

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, July 21, 2014

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., Edward G. Schussler,  
Patricia Gira, Carole Griffin Ruzich, and Daniel T. Calandriello*

**CALL TO ORDER/ROLL CALL**

The meeting was called to order at 7:05 PM.

**Present:** 5 - Trustee Fenton, Trustee Schussler, Trustee Griffin Ruzich, Trustee Calandriello and President McLaughlin

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

**VILLAGE CLERK'S OFFICE****2014-0413 Approval of the July 7, 2014 Regular Meeting Minutes**

The Minutes of the Regular Meeting of July 7, 2014, 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 July 7, 2014.

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

**Aye:** 5 - Trustee Fenton, Trustee Schussler, Trustee Griffin Ruzich, Trustee Calandriello, and President McLaughlin

**Nay:** 0

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

**2014-0402 Catholic Charities - Raffle License**

Catholic Charities of the Archdiocese of Chicago is requesting a license to sell raffle tickets beginning July 22, 2014 for their event on August 4, 2014 at the Crystal Tree Golf and Country Club. Funds raised are to benefit the Loving Outreach to Survivors of Suicide (loss) program.

I move to approve issuing a raffle license to Catholic Charities to sell raffle tickets beginning July 22, 2014 for their event on August 4, 2014 at the Crystal Tree Golf and Country Club.

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

**Aye:** 5 - Trustee Fenton, Trustee Schussler, Trustee Griffin Ruzich, Trustee Calandriello, and President McLaughlin

**Nay:** 0

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

**PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS****2014-0414 Community Pride Awards to 2014 USA Special Olympics Medalists - Presentations**

President McLaughlin presented Community Pride Awards to 2014 Special Olympics USA Games medalists from Orland Park.

Geoffrey Klimek, 2014 Special Olympics USA - Golf, won the Silver Medal.

Christopher Baumann, 2014 Special Olympics USA Powerlifting, won the Gold Medal in deadlift and the Silver Medal for bench press. Christopher lifted his personal best in both events, deadlift - 303 lbs. and bench pressed 203 lbs.

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

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

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

**Nay:** 0

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

**2014-0410 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 June 20, 2014 in the amount of \$1,069,444.78.

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

**2014-0411 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 July 8, 2014 through July 21, 2014 in the amount of \$4,197,375.70.

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

**2014-0384 Special Event Insurance - Taste of Orland 2014**

The Horton Group provides insurance brokerage services to the Village of Orland Park. As part of this service they offer coverage for the Taste of Orland. General Liability and Terrorism coverage will be provided by Scottsdale Insurance Company for the period August 1, 2014 - August 4, 2014 for a total cost of \$5,265.00.

I move to approve the quote from The Horton Group for General Liability and Terrorism insurance coverage for the Taste of Orland 2014 in the amount of \$5,265.00.

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

**2014-0382 Amending the Local Vendor Preference Policy - Resolution**

On September 20, 2010, Resolution 1011 was passed, authorizing a local vendor preference policy. Staff was requested to add a clarification to this existing policy resolution to explicitly state the maximum range of \$20,000 for contract values exceeding \$2,000,000.

I move to pass Resolution Number 1405, entitled: RESOLUTION AUTHORIZING A LOCAL VENDOR PURCHASING POLICY IN THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS

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

**2014-0396 Independent Project Review by Kane McKenna and Associates**

The Ninety 7 Fifty Project has just completed its first year of occupancy. As part of the review of the project's performance, Village staff is recommending an independent evaluation of the Ninety 7 Fifty on the Park project and the redevelopment agreement on behalf of the Village. Kane McKenna and Associates, Inc. has provided a proposal to perform this evaluation. Kane McKenna is very familiar with the redevelopment agreement and are well suited to perform this work. This firm conducted an independent review of the Village's redevelopment agreement (RDA) with Flaherty & Collins prior to Board approval of the RDA in September 2011.

The scope of work for the evaluation includes the following components:

1. Evaluation of project performance to the initial Developer and 9750 Project targets, such as absorption, rent rates, excess cash flow sharing
2. Evaluation of project performance against industry trends in the Chicagoland region based on review of files and other information identified by the Village and the Developer
3. Comparison and review of the 9750 Project related costs and schedule as compared to exhibits included in the redevelopment agreement

4. Identify areas in which the 9750 Project is exceeding, meeting or falling short of financial expectations based upon information made available
5. Overview and analysis of the aggregate tenant information with respect to average income, occupations, and age-banded ranges to better understand the typical tenant
6. Identification of key finance risk factors associated with future performance of the 9750 Project in relation to the redevelopment agreement requirements
7. Conceptual outline or examination of "early out" options for the Village if the Village wished to exit the project, including review with market professionals and/or financing sources identified by Kane McKenna.

