker reported that this is a Public Hearing in regards to Orland Park Special Service Area Number 5 - Providing for maintenance, repair, reconstruction and/or replacement of private drives in the event that the owners fail to maintain, repair, reconstruct and/or replace said private drives as required by various agreements.

AUTHORITY: This Public Hearing is being held pursuant to the Ordinance passed by the President and Board of Trustees on December 7, 2015, said Ordinance being entitled:

"AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE AREA NUMBER 5 IN THE VILLAGE OF ORLAND PARK, AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH"

NOTICES: Pursuant to Section 3 of the aforementioned Ordinance, Notice of this Public Hearing, in the form set forth in Section 4 of the aforementioned Ordinance, was given as follows:

Publication of said Notice in the Orland Park Prairie newspaper on November 19, 2015.

Mailing said Notice, to the real estate tax assessee for each parcel of property located within the proposed Special Service Area, on November 19, 2015.

DESCRIPTION OF THE PROJECT [The purpose of the formation of the Orland Park Special Service Area Number 5 is to fund the Village of Orland Park's costs of maintaining, repairing, reconstructing and/or replacing the private drives (cross access easements) on Lot 1 and Lot 2 of the property in the event that the owners fail to maintain, repair, reconstruct and/or replace said private drives (cross access easements) as required by a Development Agreement between the Village of Orland Park and Reva Development Partners LLC and the Final Plat of Subdivision for Orland Park Crossing Second Resubdivision]: Village Staff

EXPLANATION OF THE METHOD OF FINANCING THE PROJECT - SPECIAL SERVICE AREA FINANCING [Including the tax levy at a rate not to exceed \$8.75 per \$100.00 of equalized assessed valuation of property in Special Service Area Number 5, for each year during which the Village of Orland Park is required to expend funds relative to said Special Services, provided that the private drives (cross access easements), as referenced above, exist]: Village Staff

President McLaughlin asked if anyone in the audience would like to make any comments. No one requested to speak.

I move to adjourn the public hearing on the Special Service Area Number 5 for Downtown Orland Park.

A motion was made by Trustee Fenton, seconded by Trustee Calandriello, that this matter be ADJOURNED. 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

Absent: 1 - Trustee Dodge

CLOSE PUBLIC HEARING

I move to approve closing the public hearing.

A motion was made 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

Absent: 1 - Trustee Dodge

RECONVENE BOARD MEETING

The roll was called to reconvene the regular meeting and Trustees Fenton, Gira, Ruzich, Calandriello, Carroll and President McLaughlin were present. Trustee Dodge was absent.

PUBLIC WORKS

2015-0781 2016 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 attached. Over the past few years, the agreement has arrived 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.

As such, this agenda item is being considered by the Public Works Committee and the Village Board of Trustees on the same night.

I move to pass Ordinance Number 5041, entitled: AN ORDINANCE AUTHORIZING EXECUTION OF 2016 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: 6 - Trustee Fenton, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and President McLaughlin

Nay: 0

Absent: 1 - Trustee Dodge

2015-0787 Ice Resurfacer Replacement - Purchase

Funds are budgeted for the purchase of one (1) used Ice Resurfacer to replace the existing 1991 battery powered unit purchased used in 2004 and utilized by the Parks Department for the Centennial Ice Rink. Staff researched various manufacturers and fuel options, including battery, liquid propane gas (LPG) and compressed natural gas (CNG). After discussion with several end users, the choice was narrowed down to two brands, Zamboni and Olympia. Staff received positive feedback on the Olympia brand Ice Resurfacer. Becker Arena Products, Inc. of Savage, Minnesota, has a 2002 Olympia Millennium-SD ice resurface machine available and in working condition.

Staff recommends the purchase of one (1) 2002 Olympia Millennium-SD (item #926) at a cost of \$26,865.18 which includes delivery, 2 spare blades, 2 towels and 1 board brush. This is \$3,134.82 under the budgeted amount. Becker Arena Products can ship the machine in 1-2 weeks after receipt of order.

