

# 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, November 3, 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:** 6 - Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Calandriello and President McLaughlin

**Absent:** 1 - Trustee Griffin Ruzich

**VILLAGE CLERK'S OFFICE****2014-0649 Approval of the October 15, 2014 Special Meeting Minutes**

The Minutes of the Special Meeting of October 15, 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 Special Meeting of October 15, 2014.

**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 Dodge, Trustee Schussler, Trustee Gira, Trustee Calandriello, and President McLaughlin

**Nay:** 0

**Absent:** 1 - Trustee Griffin Ruzich

**2014-0625 Approval of the October 20, 2014 Regular Meeting Minutes**

The Minutes of the Regular Meeting of October 20, 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 October 20, 2014.

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

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

**Nay:** 0

**Abstain:** 1 - Trustee Dodge

**Absent:** 1 - Trustee Griffin Ruzich

**2014-0648 Orland Park Lions Club - Raffle License**

The Orland Park Lions Club is requesting a raffle license to conduct a raffle on Saturday, November 22, 2014 at their bowling event.

All profits from this fundraiser will be donated to the Bridge Teen Center.

I move to approve issuing a raffle license to the Orland Park Lions Club so they may conduct a raffle on Saturday, November 22, 2014 at Orland Bowl.

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Calandriello, and President McLaughlin

**Nay:** 0

**Absent:** 1 - Trustee Griffin Ruzich

**PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS****2014-0632 Community Pride Award - Ronald Noteboom**

President McLaughlin presented a Community Pride Award to Ronald Noteboom. Mr. Noteboom is stepping down from the Police Pension Fund Board of Trustees after having served on that Board since 1987.

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

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

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Calandriello, and President McLaughlin

**Nay:** 0

**Absent:** 1 - Trustee Griffin Ruzich

**2014-0627 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 October 24, 2014 in the amount of \$960,892.69.

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

**2014-0628 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 October 21, 2014 through November 3, 2014 in the amount of \$1,662,819.52

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

**2014-0601 Recreation and Parks Program Guide Printing - Request for Proposal**

On October 1, 2014 proposals were submitted and reviewed by staff for the printing of three seasonal Recreation and Parks Department program guides. Four proposals were received with the lowest and best qualifying quote from John S. Swift Co., Inc. of Buffalo Grove, IL. The proposal from John S. Swift Co., Inc. was 2% lower than our current pricing. The QuadGraphics proposal was rejected because they were non-responsive.

The figures proposed are per-edition based on three seasonal brochures per year for 26,000 copies per season. The proposal included an option to renew the contract for two additional years, at the discretion of the Village.

After review of pricing, samples and reference checks, staff recommends accepting the proposal from John S. Swift Co., Inc. for the brochure series in 2015 at \$49,716; year 2 (2016) at \$50,214; and year 3 (2017) at \$50,715. The Village maintains the option not to renew the contract annually.

I move to approve accepting the proposal for the 2015 - 2017 program guide series, printing from John S. Swift Co., Inc. in the amounts specified in the proposal not to exceed the budgeted amount.

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

**2014-0590 Carpet Replacement at Village Hall Finance South**

Staff received a quote from Carpet Interiors Inc. of Orland Park to replace the carpet in the Finance Department south office area at a cost of \$6,100. This was the only company that bid on the recent carpet replacement bid: at lower level Franklin Loebe Center, office area at Sportsplex, upper level Cultural Center, and flooring in exhibit hall at Cultural Center. New carpet is required due to failure of existing carpet.

I move to approve Carpet Interiors Inc. for the carpet replacement in Finance South at a cost not to exceed \$6,100.00.

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

**2014-0596 Amending Village Code re Ice Fishing (Title 3, Ch. 1, Sec. 5)**

The Village has been approached by the Consolidated School District 230 Head Bass Fishing Coach, Mr. John Bartgen, to utilize Lake Sedgewick for their ice fishing tournament this year. Staff has been collaborating with this group for the past few years, most recently on restoration projects at Lake Sedgewick. Through educating their participants, they have made great progress rebuilding the infrastructure of the lake, improving the fish habitat and fishing experience in general.

Also contacted was the Illinois Department of Natural Resources to survey the lake in an effort to educate students regarding how a survey is conducted. This survey also gave insight on how to properly maintain a healthy lake and determine which fish species are recommended.

