

# 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 18, 2016

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

**MOMENT OF SILENCE**

President McLaughlin requested a moment of silence to remember the victims of the terrible truck rampage during a Bastille Day celebration in Nice, France where 84 people were killed and dozens injured. Along with the horrific deadly shootings within the past weeks of five Police Officers in Dallas, Texas and three Police Officers in Baton Rouge, Louisiana.

**VILLAGE CLERK'S OFFICE****2016-0505 Approval of the July 5, 2016 Regular Meeting Minutes**

The Minutes of the Regular Meeting of July 5, 2016, 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 5, 2016.

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

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

**Nay:** 0

**Abstain:** 1 - Trustee Dodge

**PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS****2016-0527 Community Pride Award - Evans Scholarship**

President McLaughlin presented a Community Pride Award to Scott Tatro, Grace Foley, Massimo Onesto, Erin Cronin, Anthony Arunno, Martin Kelly, Mattie Kelly, and Danny Fisher in recognition of being named recipients of the Evans Scholarship.

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

**2016-0530 Employee Recognition - Presentation**

President McLaughlin recognized Public Works Director John Ingram for 30 years of service.

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

## **CONSENT AGENDA**

Trustee Fenton requested that Item G. Chi-Cal Rivers Fund Grant - Resolution be removed from the Consent Agenda for a separate vote.

### **Passed the Consent Agenda**

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

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

**Nay:** 0

### **2016-0523 Payroll - Approval**

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

I move to approve the Bi-Weekly Payroll for July 15, 2016, in the amount of \$1,165,440.99.

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

### **2016-0524 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 6, 2016 through July 18, 2016 in the amount of \$3,695,572.82.

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

### **2016-0480 Renewal for the Code Red Emergency Notification**

The Code Red Emergency Notification System annual service is due for renewal. Staff is requesting approval in the amount of \$20,967.75 for this service effective June 1, 2016 to May 31, 2017.

CodeRED is an ultra high-speed voice communication service for emergency notifications. The system allows us to call all or targeted areas of the village in case of an emergency or urgent situation that requires immediate attention. Our contract also allows us to use the system for general or non-emergency notifications. The Code Red system uses a phone number database to contact

residents and businesses within the village with a voice message, and will also dispatch and email message and/or text message to residents and businesses that provide this additional information when they register.

The annual cost of the system is \$0.75 per household or business and includes unlimited calls. The contact list feature is \$150 annually and is used by the public works department to call out snow fighting teams and contractors.

I move approve the Code Red Emergency Notification System Service for a period of one year at a cost not to exceed \$20,967.75.

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

**2016-0482 Renewal for the PerfectForms System**

PerfectForms is a cloud-based service used by the Village for the past four years to provide residents the ability to submit their tax rebate applications and supporting documentation over the Internet. The system's core functionality includes the capability to build custom web forms with intelligent behaviors and workflow applications. Examples of the behaviors that were built into the tax rebate application include lookup and validation of property index and utility account numbers, dispatching of email to both the applicant and internal staff, and internal routing of applications for verification and approval.

The cost of the annual license is \$4,500. There are additional charges for the following items; hosting the data files from which the lookups are performed, one additional user license, and increased storage space for residents to attach their supporting documentation. The total cost for the renewal of the system is \$8,370 for a one year period.

I move to approve the PerfectForms System annual renewal at a cost not to exceed \$8,370.00.

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

**2016-0492 Cisco Network Device - Annual Maintenance**

Funds are included in the FY 2016 Budget for Cisco network switch, firewall, e-mail threat and anti-spam maintenance, which affords the Village support, software upgrades and hardware replacements for critical network switching equipment.

This year, several critical network switches in the Police Department are being added to maintenance due to limited availability of replacement equipment. We are also co-termining maintenance and support of our Cisco IronPort E-Mail AntiVirus and Spam appliance in order to simplify the renewal process. Sentinel Technologies provided Cisco government pricing along with their High Availability Network Support (HANS) pricing. HANS offers better support and a faster response time than standard Cisco support and at a lower cost.

Staff is recommending the purchase of Sentinel Technologies HANS maintenance and support for key Village computer network devices.

I move to approve the purchase of High Availability Network Support from Sentinel Technologies of Downers Grove, Illinois in an amount not to exceed \$17,349.

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

**2016-0498 Budget Adjustments 2nd Quarter 2016 - Approval**

A detailed spreadsheet (by fund) of budget adjustments is attached in Legistar showing an increase in revenues of \$13,949,965 and an increase in expenditures of \$71,921.

The increase in revenues is due to the following:

- Membership and Donation revenue for the Orland Park History Museum in the amount of \$1,250.
- Transfer from General Fund to the Orland Park History Museum Fund in the amount of \$39,837.
- Rollover of Line of Credit Proceeds unspent in FY2015 in the amount of \$13,908,878.