The Olympia runs on LPG. The cost to refuel the ice resurfacer will be approximately \$700 per season. Ameri Gas has offered a rack with a 9-12 tank capacity at no charge.

I move to approve the purchase of one (1) 2002 Olympia Millennium-SD from Becker Arena Products, Inc., of Savage, Minnesota, in an amount not to exceed \$26,865.18.

A motion was made by Trustee Carroll, seconded by Trustee Griffin Ruzich, 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

Absent: 1 - Trustee Dodge

DEVELOPMENT SERVICES, PLANNING AND ENGINEERING

2015-0785 Downtown Main Street Parking Deck - Professional Consulting Services (Addendum #1)

On July 20, 2015, the Board of Trustees approved a Professional Consulting Services Contract with Kimley-Horn and Associates (Kimley-Horn) to develop and manage the Request for Proposals (RFP) for the Downtown Main Street Parking Deck. Kimley-Horn has been the Village's Traffic/Parking Consultant for the Main Street Area since December of 2013.

Their most recent scope of work was to create the RFP, provide technical recommendations, refine conceptual designs, and actively participate in the selection process. Kimley-Horn executed these activities in an extremely competent and timely manner, and based upon their efforts the Village is partnering with Walsh Construction II, LLC (Walsh) for design-build services related to the parking deck.

At this time, the Village is seeking additional expertise to move the parking deck through the design and site prep stages. To this end, staff recommends amending the current contract with Kimley-Horn to provide additional services as more fully detailed in the attached scope of work.

The general tasks include reviewing design documents and preparing written reports, ensuring compliance to the RFP's Performance and Design Criteria and best parking design practices, attending meetings and being onsite as required, and advising the Village on cost impacts.

These services must be in place concurrent to Walsh's progression through their design development and site prep activities, which are anticipated to ramp up starting the week of December 7, 2015. Timing is of the essence.

The cost for these services is based on an hourly rate, as needed, and is not to exceed \$77,000.

I move to approve the Professional Consulting Services Contract related to the design development for the Downtown Main Street Parking Deck with Kimley-Horn and Associates in the amount of \$77,000.

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 Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and President McLaughlin

Nay: 0

Absent: 1 - Trustee Dodge

2015-0800 Downtown Main Street Parking Deck - Walsh Design-Build Contract

On August 26, 2015, the Village published a Request for Proposals (RFP) seeking a design-build team to construct a new multi-level public parking structure and other improvements in the Downtown Main Street District associated with the University of Chicago Medicine project.

The Village received proposals on September 29, 2015. After review by Village staff and our consultants, three firms were selected for interviews conducted on October 13, 2015. Based upon the interview and evaluation process, the selection committee found Walsh Construction Company II, LLC (Walsh) to meet or exceed the expectations established in the RFP. The total proposed Guaranteed Price (GMP) in the proposal was \$14,627,000.

On October 19, 2015, the Board of Trustees authorized staff to enter into exclusive contract negotiations with Walsh in a timely manner in order to meet project delivery expectations associated with the neighboring University of Chicago Medicine project.

At this time, staff and Walsh have come to an agreement on the major deal terms, including:

Project Specifications:

Walsh shall construct a new 520+ space, multi-level public parking deck and other improvements on roughly 2.0-acres of vacant municipal-owned land as detailed in the Request for Proposals #15-022. In addition to designing and constructing a parking deck, Walsh will perform other ancillary activities including general site preparation, demolition, and utility work, as well as deliver a cold, dark shell space for a +/- 12,000 sf restaurant to be integrated into the north side of the parking deck.