The cost of this evaluation is estimated to be in the range of \$8,000 to \$10,000.

I move to approve an agreement with Kane McKenna Associates, Inc. to perform an evaluation of the Ninety 7 Fifty Project and the redevelopment agreement on behalf of the Village.

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

#### **2014-0391 Sod Restoration - Proposal**

Each year the Public Works Department solicits proposals to provide sod restoration to various sites. These sites include areas where excavation work occurred during the winter months from water main breaks, fire hydrant repairs, sewer repairs as well as sod damage from snow plowing operations. Specifications were prepared by the Public Works Department and include all locations and approximate dimensions of areas to be restored with sod. Scope of services include; squaring off damaged areas, adding black pulverized dirt, leveling of areas and installation of sod. With the goal of keeping costs under control, the village will supply black dirt for all restorations. The Village will also provide an area to store debris generated from the repair work.

Proposals were received from three (3) contractors: Ridge Landscape Services of Mokena, Illinois, for a cost of \$37.50 per square yard; Suburban Landscape of Chicago Heights, Illinois, for a cost of \$17.00 per square yard and Sila Maintenance Inc. of New Lenox, Illinois, for a cost of \$7.50 per square yard.

There are sufficient funds for the sod restoration work in both the Water Fund and General Fund. We do not as of yet have a total on the exact quantity of square yards of repairs we will require because new work has been done since the proposals were initially requested. Therefore based on the costs submitted, it is recommended that the proposal from Sila Maintenance of New Lenox, Illinois for a cost of \$7.50 per square yard be accepted. The total costs will be determined when an exact accounting of damage/repair work is finalized.

I move to approve to accept the proposal from Sila Maintenance Inc. of New Lenox, Illinois for a cost not to exceed \$7.50 per Square Yard and a total not to exceed the Board Approved budgeted amounts for FY2014.

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

**2014-0393 Parkview Subdivision Stage 1 Drainage Improvement GMP - Proposal**

In 2012 Christopher B. Burke Engineering, Ltd. (CBBEL) began Phase II engineering to mitigate flooding issues within the Parkview Subdivision. The project includes the construction of relief storm sewers to convey runoff from 86th Avenue, east of Parkview, into Parkview Pond. Adjustments to the outflow structure will also be completed to convey the water through the pond. Phase II engineering is currently approximately 40% complete. In the near future, a request to initiate engineering for stage 2 of this improvement will be brought forward. That work will include the construction of additional storm water storage upstream from Parkview Subdivision.

Typically, the Village hires a firm to design this type of project, which would then go out to bid for a contractor to construct. However, you may recall that the storm water projects previously completed as a result of the flood study were handled through what is known as a "design/build" contract. In those projects, the Village retained Burke L.L.C., the design/build entity within the CBBEL group, to design the solution and manage the construction. Those projects were all completed earlier than anticipated and under the expected budget.

To expedite the project in the Parkview Subdivision, the design/build delivery method may be considered. If selected, the design/build delivery method would include a Guaranteed Maximum Price (GMP), the same method used for completion of the previous flood study projects completed by CBBEL.

Village staff requested that CBBEL provide a proposal to consider the design/build option. The proposal reflects a cost of \$475,250.00 for the delivery of the project and will include a shared savings with the Village if the project is completed under budget. If the project comes in over budget, CBBEL would be obligated to cover the additional cost, with one exception: if the soils are determined to be contaminated, a change order would be negotiated.

If the Board wishes to advance a design/build contract with CBBEL, the current engineering service agreement will be terminated with a savings of approximately \$15,000 and a new design/build agreement would be executed. The construction completion timeframe would also be shortened from June 2015 to October 2014, more than eight months. The project gains several efficiencies as the work can begin as Phase II engineering is being completed. Phases of the project are also able to be awarded independently, saving time and potentially money. If a more traditional approach is desired, the project will be put out to bid following completion of the phase II engineering. The construction completion would be estimated at the original June 2015 timeline.