The group installed fish cribs in the lake on September 23, 2014, with very positive media coverage for this project. The improvements to the fish habitat will have a positive impact on the future of the lake.

This group has a great interest in Lake Sedgewick. Educating the public on the vitality of the lake is beneficial to everyone. Hosting an ice fishing tournament will help the school program while oxygenating the lake for the health of the fish.

Current Village Code prohibits all ice fishing. In order for this group to be able to hold ice fishing events, the existing code must be amended.

Therefore, staff is recommending an amendment to the Village Code re: Ice Fishing (Title 3, Ch.1, Sec 5) allowing the Board to grant special exceptions for ice fishing when approved by the Board.

I move to pass Ordinance Number 4939, entitled: AN ORDINANCE AMENDING TITLE 3, CHAPTER 1, SECTION 5 OF THE ORLAND PARK VILLAGE CODE REGARDING ICE FISHING.

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

**2014-0620 Custodial Services Contract Renewal**

The Village entered into a contract with Total Building Services (TBS) in January, 2013. TBS has been the Village's cleaning company for many years. The following renewal provision of the contract reads as follows:

**ARTICLE 2: TERM OF SERVICES**

This agreement shall be for a term commencing January 1, 2013, through and including December 31, 2014. Thereafter, this Agreement may be renewed subject to both parties mutually agreeing on a negotiated fee and term, subject to

Board of Trustees approval. The Village shall provide written notification to Contractor of its intention to renew this Agreement at least thirty (30) days prior to the expiration of the lease term.

TBS is offering a new three year contract with a 3% increase for the term of the contract. We have been very pleased with the performance of TBS; therefore, staff recommends renewing the agreement with TBS.

I move to approve waiving the bid process;

And

To approve the Custodial Services contract extension with Total Building Service for FY2015, FY2016, and FY2017, in an amount not to exceed \$19,482 per month for cleaning services at all facilities listed in the pricing proposal, except the Sportsplex and in an amount not to exceed \$12,344 per month during the six (6) winter months and \$9,702 during the six (6) summer months for cleaning services at the Sportsplex.

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

#### **2014-0527 Marco's Pizza**

The petitioner, Longvalley 1 LLC (an entity of Family Video Movie Club) and owner of the property known as Pinewood Plaza, located at 11923-11979 West 143rd Street is requesting permission to open a Marco's Pizza in the 11925 unit. The property is currently zoned BIZ General Business District. The restaurant is required to obtain Special Use approval because they are within 300 feet of a residential parcel (Section 6-207.C.20). A restaurant is an approved Special Use for the BIZ district as long as it is in accordance with the procedures and standards set forth in Section 5-105 of the Land Development Code.

The proposed restaurant would be located in Pinewood Plaza, near the intersection of 143rd Street and Will-Cook Road. Eight (8) residential parcels sit within 300 feet of the proposed restaurant, all located in the Pinewood Subdivision, an unincorporated area of Orland Park consisting of single-family homes. The rear alley of the proposed restaurant would sit adjacent to property line of some of these residential parcels, separated by an approximately 15 foot turf buffer area and 8 foot tall wooden privacy fence. A new 10 foot by 10 foot dumpster enclosure in this rear alley would contain a dumpster and any other disposal equipment required by the restaurant. The proposed special use will be consistent with the character of the surrounding area of the Subject Property.

Currently, a total of four (4) restaurants operate in Pinewood Plaza. Three similar special use permits have been issued since 1999 for restaurants located in Pinewood Plaza, the most recent being for Paddy B's Restaurant and Pub in 2010. This permit was required because the restaurant was within 330 feet of a

residential parcel, the Village requirement at the time. Two other restaurants which currently operate in Pinewood Plaza - Nancy's Pizza and Subway - were not issued special use permits as such a permit was not a requirement at the time of their establishment (Nancy's Pizza is scheduled for closure at the end of October, 2014). There is no reason to believe Marco's Pizza would perform any differently than these existing restaurants, some of which have been in business for over a decade.

The petitioner has not requested any variances/modifications for this project.

The motion includes the following conditions:

1. That the Petitioner comply with all Building and Health Code requirements; and
2. That all new signage is approved through a separate permitting process.

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

I move to approve a special use permit and preliminary site plan for Marco's Pizza - 11925 143rd Street as recommended at the October 20, 2014 Development Services, Planning and Engineering Committee Meeting and as fully referenced below.