Guaranteed Maximum Price (GMP):

The Contract GMP is \$14,560,000. This includes three components: (1) Utility Installation (\$499,400); (2) Site Demolition and Preparation (\$737,390); and the Parking Structure (\$13,323,210 - reduced from the original proposal by \$67,000 through contract negotiations). The Parking Structure itself is comprised of two elements, which generally breakdown as: (1) the parking area (\$12,323,210) and (2) the tucked-in future restaurant shell (\$1,000,000). Thus the cost per space for the parking area is approximately \$23,698, which assumes a minimum of 520 spaces. Working concepts by Walsh suggest that this parking number may reach as many as 550 (this may change based upon final design refinement, but in no case shall be less than 520), thereby reducing the cost per space to \$22,405. At

either rate, the cost is below the Village's estimate of \$25,000 per space.

Contingency:

Built into Walsh's GMP total is a contingency amount of \$432,000, or approximately 3%, which can be utilized only with Village approval.

Alternatives:

As part of the RFP and the contract negotiations, the Village presented alternatives. These modifications, most cost reductions, included, but were not limited to: reducing the floor-to-ceiling heights; providing additional CCTV cameras; and modifying one of the stair towers. Moreover, the complete fire suppression system (i.e. sprinklers) is included in the GMP, and the Board can choose to keep this component as is and exceed code requirements, or modify the fire suppression design while maintaining full code compliance.

In total, and depending on the degree of changes executed, these alternatives could potentially yield an additional savings to the Village of over \$500,000. The Contract establishes a date of January 8, 2016 for the Village to provide final direction on these options based upon additional study on the part of the Village, and design studies and technical data to be provided by Walsh in the very near future.

Substantial Completion Date:

The Contract reflects a substantial completion date of November 15, 2016, which is the same as announced in the RFP. Substantial completion is defined as delivering at least 300 usable spaces. Modifications to the substantial completion date shall be considered only due to extraordinary issues, and will be determined through a meet and confer process.

Contract Status

The Village Attorney has reviewed the contract and has found the general deal terms acceptable. At this time, minor functional and legal elements are being finalized by the Village and Walsh. The draft Contract is attached.

Timing

Should the Board approve and authorize Staff to finalize the Contract after approval by the Village Attorney, Walsh anticipates delivering Design Development drawings within a few weeks, and mobilization on-site may occur as early as the first week of January 2016.

I move to approve and award the design/build contract, pending Village Attorney review and approval, to Walsh Construction Company II, LLC of Chicago, IL, for design and construction of the Downtown Main Street Parking Deck in an amount not to exceed \$14,560,000, which contains a contingency amount of \$432,000 to be utilized only with Village approval.

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 Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and President McLaughlin

Nay: 0

Absent: 1 - Trustee Dodge

PARKS AND RECREATION

2015-0795 Security Doors, Hardware and Installation at Franklin Loebe Center

To provide secure doors in the hallways at the Franklin Loebe Center, staff obtained quotes from three vendors. The lowest quote was provided by Goldy Locks, Inc of Tinley Park (see attached quotes). Three sets of doors will be installed and will utilize the same security system access readers as those in other Village buildings.

I move to waive the bid process and approve accepting the quote from Goldy Locks, Inc. in the amount of \$19,910.30 for security doors, hardware and installation at the Franklin Loebe Center.

A motion was made by Trustee Gira, 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

Absent: 1 - Trustee Dodge

FINANCE & INFORMATION TECHNOLOGY

2015-0726 Fiscal Year 2016 Annual Budget Approval - Ordinance

After setting aside the appropriate amount of reserves as per Board approved fund balance policies, the Fiscal Year 2016 Annual Budget provides for a balanced budget, meaning that available sources are sufficient to fund projected operating and capital expenditures. Available sources consist of budget savings or operating surplus from prior year, capital funding reserves, and revenues projected for Fiscal Year 2016. The proposed Fiscal Year 2016 Annual Budget commencing on January 1, 2016 and ending on December 31, 2016 reflects approximately \$133,315,451 in revenues and \$143,821,053 in expenditures. The variance between FY2016 revenues and FY2016 expenditures is funded by prior year operating surplus and capital funding reserves.