The increase in expenditures is due to the following:

- Transfer to the Orland Park History Museum Fund from the General Fund in the amount of \$39,837.
- Elimination of Orland Park History Museum expenses from the General Fund due to the creation of a new Fund in the amount of (\$25,703).
- Creation of new Orland Park History Museum Fund due to 501C(3) status in the amount of \$41,087.
- Additional funds for copier maintenance at the recreation facilities in the amount of \$16,700.

I move to approve increasing the FY2016 revenue budget by \$13,949,965 and increasing the FY2016 expenditure budget by \$71,921.

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

**2016-0344 Cosmetic Enhancement Clinic and Academy - Special Use Permit - Ordinance**

On July 5, 2016 the Village Board of Trustees approved a special use permit for Cosmetic Enhancement Clinic and Academy. The special use permit allows Cosmetic Enhancement Clinic and Academy to establish and operate a Tattoo/Body Piercing Establishment business at 64 Orland Square Drive.

I move to pass Ordinance Number 5108, entitled: ORDINANCE GRANTING A SPECIAL USE PERMIT FOR COSMETIC ENHANCEMENT CLINIC AND

## ACADEMY

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

**2016-0313 Team Rockhouse - Motor Vehicle Services - Ordinance**

On July 5, 2016 the Village Board of Trustees approved a special use permit for Team Rockhouse. The special use permit allows Team Rockhouse to establish and operate a motor vehicle service business at 7060 157th Street.

I move to pass Ordinance Number 5109, entitled: ORDINANCE GRANTING A SPECIAL USE PERMIT FOR TEAM ROCKHOUSE - MOTOR VEHICLE SERVICES

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

**2016-0493 Fernway Subdivision Roadway and Ditch Grading Improvements 2016 - Bid and Construction Engineering Services**

The pavement in Fernway Subdivision was originally constructed in the early 1960's. At that time, the unincorporated roadways were constructed to a rural cross section, below Village standards. The Village has spent considerable resources maintaining these roadways since annexing the area over 40 years ago. Our Pavement Management Consultant, Applied Research Associates, has recommended full pavement reconstruction in conjunction with ribbon curbs to support the pavement edge. Due to the scale of work and expected construction cost, the overall project for the entire subdivision is planned to be completed over nine years, depending on funding.

On November 16, 2015 the Village Board approved a contract with Baxter & Woodman to provide required Phase II Engineering services for the first segment of this multi-year road improvement project.

The following roads are planned to be completed in 2016 (year 1), 167th Place (88th Avenue east to Village limit) and a section of Robinhood Drive (167th Street to 171st Street).

In addition, the Village previously engaged Christopher B. Burke Engineering (CBBEL) to design and engineer roadside drainage ditch grading improvements. Both plan sets were incorporated into the Fernway Subdivision Roadway and Ditch Grading Improvements 2016 bid package.

An Invitation to Bid was advertised in the Southtown Newspaper on June 9, 2016. Seven (7) sealed bids were submitted for the Fernway Subdivision Roadway and Ditch Grading Improvements 2016. Bids were received from: Austin Tyler Construction of Elwood, Illinois; Crowley-Sheppard Asphalt Inc. of Chicago Ridge, Illinois; D. Construction of Coal City, Illinois; Gallagher Asphalt Corporation of Thornton, Illinois; Landmark Contractors, Inc. of Huntley, Illinois; Orange Crush, LLC of Hillside, Illinois; and P.T. Ferro Construction Company of Joliet, Illinois.

The sealed bids were opened publicly by the Clerk's Office at 11:00 a.m. on Friday, June 23, 2016.

P.T. Ferro Construction Company of Joliet, Illinois, was identified as the lowest responsible bidder for the Fernway Subdivision Roadway and Ditch Grading Improvements 2016 bid package, with a submitted project cost of \$642,855.10 for roadway reconstruction, and \$235,104.00 for ditch grading for a grand total of \$877,959.10.

Therefore, it is staff's recommendation that P.T. Ferro Construction Company of Joliet, Illinois be awarded the project for the Fernway Subdivision Roadway and Ditch Grading Improvements 2016 in the amount of \$877,959.10 plus \$40,000 contingency for the road improvement work and \$20,000 contingency for the ditch grading work for a total cost of \$937,959.10.

To facilitate the construction, staff requested and received a proposal for Phase III Construction Services from Baxter & Woodman. Baxter & Woodman is overseeing the 2016 Road Improvement Program and has worked with the Village on other projects. Staff recommends approving the proposal from Baxter & Woodman in an amount not to exceed \$161,323.00 (proposal attached) plus \$5,000.00 contingency for the road improvement work and \$5,000.00 contingency for the ditch grading work for a total cost of \$171,323.00.