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

I move to approve of the preliminary site plan titled "Site Plan - C100" and preliminary elevations titled "Elevations @ Enclosure", all by Retail Design Consultants, LLC and dated 7/30/2014.

and

I move to approve of a Special Use Permit for a restaurant located within 300 feet of a residential parcel subject to the same conditions as outlined in the preliminary Site Plan motion subject to the following conditions:

1. That the Petitioner comply with all Building and Health Code requirements; and
2. That all new signage is approved through a separate permitting process.

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

#### **2014-0612 Consulting Engineering Services for Brook Crossing Drive and Southwest Highway Intersection Improvements**

As part of the final completion of The Crossings at Brook Hills (located on Southwest Highway at Brook Crossing Drive) north and south bound left turn lanes are proposed to be constructed. Originally this work was to be completed as part of the development; however, once the developer defaulted on the property the improvements were not completed. The Village has drawn on the original Letter of Credit and has completed the outstanding work located within the development.

A request for proposals for consulting engineering services to complete the intersection design and acquire an IDOT permit was sent to eight firms. On Thursday, October 2, 2014 five consulting engineering firms submitted proposals. Proposals were received from: Patrick Engineering of Lisle, Illinois; HR Green of New Lenox, Illinois; Gewalt Hamilton of Vernon Hills, Illinois; Baxter & Woodman of Mokena, Illinois; and Bowman Consulting of Chicago, Illinois.

Following an internal proposal review, Bowman Consulting of Chicago, Illinois was identified as the best qualified firm to complete the design and acquire a permit from IDOT. Staff recommends that Bowman Consulting of Chicago, Illinois be awarded the project for a cost not-to-exceed \$33,300. Services will be billed on a monthly basis for actual time and expenses.

I move to approve accepting the proposal from Bowman Consulting of Chicago, Illinois for consulting engineering services for Brook Crossing Drive and Southwest Highway Intersection Improvements in an amount not to exceed \$33,300.

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

#### **2014-0412 2014 Land Development Code Amendments II - Ordinance**

On October 20, 2014, the Village Board approved the Land Development Code Amendments to Sections 3-102, 3-103, 5-101, 5-110, and 6-209 as stated in the ordinance.

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

I move to pass Ordinance Number 4940, entitled: AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE VILLAGE OF ORLAND PARK, AS AMENDED (Sections 3-102, 3-103, 5-101, 5-110 and 6-209)

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

#### **2014-0280 JPS Interests - Landscape Plan**

This is a request for approval of a landscape plan for the proposed JPS Interests Building, to be located at 15631 LaGrange Road. This project is located on Lot 3 of the Lowe's Subdivision; a master planned commercial development that, in addition to Lowe's, includes Staples, Discovery Clothing, Chick fil A, Longhorn Steakhouse, Red Robin, Bonefish Grill, and another mixed retail building. The Village Board approved the site plan for Lowe's planned development in 2004, which included a connected street network and overall utility/storm water management plan for the entire development including Lowe's and the surrounding out lots. The Bank of America Site Plan was approved in 2005, along with a special use permit for a drive through lane which will no longer be utilized. The Village Board approved the Site Plan for JPS Interests on July 7, 2014 with the following conditions:



1. Submit a revised Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval.
  - a. Screen new dumpster enclosure.
  - b. Screen new transformer
  - c. Provide tree mitigation per Code for any removed trees.

Per Code requirements, the petitioner submitted a landscape plan that has been reviewed and approved by the Village's Landscape Architect consulting firm.

I move to accept as findings of fact the findings of fact as set forth in this staff report dated October 29, 2014.

and

I move to approve the landscape plan titled, 'JPS Interests', prepared by Manhard Consulting Ltd., project number 140421, dated October 27, 2014, sheet L1.

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

#### **2014-0623 GIS Agreement with Cook County - Resolution**

Cook County has a GIS database that is used for Orland Park's GIS program at no cost. However, Cook County requires a resolution and an agreement prior to using this data.

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

### **PUBLIC WORKS**

#### **2014-0633 Intergovernmental Agreement Addendum - US Route 45 at 143rd Street Intersection Improvements**

In June of 2007, the Village and IDOT entered into an Intergovernmental Agreement (IGA) for the intersection improvements at US Route 45 and 143rd Street. At the same time that plans for the intersection project were being developed, IDOT was developing plans for the US Route 45 widening project. During discussions on how to best coordinate the two projects, it was agreed to extend the limits of the Village's intersection project and add the necessary storm sewer work as part of the limits extension. As part of the property acquisition process, the Village also acquired the property at the southeast corner of the intersection, which allowed for the additional improvements to occur.