The Fiscal Year 2016 Annual Budget was drafted through a series of budget

workshops with the Village Board and departmental staff. The budget document was made available for public inspection on November 20, 2015. A public hearing on the Fiscal Year 2016 Annual Budget will be held on December 7, 2015.

I move to pass Ordinance Number 5042, entitled: ORDINANCE ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR COMMENCING ON JANUARY 1, 2016 AND ENDING ON DECEMBER 31, 2016 FOR THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS

A motion was made by Trustee Griffin Ruzich, seconded by Trustee Carroll, that this matter be PASSED. 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

Absent: 1 - Trustee Dodge

2015-0734 2015 Property Tax Levy - Ordinance

Attached in the Board packet and in Legistar is the proposed 2015 property tax levy for the Village of Orland Park, as well as the Orland Park Public Library. The total Village levy equals \$13,425,519 and includes the following individual line items, as reflected in the FY2016 Annual Budget approved by the Village Board on December 7, 2015.

Corporate - \$1,255,610
Recreation & Parks - \$1,014,435
FICA - \$1,574,159
IMRF - \$1,992,276
Police Pension - \$2,725,964
Debt Service - \$4,863,075

The overall dollar amount of the Village's 2015 levy is equal to the 2014 levy. The operating levy decreased by approximately \$598,300. Pension levies (FICA, IMRF and Police Pension) increased by \$420,773; the recreation levy decreased by \$200 and the Corporate levy, which funds public safety salaries, decreased by \$1,018,873.

The overall decrease in the operating levy of is offset by an increase in the Debt Service levy by the same amount. The 2015 levy reflects abatements in the amount of approximately \$4,100,000 as Home Rule Sales Tax and Water & Sewer Fund user charges are utilized by fund debt service payments on a number of outstanding bond issues. This total abatement amount is approximately \$589,000 less than the 2014 total abatement amount as the 2014 abatement amounts included cash remaining in retired debt service funds.

The total 2015 Orland Park Public Library levy equals \$6,689,060, including \$5,043,367 for operating purposes and \$1,645,693 for the payment of debt service on the library building bonds.

From tax year 2000 to 2009, the Village's equalized assessed valuation (EAV) grew an average of approximately 9.6% per year. Beginning in tax year 2010 and continuing through tax year 2014, the Village's EAV has declined approximately 29%. Although tax year 2014 was a triennial year, the Village saw a further decline in EAV of 2.6% as compared to tax year 2013. Although the total dollar amount of the Village's levy has not increased since tax year 2011, meaning that the Village's overall tax burden has not changed, the continued decline in the EAV causes the Village's tax rate to increase.

The Village's 2014 actual Cook County tax rate and estimated 2015 tax rate is \$.693 per \$100 of EAV. For a resident who owns a home with a market value of \$300,000, the amount of taxes paid to the Village of Orland Park will amount to approximately \$511 for tax year 2015 (paid by resident in 2016).

I move to pass Ordinance Number 5043, entitled: AN ORDINANCE PROVIDING FOR THE LEVYING, ASSESSMENT AND COLLECTION OF TAXES FOR THE CURRENT FISCAL YEAR OF THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS.

A motion was made by Trustee Griffin Ruzich, seconded by Trustee Carroll, that this matter be PASSED. 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

Absent: 1 - Trustee Dodge

2015-0735 G.O. Bonds, Series 2008A Abatement - 2015 Levy - Ordinance

During the FY2016 budget process, the Village Board approved a 2015 property tax levy abatement, in the amount of \$683,150, for the GO Bonds, Series 2008A. These bonds were originally issued to partially fund construction of the Village's water reservoir expansion.

I move to pass Ordinance Number 5044, entitled: AN ORDINANCE ABATING TAXES LEVIED FOR THE YEAR 2015 BY AN ORDINANCE PROVIDING FOR THE ISSUANCE OF \$9,055,000 GENERAL OBLIGATION BONDS, SERIES 2008A, OF THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS AND PROVIDING FOR THE LEVY AND COLLECTION OF A DIRECT ANNUAL TAX FOR THE PAYMENT OF THE PRINCIPAL AND INTEREST ON SAID BONDS, BEING ORDINANCE NO. 4392 ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, ILLINOIS ON THE 21ST DAY OF JULY, 2008.