Based on the type of construction, \$101,793.80 (60%) of the cost will be funded by the Road Program; \$69,529.20 (40%) will be funded by the Storm Water Fund in Water and Sewer.

I move to accept the bid from PT Ferro Construction Company of Joliet, Illinois for the 2016 Fernway Subdivision Roadway and Ditch Grading Improvements in an amount not to exceed \$937,959.10;

And

Awarding Phase III Construction Engineering Services for the 2016 Fernway Subdivision Roadway and Ditch Grading Improvements to Baxter & Woodman, Inc. of Mokena, Illinois, in an amount not to exceed \$171,323.00.

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

**2016-0478 One (1) 2017 Ford F350 Crew Cab & Stake Bed Chassis - Bid Award**

The 2016 Fiscal Year Budget includes the purchase of one (1) Crew Cab 4x2 Cab & Stake Bed Chassis for the Parks Department. Legal notice for one (1) Crew Cab 4x2 Cab & Chassis was placed in the Southdown newspaper on Monday June 6, 2016. Sealed bids were opened by the Village Clerk's Office on Monday June 20, 2016.

Three bids and one lease option were received from three vendors. All bids received had exceptions that were reviewed and determined to be acceptable. A Total Cost of Ownership and Competitive Analysis were also completed and are attached for reference.

After reviewing the bids, staff recommends accepting the bid from Joe Rizza Ford of Orland Park, IL, at a cost of \$39,950.40. Joe Rizza Ford can deliver the Cab & Stake Bed Chassis in approximately five (5) months after receipt of order.

I move to accept the bid for one (1) 2017 Ford F350 Cab & Stake Bed Chassis from Joe Rizza Ford of Orland Park, Illinois in an amount not to exceed \$39,950.40.

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

**2016-0490 Two (2) Single Axle Chassis - Purchase**

Funds are allocated for the purchase of two (2) replacement single axle dump trucks for the Public Works Department. Rush Truck Center of Northern Illinois is the authorized International brand truck dealer in the State of Illinois. They are also authorized to offer the same discounted pricing currently bid through the State of Illinois Central Management Service (CMS). The quote provided by Rush Truck Center is for a 2017 model year International Truck Chassis Model 7400 SBA 4x2 (SA625) at a cost of \$82,902.00 each. This price is for the purchase of the chassis only. The purchase of the dump body, plow, spreader and pre-wet system will be coordinated independently to take advantage of best available pricing.

I move to waive the bid process;

And

Purchase two (2) International Truck Chassis Model 7400 SBA (4x2) from Rush Truck Center of Northern Illinois, in an amount not to exceed \$165,804.00.

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

**2016-0497 Elevator Pit Ladder Replacement at Village Buildings - Proposal**

The Village uses Elevator Inspection Service (EIS) of Burr Ridge, Illinois to perform elevator inspection services. The most recent inspection revealed that pit ladders in two elevators (Village Hall and Loebe Recreation Center) do not conform to code as mandated by a recent change in the State fire code. In order for the elevators to pass inspection, the pit area infractions must be corrected and verified prior to the next inspection scheduled for September 2016. Both pit ladders will need to be removed and replaced with noncombustible retractable pit ladders in locations that will not interfere with operating equipment. Both of the elevator's pit stop switches will require relocation to ensure code compliance.

The U.S. Communities Government Purchasing Alliance (USCGPA) offers

participating public agencies the ability to make purchases through existing, competitively solicited contracts between suppliers and public agencies. On December 1, 2014, the Village Board approved the Village's participation in a US Communities contract with Kone, Inc. of Lisle, IL. for elevator maintenance services. Kone Inc. services elevators located in the following facilities: the Franklin Loebe Center, Village Hall, Cultural Arts Center, and Sportsplex.

To meet the new requirements, a proposal was requested and received from Kone Inc. for the required ladder installation and associated work in the amount of \$9,950.00.

I move to approve the transfer of contingency funds in the amount of \$9,950.00;

And

Accept the proposal from Kone, Inc. of Lisle, IL. to perform pit ladder relocation and associated necessary code improvements to elevators at the Village Hall and Frank Loebe Center for a not to exceed cost of \$9,950.00.

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

**2016-0500 Purchase of two (2) 5-Ton Combination Roof-Top HVAC units for Robert Davidson Center - Emergency Purchase**

There are five (5) 5-Ton combination HVAC units on the roof of the Robert Davidson Center (RDC). Two similar units were replaced on an emergency basis earlier this year. As a combination HVAC, each unit provides both heating and air conditioning needs for specific zones in the facility. HVAC units can generally be repaired, except in the case when the heat exchanger becomes corroded and fails. A failure of the heat exchanger and other critical components can lead to carbon monoxide being introduced into the building. Replacing the entire unit becomes more cost effective and prudent when these components fail. Substantial repair work has been performed on the units and both units require replacement. These critical component failures coupled with the need to cool and heat the facility, necessitates the need for immediate replacement.