I move to approve to accept the proposal from Burke, L.L.C. of Rosemont, Illinois for a Guaranteed Maximum Price (GMP) \$475,250.00 for the Parkview Stage 1

Subdivision Drainage Improvements.

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

**2014-0244 Public Works Bulk Storage Temporary Facility - Ordinance**

On July 7, 2014, the Village Board approved a site plan and special use permit for the Public Works Bulk Storage Temporary Facility located at 16401 108th Avenue. The special use permit allows for the establishment of a governmental use in an E-1 Estate Residential District and is subject to conditions as stated in the ordinance.

I move to pass Ordinance Number 4912, entitled: ORDINANCE GRANTING A SPECIAL USE PERMIT - PUBLIC WORKS BULK STORAGE TEMPORARY FACILITY - 16401 108TH AVENUE

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

**2014-0279 Bridge Teen Center - Ordinance**

On July 7, 2014 the Village Board approved a rezoning and special use permit for the Bridge Teen Center located at 15555 71<sup>st</sup> Court, which allows for the operation a teen Community Center and is subject to conditions as stated in the ordinance.

I move to pass Ordinance Number 4913, entitled: ORDINANCE REZONING CERTAIN REAL ESTATE FROM MFG MANUFACTURING DISTRICT TO BIZ GENERAL BUSINESS DISTRICT AND GRANTING A SPECIAL USE PERMIT (BRIDGE TEEN CENTER - 15555 71ST COURT)

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

**DEVELOPMENT SERVICES, PLANNING AND ENGINEERING****2014-0415 Centennial School Driveway**

The petitioner is proposing to construct a new driveway that will serve as the exit for their existing parking lot. The driveway will extend from the southeast corner of the parking lot with a curb cut onto Haverhill Lane.

This case is scheduled to be heard by the Development Services Committee and Village Board of Trustees on the same night, at the July 21, 2014 meeting. The petitioner requested that the case be heard on the same night so that the construction of the driveway can be completed prior to the start of the new school year.

I move to approve the preliminary site plan for Centennial School 14101 Creek Crossing Drive, as recommended at the July 21, 2014 Development Services Committee meeting and as fully referenced below.

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

I move to approve the preliminary site plan titled, "Orland Park School District 135 Centennial School District Driveway Addition" dated, 5/12/2014, prepared by Eriksson Engineering Associates LTD. , Sheet No. EX-1, EX-2 and EX-4, subject to the following conditions:

- 1) Replace the parkway tree removed for the construction of the driveway in the parkway north of the proposed driveway on the west side of Haverhill Lane. Any additional landscaping that is removed must be replaced on site.
- 2) Plant three evergreen trees east of the existing parking lot. Plant the trees between existing landscaping to better screen the parking lot.
- 3) Remove impervious surface onsite equivalent to the amount of impervious surface that is added for the construction of the new driveway.
- 4) Install a gate at the mouth of the proposed exit driveway so that it can only be accessed during designated drop off and pick up times.
- 5) Adjust the storm sewer manholes in the path of the proposed driveway to the appropriate elevation as needed.
- 6) Provide EJIW ADA warning plates instead of the proposed stamped tactile warning for the public sidewalk on Haverhill Lane.
- 7) Add a striped crosswalk at the Brigitte Terrace entrance to the parking lot.

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

**Aye:** 5 - Trustee Fenton, Trustee Schussler, Trustee Griffin Ruzich, Trustee Calandriello, and President McLaughlin

**Nay:** 0

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

## **PARKS AND RECREATION**

### **2014-0416 Amend Patten Industries Contract for Taste of Orland Park Electric - Approval**

A three year contract with Patten Industries to provide electricity for the Taste of Orland Park at a rate of \$8,200.00 per year for 2014, 2015, and 2016 was approved by the Board of Trustees on June 2, 2014.

Following the approval, Sound Works Productions, who provides the stage and sound for the Taste of Orland Park, contacted staff advising the need to upgrade the stage generator from 45kw to 75kw to meet the electrical needs of the audio equipment, band equipment, and stage lighting. During the electrical walk through with Patten Industries it was determined the addition of one 20kw generator to provide power to the sponsor row would eliminate the amount of cable running from the community booth area to the sponsor row, thus reducing the trip hazard of cable ramps. This additional generator will also provide for the electrical demands created by the increase in onsite sponsors from eleven in 2013 to fourteen in 2014.