Per the original IGA with IDOT for the intersection improvements, IDOT was obligated to reimburse the Village \$4,000,000. This reimbursement was received by the Village in March 2011. The Village also had a separate letter agreement with IDOT that provided for a reimbursement of \$1,100,000 for the purchase of property located at the southeast corner of US Route 45 & 143rd Street. To date, this amount has not been received.

Upon completion of the project, the Village submitted a reimbursement request to IDOT for amounts related to the extension of the project limits, as well as property acquisition. IDOT has agreed to reimburse the Village for the actual cost of acquiring the property at the southeast corner of the intersection (\$1,828,964), the cost of extending the project limits (\$760,460) and the cost of additional storm sewer work due to the change in the project limits (\$97,982), for a total reimbursement of \$2,687,406.

IDOT requires the Village to execute the Intergovernmental Agreement Addendum in order to process the reimbursement.

I move to approve the Intergovernmental Agreement Addendum between the Village of Orland Park and the Illinois Department of Transportation for the additional improvement and Right of Way cost reimbursement along US Route 45 at 143rd Street;

And

To authorize the Mayor and Village Clerk to execute the agreement.

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Calandriello, and President McLaughlin

**Nay:** 0

**Absent:** 1 - Trustee Griffin Ruzich

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

### **2014-0643 Doctor Marsh IDNR Covenant - Agreement/ Covenant**

On July 22, 2014, the Plan Commission held a public hearing per Illinois Department of Natural Resources requirements, to consider the transfer of IDNR Open Lands Trust grant obligations from the Stellwagen Family Farm at 17701 S. 108th Avenue to the Doctor Marsh property at 11601 W. 151st Street.

The 60 acre Stellwagen Family Farm was purchased by the Village in 2002 with OLT grant funds. Certain obligations are transferred to Doctor Marsh, an 80 acre open space property acquired by the Village in 2010. The covenant will establish the state's perpetual open space requirements for Doctor Marsh, which aligns with the Village's Comprehensive Plan to maintain the open space character of that land.

The transfer of obligations will ensure continued farming at the Stellwagen Family

Farm, which was publicly supported by the Stellwagen Family Farm Foundation at the July 22, 2014 public hearing. Continued farming at Stellwagen Farm is also a long term objective for the Village of Orland Park.

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

I move to approve the covenant titled "Historic and Natural Resources Preservation Covenant For 80 acres of Doctor Marsh Property By the Village of Orland Park", prepared by the Illinois Department of Natural Resources, for the Doctor Marsh property, commonly known as 11601 W. 151st Street.

**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 Dodge, Trustee Schussler, Trustee Gira, Trustee Calandriello, and President McLaughlin

**Nay:** 0

**Absent:** 1 - Trustee Griffin Ruzich

#### **2014-0644 Orland Plaza Demolition Change Order #1**

The final phase of demolition for the former Orland Plaza is currently underway. The Village Board of Trustees approved the low bid from Environmental Cleansing Corporation (ECC) in the amount of \$171,937. North of the bank building is an old water tower base that still needs to be removed and was not part of the original bid specifications. Staff is recommending a change order to ECC's contract to include this work as part of the on-going demolition. The change order cost is \$9,661.

I move to approve of change order #1 to Environmental Cleansing Corporation (ECC) contract in the amount of \$9,661.

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Calandriello, and President McLaughlin

**Nay:** 0

**Absent:** 1 - Trustee Griffin Ruzich

#### **2014-0640 Class 6B Renewal - 15426 70th Court - Resolution**

This request is for the Village Board of Trustees to consider a resolution in support of the renewal of the Class 6B status for property located at 15426 S. 70th Court (PIN 28-18-100-051-1001) in Orland Park. The subject property was granted a Class 6B in 2005. The owner of the property, at the time, Madison

Construction, applied for the tax incentive for both tenant spaces, 15426 70th Court Unit A (PIN 28-18-100-051-1001) and 15428 70th Court Unit B (PIN 28-18-100-051-1002). Unit A is currently occupied by Fastenal Company. Fastenal has occupied this unit since the original application was filed and will continue to do so. Fastenal is North America's largest fastener distributor with nearly 2,700 locations spanning all 50 states and 20 nations. They are a highly regarded business and a member in good standing in the south suburban business community. There are a total of 10 employees at the Orland Park location. A renewal of the Class 6B tax incentive helps to ensure that this space remains occupied for a new 10 year period.