Trane® HVAC units are being installed as the replacement brand for the failed Village HVAC units in an effort to standardize the Village's HVAC inventory. Standardization ensures that quality parts and repair supplies are readily available when repairs are needed. To facilitate the replacement of the units, the Village requested and received a proposal from Trane Supply Co. of Tinley Park, IL, the authorized area dealer, for the purchase of two (2) 5-ton roof-top combination HVAC units for a total cost of \$5,939.00. This is the same cost provided by Trane Supply earlier this year, and requires Village Board approval.

Building Maintenance staff will perform the labor to connect and install the units. As part of the HVAC installation, Building Maintenance will need to complete electric rewiring to install the HVAC units according to code requirements.

Materials will be purchased from Steiner Electric Company of Tinley Park, IL at an estimated cost of \$1,132.32. Necessary sheet metal material for duct work will also be purchased and installed per the invoice for previous similar work from Dalhman Sheet Metal Co. of Frankfort, IL at an estimated cost of \$2,382.00. Additionally, a crane is needed to remove the old units from the roof of the Robert Davidson Center and replace with the new units. Stevenson Crane Services, Inc. of South Holland, IL will provide a 35-ton truck crane to accomplish this work at an estimated cost of \$1,250.00.

The total estimated cost to remove and replace the 2 (5-Ton) combination HVAC units on the roof of the Robert Davidson Center (RDC) is \$10,703.32.

I move to approve the emergency purchase of two (2) 5-ton combination roof-top HVAC units from Trane Supply Co. of Tinley Park, IL at a cost not to exceed \$5,939.00.

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

#### **2016-0487 Chi-Cal Rivers Fund Grant Resolution**

Trustee Fenton stated that because this resolution did not go through the Development Services Committee and has been directly referred to the Board for consideration (so the Chi-Cal Grant's annual July 27th application deadline can be met) this item should not have been on the consent.

Assistant Director of Development Services Mike Kowski reported that The Chi Cal Rivers Fund offers grants to local governments and non-profits in our region for the protection and restoration of area waterways. The Chi-Cal Rivers Fund, administered by the National Fish and Wildlife Foundation, is a public-private partnership of 11 local and national organizations working to restore the health, vitality and accessibility of the waterways in the Chicago and Calumet region. The three primary funding categories are green storm water infrastructure, habitat enhancement, and public-use improvements. The grant is limited to a \$300,000 maximum, and requires an equal local match. Total funding for the program is 1.7 million, and the grants are highly competitive. However, staff believes the Village of Orland Park Nature Center is well positioned to apply for the grant.

In 2012, the Village purchased the 3.5 acre former Pebble Creek Nursery property on Lagrange Road with funds from the Village's Open Lands Program, and has made considerable progress cleaning up trash and debris from the site and readying it for development as the Village of Orland Park Nature Center. In 2013, the Village Board approved a conceptual master plan for the nature center site. On February 1, 2016, the Village Board approved the hiring of Upland Design Inc. to complete the final design and engineering of the project, which is currently underway. The final plans are based on the Village Board approved 2013 master plan, with building improvements, detailed exhibits, and signage to be addressed at a later time. Construction of the site plan improvements is anticipated in 2017.

On July 5, 2016, the Open Lands Commission voted 4-0 to support application to the Chi Cal Rivers Fund Green Region Program grant. The Chi Cal Rivers Fund grant application requires a document from the Village Board approving the submission and the utilization of Village Open Land funds for the local match, which in this case will be a maximum of \$300,000.

The Open Lands Corporation will fund the 1:1 match, for potentially as much as \$300,000, depending on the award amount. The Village's 2016 annual budget for Open Lands' capital improvements for the Nature Center is \$434,083.

Upland's preliminary estimate for the cost of nature center site improvements is \$1.7 million. Although there are adequate funds in the Open Lands budget to cover the match for the Chi-Cal grant, by accepting the grant the Village is committing to the construction of the entire \$1.7 million project at the same time the grant money is expended, which has not yet been included in the budget. The Chi-Cal Rivers Fund grant anticipates the awarding of the grants in December 2016, with two years allowed for expenditure of the funds, or through the end of 2018.

I move to pass Resolution Number 1607, entitled: A RESOLUTION AUTHORIZING SUBMISSION OF AN APPLICATION FOR A CHI CAL RIVERS FUND GRANT.