A motion was made by Trustee Griffin Ruzich, seconded by Trustee Carroll, that this matter be PASSED. 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

Absent: 1 - Trustee Dodge

2015-0736 G.O. Refunding Bonds, Series 2012B and 2012C Abatement - 2015 Levy - Ordinance

During the FY2016 budget process, the Village Board approved a 2015 property tax levy abatement, in the amount of \$369,375 for the GO Refunding Bonds, Series 2012B and in the amount of \$689,513 for the GO Refunding Bonds, Series 2012C.

I move to pass Ordinance Number 5045, entitled: AN ORDINANCE ABATING TAXES HERETOFORE LEVIED FOR THE YEAR 2015 TO PAY DEBT SERVICE ON TAXABLE GENERAL OBLIGATION REFUNDING BONDS, SERIES 2012B AND TAXABLE GENERAL OBLIGATION REFUNDING BONDS, SERIES 2012C OF THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS.

A motion was made by Trustee Griffin Ruzich, seconded by Trustee Carroll, that this matter be PASSED. 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

Absent: 1 - Trustee Dodge

2015-0737 G.O. Refunding Bonds, Series 2013A and 2013B Abatement - 2015 Levy - Ordinance

During the FY2016 budget process, the Village Board approved a 2015 property tax levy abatement, in the amount of \$383,375 for the GO Refunding Bonds, Series 2013A and in the amount of \$689,850 for the GO Refunding Bonds, Series 2013B.

I move to pass Ordinance Number 5046, entitled: AN ORDINANCE ABATING TAXES HERETOFORE LEVIED FOR THE YEAR 2015 TO PAY DEBT SERVICE ON TAXABLE GENERAL OBLIGATION REFUNDING BONDS, SERIES 2013A AND TAXABLE GENERAL OBLIGATION REFUNDING BONDS, SERIES 2013B OF THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS.

A motion was made by Trustee Griffin Ruzich, seconded by Trustee Carroll, that this matter be PASSED. 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

Absent: 1 - Trustee Dodge

2015-0738 G.O. Refunding Bonds, Series 2013C Abatement - 2015 Levy - Ordinance

During the FY2016 budget process, the Village Board approved a 2015 property tax levy abatement, in the amount of \$270,556 for the GO Refunding Bonds, Series 2013C.

I move to pass Ordinance Number 5047, entitled: AN ORDINANCE ABATING TAXES LEVIED FOR THE YEAR 2015 FOR THE PAYMENT OF PRINCIPAL AND INTEREST ON THE GENERAL OBLIGATION REFUNDING BONDS, SERIES 2013C, OF THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS.

A motion was made by Trustee Griffin Ruzich, seconded by Trustee Carroll, that this matter be PASSED. 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

Absent: 1 - Trustee Dodge

2015-0739 G.O. Refunding Bonds, Series 2015A Abatement - 2015 Levy - Ordinance

During the FY2016 budget process, the Village Board approved a 2015 property tax levy abatement, in the amount of \$979,000 for the GO Refunding Bonds, Series 2015A.

I move to pass Ordinance Number 5048, entitled: AN ORDINANCE ABATING TAXES LEVIED FOR THE YEAR 2015 FOR THE PAYMENT OF PRINCIPAL AND INTEREST ON THE GENERAL OBLIGATION REFUNDING BONDS, SERIES 2015A, OF THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS.

A motion was made by Trustee Griffin Ruzich, seconded by Trustee Carroll, that this matter be PASSED. 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

Absent: 1 - Trustee Dodge

2015-0748 Water, Sewer & Stormwater Service - Ordinance

Village Manager Grimes reported that the typical municipal water bill received by an Orland Park resident includes a fixed amount service charge, as well as rates per 1,000 gallons for water, sewer and storm services. The Village utilizes a tiered rate structure that is intended to encourage water conservation; rates are currently set for three tiers - less than 9,000 gallons, 9,000 to less than 18,000 gallons and 18,000 gallons and over.