The cost to upgrade from the 45 kw generator to the 75kw generator is \$130.00; to add one 20kw generator is \$367.00, for a total increase of \$497.00.



I move to approve amending the Patten Industries contract for electricity at the Taste of Orland Park to include the additional \$497.00 for a total cost of \$8,697.00.

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

**Aye:** 5 - Trustee Fenton, Trustee Schussler, Trustee Griffin Ruzich, Trustee Calandriello, and President McLaughlin

**Nay:** 0

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

## **VILLAGE MANAGER'S REPORT**

### **2014-0394 Commuter Station Concession Services RFP**

The Village re-issued a Request for Proposals (RFP) for concession services at the 143rd & 153rd street train stations. The proposals were due June 24, 2014. Two proposals were received. The Village has the option to work with the same vendor at both locations or to divide the stations between two different vendors. From an operations standpoint it would be to both the Village and vendor's advantage to have one business operating both stations so that there is one point of contact. The profit margin for this type of business is very small and having both facilities would make it more worthwhile to an individual vendor.

The first proposal was submitted by Doughs Guys Bakery. Doughs Guys is an existing business that consists of a bakery location in Chicago Ridge and several mobile operations. The proposal indicates that the owners have experience with providing concessions to organizations and other train stations through their mobile division and seem to be well versed with the needs of commuter customers. The offerings and associated pricing appear to be reasonable. References provided were very positive and relevant to the work that is required by the Village at the stations. Doughs Guys was praised for being well-suited for this work, great customer service and for having very high quality baked goods. The Doughs Guys proposal met all Village requirements and will initially be open from 5:00 a.m. to 8:30 a.m. weekdays. Once established, Doughs Guys hopes to expand the hours to include 4:00 p.m. to 7 p.m. on weekdays providing home bound commuters the opportunity to pick-up items such as cakes, cupcakes and cookies. They would take advance orders from these items.

The second proposal is from Jeanne Dohm who plans to create a start-up business called Rush Hour Cafe. Ms. Dohm has experience as an employee at the cafe operating in the Tinley Park train station. Her proposal meets the requirements of the Village with two variances. If awarded this contract, Ms. Dohm would then create her start-up and provide the required information. References for Ms. Dohm were from her current employer and from a Metra

employee who works with Ms. Dohm at the Tinley station; both were very complementary. Her dedicated service and enthusiasm for the work required was noted by each of the references. The offerings and associated prices appear to be reasonable as well. Ms. Dohm requested that staff emphasize that she intends to source her offerings from local businesses in Orland Park, Tinley Park and Monee; including GFS and Orland Bakery.

Jean Dohm, owner of Rush Hour Café spoke before the Board and thanked them for the opportunity to submit a Request for Proposal for concession services at the 143rd and 153rd street train stations. She stated that if she is not chosen at this time possibly there will be other opportunities in the Village.

President McLaughlin stated that in the past, especially with the train station concessions, companies have broken their contracts midway through their agreements and new vendors needed to be found. The Village will keep Ms. Dohm's information for future reference.

I move to approve a three year agreement with Doughs Guys Bakery as the concessionaire at the 143rd and 153rd Street Train Stations.

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

**Aye:** 5 - Trustee Fenton, Trustee Schussler, Trustee Griffin Ruzich, Trustee Calandriello, and President McLaughlin

**Nay:** 0

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

## **NON-SCHEDULED CITIZENS & VISITORS**

Before any of the residents who signed in spoke, President McLaughlin stated that the Village has numerous areas that have flooding issues and staff has been working along with engineers to study these areas and try to solve these problems. Many have been solved; however, others are still in the process.

This year the Village was hit with two major rain falls within a week and these storms have escalated these flooding issues.

Several residents signed in to speak before the Board regarding flooding issues in the Maycliff Subdivision (144th & 87th Avenue). The residents voiced their concerns and frustrations. Many had water in their basements and lost hot water tanks, furnaces, furniture, and had to take down drywall. Some also had flooding into their garages and lost cars. Many indicated there has been flooding issues in this area for over 20 years and it is getting worse.

The common question from all was when will the Village be taking care of this

DRAFT

flooding problem in the Maycliff Subdivision.