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

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

**Nay:** 0

## EXECUTIVE SESSION

I move to recess to a Closed Executive Session for the purpose of discussion of a) the purchase or lease of real property for the use of the village; and b) setting a price for sale or lease of village 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:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and President McLaughlin

**Nay:** 0

## RECONVENE BOARD MEETING

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

Purpose of the Executive Session was for the discussion of a) the purchase or lease of real property for the use of the village; and g) setting a price for sale or lease of village property.

## DEVELOPMENT SERVICES, PLANNING AND ENGINEERING

### 2016-0092 Palos Community Hospital South Campus Redevelopment - Planned Unit Development

Village Manager Grimes reported that the petitioner proposes to subdivide two lots into three and construct a new 99,765 square foot medical office building with an accompanying 316 space parking deck adjacent to a reorganized surface parking lot. In addition, the existing two office buildings and the urgent care building on the west end will also receive an architectural renovation of their facades so that the old and new buildings relate to one another. As part of the phased redevelopment of the Palos Community Hospital South Campus (also known as the Palos Primary Care Center), the petitioner also proposes to construct a temporary 208 space parking lot to accommodate patients to the site during the construction of the project.

Across the site there is significant rolling topography that impacts the organization of the site plan. Many of the buildings and parking lot configurations are in response to the rolling topography.

This petitioner requests the following modifications:

- 1) Enable a drive-aisle between the building and the street;
- 2) Establish and expand a parking lot between the building and the street;
- 3) Reduce the detention pond setback from 25 feet to zero;
- 4) Reduce the wetland setback from 50 feet to 25 feet; and
- 5) Increase the height of retaining walls from three (3) feet to a maximum of twelve (12) feet.

The recommendation motion includes the following conditions:

- 1) Establish a mid-block crossing on West Avenue to accommodate the direct connection between the proposed multi-use path south of the Fitness Center and the main Orland Bikeway trail on the east side of West Avenue.
- 2) Screen the south elevation of the parking deck with landscaping to mitigate the bare wall appearance.
- 3) Screen the drive-lane between the parking deck and West Avenue with additional landscape screening beyond what is required by the Corridor Landscaping requirements in Section 6-305.
- 4) Submit a maintenance and monitoring plan for the detention pond on Lot 1 as well as a maintenance plan for the underground detention.

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, subdivision and special use permit for PUD for 15300 West Avenue, Palos Community Hospital South Campus (a.k.a. Palos Primary Care Center) as recommended at the June 20, 2016 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 "Palos Community Hospital South Campus 15300 West Avenue Orland Park, IL. Preliminary Site Plan", prepared by Harley Ellis Devereaux (HED) and Walsh Construction, dated June 7, 2016, subject to the following conditions:

- 1) Establish a mid-block crossing on West Avenue to accommodate the direct connection between the proposed multi-use path south of the Fitness Center and the main Orland Bikeway trail on the east side of West Avenue.
- 2) Screen the south elevation of the parking deck with landscaping to mitigate the bare wall appearance.
- 3) Screen the drive-lane between the parking deck and West Avenue with additional landscape screening beyond what is required by the Corridor Landscaping requirements in Section 6-305.
- 4) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
- 5) Meet all final engineering and building code related items.
- 6) Submit a maintenance and monitoring plan for the detention pond on Lot 1 as well as a maintenance plan for the underground detention.

And

I move to approve the elevations titled "ACC East Elevation and ACC South Elevation", "Existing and Connector South Elevation, Existing East Building East Elevation, South Building Entry East Elevation", "East Elevation of Parking Deck, North Elevation of Parking Deck, South-East Elevation of Parking Deck", and "ACC South Elevation and ACC North Elevation", prepared by HED and Walsh Construction, date stamped June 7, 2016, subject to the same conditions noted above and the following:

- 7) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 8) Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

And

I move to approve a subdivision for 15300 West Avenue subject to the following condition:

- 9) Submit a Record Plat of Subdivision to the Village for recording.

And

I move to approve a Special Use Permit for 15300 West Avenue, Palos Community Hospital South Campus (a.k.a. Palos Primary Care Center) subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

- 1) Enable a drive-aisle between the building and the street;
- 2) Establish and expand a parking lot between the building and the street;
- 3) Reduce the detention pond setback from 25 feet to zero;
- 4) Reduce the wetland setback from 50 feet to 25 feet; and
- 5) Increase the height of retaining walls from three (3) feet to a maximum of twelve (12) feet.

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

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

**Nay:** 0

**2016-0525 Palos Community Hospital South Campus Redevelopment - Development Agreement Authorization Ordinance**

Village Manager Grimes reported that on July 18, 2016, the Village Board of Trustees approved the site plan, elevations, subdivision and special use permit for a planned unit development for the Palos Community Hospital South Campus redevelopment. This project included the construction of a new 99,765 square foot medical office building, 316 space parking deck adjacent to a reorganized surface parking lot, and a temporary 208 space parking lot to accommodate the site during phased construction.