The Village is in the process of conducting a comprehensive water, sewer and storm rate study. As part of this study, staff, along with the consultant, are analyzing all variables that are utilized to calculate rates, including but not limited to, revenue requirements, consumption trends - both past and projected, current tier levels, direct and indirect cost allocations, storm water rate structure options, adequate reserves and proper allocation of reserves to each rate. The results of this analysis, as well as assumptions that will be used to determine final rates, will be brought to the January 2016 Finance Committee meeting for discussion. We anticipate that final rates will be determined in February.

In the interim, staff is recommending an increase in the water, sewer and storm rates of 2.7% based upon the Municipal Cost Index. This will allow the Village to begin to collect the revenue necessary to cover the cost of providing services in FY2016, while waiting for final rates to be determined. These rates will be determined by the Board upon the results of the rate study, as well as the fact that we have been notified that the City of Chicago will be implementing a to be determined cost of living rate increase on June 1, 2016. These further increased rates will most likely go into effect in March or April of 2016.

The incorporated water rate at the lowest tier will increase from \$5.86 to \$6.01 per 1,000 gallons. Water rates will also increase in the higher tiers. Incorporated sewer rates will increase from \$.84 to \$.86 per 1,000 gallons. Incorporated storm rates will increase from \$0.88 to \$0.90 per 1,000 gallons.

For an average customer with usage of 10,000 gallons, the rate increase will equate to an increase of \$2.08 in their water bill.

I move to pass Ordinance Number 5049, entitled: ORDINANCE AMENDING THE VILLAGE CODE TO ESTABLISH NEW WATER RATES AND TO AMEND TITLE 4, CHAPTER 3 OF THE ORLAND PARK VILLAGE CODE (CHARGES AND RATES).

A motion was made by Trustee Griffin Ruzich, seconded by Trustee Carroll, that this matter be PASSED. 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

Absent: 1 - Trustee Dodge

BOARD COMMENTS

TRUSTEE GIRA – Reported that the tree lighting ceremony took place on Sunday, November 29th and was well attended and a fun event for all.

The Orland Park Theatre Troup Presents Oh 'Ho Ho' Holy Night! This coming weekend, December 11th through the 13th at the Orland Park Civic Center, tickets are on sale.

Sunday, December 13th the Community Tree Trimming will take place from noon to 2:00 PM on a first come first server basis. This will be at Centennial Park Winter Wonderland Ice Rink.

TRUSTEE CARROLL – Reported that the tree lighting ceremony was a very nice event.

He congratulated the Men's Sandburg Cross Country Team for placing 4th in Nationals.

TRUSTEE RUZICH – Reminded Orland Park residents that this Friday, December 11th at 5:00 PM will be the last day the 2015 Property Tax Rebate Application will be accepted in person or at 11:59 PM on-line.

TRUSTEE CALANDRIELLO – Thanked staff on all the work involved with the budget that was done. There are great things going on in Orland Park from the expansion of residential and commercial building to the abatement of Bonds that will be savings taxpayers approximately \$4 Million.

TRUSTEE FENTON – Thanked staff for their help with the Mayors Tree Lighting ceremony along with all the activities that took place before the lighting. Also she thanked staff for decorating the outside tree so beautifully.

PRESIDENT McLAUGHLIN – Echoed what Trustee Calandriello stated and added that is the Tax Rebate Program is for Orland Park residents only, however, the abatement refunds help not only the residents of Orland Park but also the businesses.

ADJOURNMENT - 7:25 PM

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

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

Nay: 0

Absent: 1 - Trustee Dodge

/nm

APPROVED: January 4, 2016

Respectfully Submitted,

/s/ John C. Mehalek

John C. Mehalek, Village Clerk