President McLaughlin stated that over \$20 Million has been spent so far with flooding issues over the past few years. He is very sympathetic on these issues and the 2015 Budget process has begun and this is a top concern on how to budget more funds for flooding. He assured the residents that the Maycliff Subdivision is at the top of the list for stormwater improvement.

Infrastructure Maintenance Director John Ingram stated that the Maycliff Subdivision has had approximately 75 to 80 percent of the engineering studies completed.

President McLaughlin stated that he knew about the flooding issues in this area; however, he had no idea it was this bad.

Village Manager Grimes requested that the Maycliff residents leave their email addresses so that the Village can update them on the progress of storm improvements in their area.

Village Manager Grimes commented that for water projects such as this, stormwater improvement projects, these funds are typically taken out from the Village's water fund. There may be a bonding solution given to the Village Board for deliberations as part of the budget process, however those bonds would be repaid out of the water funds.

Village Manager Grimes explained that the streets are designed to detain water during very high rain events. It is very unsettling and not very convenient but there are subdivision that the Village is now addressing (Catalina for example) that the Village is constructing another detention facility to detain more water. This subdivision was built in the 1970's and at that time it was acceptable for water to be detained in the streets because the intent was to try to keep it away from the homes. This is no longer an acceptable solution.

Another point that Village Manager Grimes explained was that with the Catalina project the Village is finding that as the project is being constructed, the residents are not being cooperative in providing easements (be it temporary easements or permanent easements) to get the drainage lines in to connect from that area into the detention facilities. If the Village does not receive cooperation on the easements then the Village cannot construct the projects.

Village Manager Grimes wanted the residents of Maycliff to be aware that there will be a need for easements from the residents in order for the Village to retro-fit additional detention facilities. The residents will still have that easement property to enjoy, however, the easements will be needed to install and then maintain the additional stormwater sewers.

President McLaughlin thanked everyone for coming and believes there is a better understanding of what is happening in their area. Staff will be keeping you up-to-date on the progress by sending emails to the residents who supply their addresses.

Arnold Gacki – 18228 Hidden Valley Cove asked if any of the Board members had a chance to take a ride through the Orland Park Business Center.

Trustee Fenton stated that she had, it is a business center. She is aware that there are some issues and she knows that Development Services has sent out inspectors for them to address these issues with the different business owners.

Mr. Gacki continued to talk about signage and enforcement.

## **BOARD COMMENTS**

TRUSTEE SCHUSSLER – Commented that this past weekend (July 19th & 20th) was the Fine Art Fair which was hosted by the Orland Park Area Chamber of Commerce. The Art Fair was held in partnership with the Village of Orland Park and Orland Park Crossing. This event took place outdoors at the Orland Park Crossing shopping center, located at 142nd Street and LaGrange Road. This was the third year the chamber has hosted this free event. It was well attended and a great success. For next year, due to the construction of Mariano's a new location may be needed.

TRUSTEE RUZICH & TRUSTEE CALANDRIELLO – Thanked the Maycliff residents for coming before the Board to explain the flooding issues in their area. They both stated that they were not aware of the extent of how bad the flooding was in this area and will make that a priority to find a resolution.

TRUSTEE FENTON – Also thanked the Maycliff residents and stated that she lives near that area and understands what they are going through. She too is experiencing flooding in her basement and family room. She assured the residents that the Village is working on this issue.

## **EXECUTIVE SESSION**

I move to recess to a Closed Executive Session for the purpose of discussion of a) approval of minutes; b) the purchase or lease of real property for the use of the village; and c) security procedures to respond to a danger to the safety of the public or village staff or property.

**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 Schussler, Trustee Griffin Ruzich, Trustee Calandriello, and President McLaughlin

**Nay:** 0

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

## **RECONVENE BOARD MEETING**

The roll was called to reconvene the Regular Meeting and Trustees Fenton, Schussler, Ruzich, Calandriello and President McLaughlin were present. Trustee's 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; c) collective negotiating matters between the village and its employees, or their representatives, or deliberations concerning salary schedules for one or more classes of employees; d) the selection of a person to fill a public office or the discipline.

## **ADJOURNMENT - 9:00 PM**

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

**Aye:** 5 - Trustee Fenton, Trustee Schussler, Trustee Griffin Ruzich, Trustee Calandriello, and President McLaughlin

**Nay:** 0

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

/nm

APPROVED:

Respectfully Submitted,

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**John C. Mehalek, Village Clerk**