The Development Agreement for this project, together with its authorization ordinance, is attached in Legistar.

This is now before the Village Board for consideration and to authorize execution of the finalized agreement.

I move to pass Ordinance Number 5110, entitled: **AN ORDINANCE AUTHORIZING DEVELOPMENT AGREEMENT (PALOS COMMUNITY HOSPITAL PRIMARY CARE CENTER-15300 SOUTH WEST AVENUE)**

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

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

**Nay:** 0

### **2016-0518 Palos Community Hospital - Land Exchange Agreement**

Village Manager Grimes reported that on March 23, 2016, the Village of Orland Park (VOP) and Palos Community Hospital (PCH) entered into a Memorandum of Understanding (MOU) regarding the preservation of the existing fitness center, including a possible land exchange between the parties. Both parties have worked together to identify a workable redevelopment plan that would meet the long term goals of both organizations. The attached Land Exchange Agreement is the finalization of these negotiations. A summary of the key deal terms includes the following:

PCH will deed the existing fitness center to the VOP, which encompasses approximately 8.5 acres.

VOP will deed existing vacant land (west of the PCH property) to PCH, which encompasses approximately 6.4 acres.

VOP will be responsible for the mitigation of all wetlands.

VOP will give right of first refusal to PCH, in the future event that the fitness center is sold.

VOP will waive exaction, water tap, and tree mitigation fees.

PCH will pay building permit fees.

VOP will grant a 20 year lease for use of a water tower for PCH's communication needs, with staggered lease payments. PCH will bear the cost of any structural analysis and installation/maintenance of their equipment.

-Year 1-5: no rent

-Year 6-10: 25% of the VOP's rental charge set by code

-Year 11-15: 50% of the VOP's rental charge set by code

-Year 16-20: 75% of the VOP's rental charge set by code

The transfer of the fitness center will occur on January 2, 2017. VOP will be responsible for any and all unanticipated, unbudgeted capital maintenance/improvement costs related to the center, beginning October 1, 2016. Additionally, property taxes will become the responsibility of the VOP, after September 30, 2016.

PCH will lease Physical Therapy Occupational Therapy and Rehabilitative space (4,500 sq. ft.) from the VOP within the fitness center. The term will be for 5 years at a monthly rate of \$3,937.50. Early termination of the lease is permitted after the second year.

VOP will be responsible for the reconstruction of the fitness center parking lot and construction of a new public access drive to the South (from West Avenue) of the fitness center.

I move to approve the Land Exchange Agreement between St. George Corporation, St. George Wellness Center and Palos Community Hospital, each an Illinois not-for-profit corporation and the Village of Orland Park, Cook and Will Counties, Illinois, an Illinois home rule Municipal Corporation.

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

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

**Nay:** 0

#### **2016-0529 Palos Community Hospital - Tower Lease Agreement**

Village Manager Grimes reported that on March 23, 2016, the Village of Orland Park (VOP) and St. George Corporation aka Palos Community Hospital (PCH) entered into a Memorandum of Understanding (MOU) regarding the preservation of the existing fitness center, including a possible land exchange between both parties. On July 18, 2016 the Village Board approved the Land Exchange Agreement which provides the details of what was agreed between both parties.

One of the terms of the Land Exchange Agreement, is that the Village of Orland Park will grant a 20 year lease for use of a water tower at 145th Street and 88th Avenue for PCH's communication needs, with staggered lease payments. In addition, PCH will bear the cost of all licenses and permits, any structural analysis and installation/maintenance of their equipment. PCH may terminate the Tower Lease at any time upon 90 days prior written notice.

Rental to the Village for the use of the tower will be determined by Village Code, but with rental waived for the first five (5) years of the lease, twenty-five percent (25%) of the rental paid the second five (5) years of the lease, fifty percent (50%) of the rental paid the third five (5) years of the lease and seventy-five percent (75%) of the rental paid the final five (5) years of the lease. Rental is determined based on calendar year and there is a three (3%) percent escalation each year over the prior year.

PCH can extend the lease for two (2) additional, five-year terms. Each renewal will be on the same terms and conditions set forth in the agreement, except that rental

for each year of a renewal will be at the rate as set by Village Code.

I move to approve the lease of the cell tower at 145th Street and 88th Avenue to St. George Corporation aka Palos Community Hospital as set forth in the terms of the Tower Lease Agreement as part of the Land Exchange Agreement.

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

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

**Nay:** 0

#### **2016-0528 Palos Community Hospital Physical Therapy/Occupational Therapy License Agreement**

Village Manager Grimes reported that on March 23, 2016, the Village of Orland Park (VOP) and Palos Community Hospital (PCH) entered into a Memorandum of Understanding (MOU) regarding the preservation of the existing fitness center, including a possible land exchange between the parties. On July 18, 2016, the Village Board is scheduled to approve the Land Exchange Agreement which reflects the terms of the land exchange negotiated between both parties.

As per the terms of the Land Exchange Agreement, VOP is granting PCH a five (5) year license to a designated area within the fitness center to be utilized for physical therapy/occupational therapy services. The terms of the license allow PCH to terminate the license at any time after the 2nd year of the license, subject to notice as per the terms of the Physical Therapy Facility License Agreement. The current space occupied by PCH for physical/occupational therapy is approximately 6,000 square feet on the main floor of the Center. Both parties agree going forward that the amount of space needed for this use is approximately 4,500 square feet. PCH agrees to bear any costs associated with relocation/resizing of the physical therapy/occupational therapy space. VOP agrees not to license space to another party for operation of a physical therapy/occupational therapy facility use within the Center.

Beginning on January 2, 2017, the PCH shall pay a Monthly License Fee (based on \$10.50 per square foot for an annual license fee based on the 4,500 square feet) of Three Thousand Nine Hundred Thirty-seven and 50/100 (\$3,937.50). The Monthly License Fee shall be proportionately increased or reduced based on the square footage of the relocated Licensed Space.

I move to approve the Physical Therapy Facility License Agreement between the Village of Orland Park and Palos Community Hospital.

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

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

**Nay:** 0

## PARKS AND RECREATION

### 2016-0507 Special Event Insurance - Taste of Orland 2016

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 Park. General Liability and Terrorism coverage will be provided by Scottsdale Insurance Company for the period August 5-7, 2016 for a total cost of \$5,276.00.

I move to approve the quote from The Horton Group for General Liability and Terrorism insurance coverage for the Taste of Orland 2016 in the amount of \$5,276.00.

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

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

**Nay:** 0

### 2016-0515 Zero Waste Cutlery and Straw Purchase Approval

In 2016, Mayor McLaughlin has introduced the Zero Waste Challenge to the Taste of Orland Park. As a part of this challenge, the village will be providing restaurants with compostable forks, spoons, knives, and straws. To meet the demands of the Taste, the following quantities will need to be purchased: 130,000 forks, 50,000 spoons, 25,000 knives, and 10,000 straws.

Compostable beer cups which will be used by Taste restaurants have been purchased through TriMark for a total cost of \$3,882. The additional expense of \$4,308.10 for the cutlery and straws will increase the total purchase made through Trimark to \$8,190.10. The forks (\$2,691), spoons (\$1,035), knives (\$517.50) and straws (\$64.60) in the quantities shown above come to a total of \$4,308.10.

Staff received three quotes from vendors for the cutlery and straws. TriMark's quote is substantially lower than the other two quotes.

Print Globe: \$54,800

Bio Green Choice: \$12,726.80

TriMark: \$4,308.10

Staff is requesting approval to purchase compostable cutlery and straws for Mayor McLaughlin's Zero Waste Challenge at the Taste of Orland Park 2016 through Trimark.

I move to approve the purchase of compostable cutlery and straws for Mayor McLaughlin's Zero Waste Challenge at the Taste of Orland Park 2016 through Trimark in the amount of \$4,308.10.

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

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

**Nay:** 0

## NON-SCHEDULED CITIZENS & VISITORS

Melanie Mobeck, 14069 Putney Place - along with other members from the Save Palos Health and Fitness Center group came before President McLaughlin and the Board thanking them for all their help in keeping this facility open. They also thanked Village Manager Grimes for his help on this project and wished him well in his new position as City Manager for the City of McKinney, Texas.

Chuck Krezwich, 15239 St. Andrews Drive - echoed his thanks that the Save Palos Health and Fitness Center group stated to the Board.

Ken Huemmer, 8640 144th Place - lives in the Maycliff subdivision and stated that when Airy's installed the stormwater pipe on the side of his home, the house was shaking from the vibrations of placing that pipe in. Now there are cracks in the drywall inside his home from that pipe being installed which are worse than what they were before. He has met with Airy's and they stated only one crack will be fixed in his home.

Village Manager Grimes stated that the Village's contractors have been directed to reach out to Mr. Huemmer and they reported back that they did not have much success getting a definitive response from Mr. Huemmer. An enormous amount of time has been spent with Mr. Huemmer addressing his concerns. A very good faith effort has been made by the Village along with Airy's, but frankly no one can get a good response from Mr. Huemmer.

Mr. Huemmer stated he received a letter from Airy's and his concern is once he agrees for Airy's to fix his home, then the funds will be released to Airy's and he won't have any repercussions if he is not satisfied.

Village Attorney Friker stated that the funds that will be paid to the contractors has nothing to do with any claims that Mr. Huemmer may have. If he has a claim that he wishes to bring against the Village, he is free to do so.

President McLaughlin stated that it is important to schedule the restorations to begin, so this project can be completed. It is important that this neighborhood

looks good and the neighbors are happy.

Mr. Huemmer questioned how he would go about submitting a claim.

Village Manager Grimes stated for him to contact Assistant Village Manager La Margo and he will walk him through the process.

## BOARD COMMENTS

TRUSTEE GIRA – Stated that she had the privilege of meeting with Aquatic Center's Lifeguards last week after they were recognized (in groups) for a volunteer competition that they participated in (on their own time) to increase their skills.

She congratulated all the Evan's Scholars that were present tonight.

TRUSTEE CARROLL – He expressed his pride to live in a community where the residents love and respect the Village of Orland Park's Police Department. He is very saddened on what is going on in the country and he is happy that this community has a fine and professional Police Department.

TRUSTEE DODGE – Is very happy on the positive outcome with the Palos Health and Fitness Center. President McLaughlin was involved with this from the very beginning (before the media reported it) and the Board was very supportive. Staff also worked very hard on this project.

TRUSTEE RUZICH – Congratulated staff and thanked President McLaughlin for his leadership on the Palos Health and Fitness Center. She is very happy that this has been completed in such a short amount of time and she realizes the amount of staff time that went into this.

TRUSTEE CALANDRIELLO – Stated that in the very beginning he stated that he had faith in the system and faith came out today with the approvals of the Palos Health and Fitness Center items.

He echoed what Trustee Carroll stated and agrees that the Orland Park Police are the best, trained the best, and lead by the best!

TRUSTEE FENTON – It takes a Village to accomplish thing and in this case it did for the Palos Fitness Center. She is looking forward in January to a ribbon cutting ceremony. This facility will be a great asset to the community, everyone will benefit from it. She stated that without the cooperation of Palos and Village Staff along with President McLaughlin and the Board this would have never moved forward.

PRESIDENT McLAUGHLIN – The items that were voted on tonight regarding the Palos Health and Fitness Center are huge. It was not just about the Fitness Center, there is also a \$133 Million addition to the Palos Primary Care Center, which is wonderful for the community in terms of jobs and health care.

There is also a Phase II planned in the future, which has not been identified. Between the Fitness Center, the \$133 Million addition, and what Phase II will bring along with some other buildings on that property, this is a great project for the Village of Orland Park.

Regarding the Police Department – The Board along with the entire community has been honored to say that Orland Park is ranked the 13th safest community in the State of Illinois thanks to our Police Department and that Chief Tim McCarthy was named as Illinois Police Chief of the year. All great things!

The Police Officers have been hosting over the summer months the Police in the Park programs with great turnouts and a wonderful reception has been received towards the Police Officers. Our residents as well as staff and the Board are very proud of the Orland Park Police.

President McLaughlin stated that tonight seems like a very quick way to say goodbye to Paul. However, he explained that two weeks ago at the Civic Center a farewell luncheon took place for Paul with the employees as well as folks that do a lot of work with the Village. They all had the opportunity to say their goodbyes and wish Paul along with his family the best. A lot of tears were shed at that event.

President McLaughlin once again wished Paul all the best and sees this as an opportunity as a warm weather place to go visit. He stated the Village will miss him and wished him the best of luck!

Tonight was Village Manager Paul Grimes last Board Meeting and last day at the Village of Orland Park. He has accepted a new position as City Manager in McKinney, Texas where he will begin August 1st.

The entire Board wished him nothing but the very best on his new adventure and made the following comments: Village Manager Paul Grimes is a class act and will be missed very much; When Village Manager Grimes started here there were some really big and complexed projects in the making, without his leadership a lot of these would not have been completed - Orland Park is now a better place for having him here; Texas's gain is the Village of Orland Park's loss; Thanked him for all his help and patience in answering the same questions asked over and over; He will be truly missed!

## EXECUTIVE SESSION

I move to recess to a Closed Executive Session for the purpose of discussion of a) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees.

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

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

**Nay:** 0

**RECONVENE BOARD MEETING**

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

Purpose of the Executive Session was for the discussion of a) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees.

**ADJOURNMENT - 8:45 PM**

**A motion was made that this matter be ADJOURNED. The motion carried by the following vote:**

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

**Nay:** 0

/nm

APPROVED:

Respectfully Submitted,

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**John C. Mehalek, Village Clerk**