The Class 6B incentive, offered through Cook County, provides for a substantial reduction in assessed valuation resulting in significant tax savings. The incentive term is for a period of 10 years (10% of market value) and then begins to rise in years 11 & 12 (15% and 20% respectively). In the absence of this incentive, real estate would normally be assessed at 25% of its market value. The County no longer places a limit on the amount of renewals granted per property.

Mr. Richard Post has both units under contract for purchase. This contract is subject to both the renewal of the 6B incentive for Unit A (PIN -1001) and the proposed Class 8 incentive for Unit B (PIN -1002).

I move to pass Resolution Number 1409, entitled: A RESOLUTION DETERMINING THE NECESSITY OF AND BENEFIT FROM INDUSTRIAL USES AND SUPPORTING RENEWAL OF CLASS 6B STATUS PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION ORDINANCE FOR CERTAIN REAL ESTATE LOCATED AT 15426 S. 70TH COURT PIN 28-18-100-051-1001, BREMEN TOWNSHIP IN ORLAND PARK, ILLINOIS.

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Calandriello, and President McLaughlin

**Nay:** 0

**Absent:** 1 - Trustee Griffin Ruzich

### **2014-0650 Norman's Cleaners - Environmental Remediation**

As the Village Board of Trustees is aware, Norman's Cleaners operated at the former Orland Park Plaza shopping center for many years. During these years of operation, the property was exposed to various dry cleaner solvents (some of which are no longer allowed to be used by the dry cleaning industry). The Village has been working with Norman's (Richard Villaume - owner) on an environmental remediation plan for the site. The Village has also retained Edward Cooney as our environmental consultant, who has been working with Norman's, the State of

Illinois' Environmental Protection Agency (IEPA), and the State of Illinois' Dry Cleaners Remediation Fund (DCRF).

Under the current law, Norman's is responsible for the cleanup of the contamination of the site beneath the former dry cleaning site, but the law does not have the urgency of time. The owner has petitioned the State's (DCRF); however, the actual funding of the remediation project may not be for years. Additionally, the Village would not control the clean-up project and would result in the Village having to constantly monitor the work to ensure that it is at the standard that we desire. This would likely be a multi-year process and would include additional Village costs. The Village has been informed by Mr. Villaume that he has limited funds available to complete the remediation without some assistance from the Village. Though the Village could legally pursue Norman's to clean up the site, this would likely result in lengthy multi-year litigation and legal expenses that could be used to redevelop the site.

Finally, time is of the essence. Jefferson Street runs a few inches from the limits of the dry cleaner. And the cleanup, if completed expeditiously, clears the way for the University of Chicago project and the related public infrastructure work that needs to be done. Given this background information, staff is recommending approval of an Environmental Remediation Agreement that will allow for the timely advancement of the project.

#### Overview of Scope and Terms of Agreement

Village environmental consultant estimates \$251,408 in cleanup costs

- Oxidation treatment of PERC, then removal to clean disposal facility
- Estimate was approved by State Dry Cleaner Fund
- Clean to Tier I - Residential standards
- Deliverable is NFR letter from IEPA

Village will pick up \$14,455 of incremental costs between residential and commercial cleanup levels.

Norman's will be responsible for \$236,953 of commercial cleanup cost, which is reimbursable from the DCRF Fund.

Norman's will contribute \$75,000 cash, "down payment" towards costs.

Village will loan \$161,953 to Norman's under a Promissory Note.

- 20-year amortization
- 5-year balloon payment
- Interest rate at 1/2 of Prime (consistent with Revolving Loan fund amount)
- Can be increased by Village if project costs are higher, but only for verified expenses related to cleanup costs
- Loan will only be drawn upon approval by Village and consent of consultant for

project cleanup costs

-Monthly P/I payments required by Norman's

-Expect DC Fund reimbursement to take 3-3.5 years to receive

-Norman's will offer property on Oak Park Avenue in Tinley Park as collateral, estimated value of \$300,000.

If the Village Board concurs with the terms described above, staff will work to finalize the agreement.

I move to approve an Environmental Remediation Agreement with Norman's Cleaners, as outlined above and authorize the Village Manager to execute the necessary documents.

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Calandriello, and President McLaughlin

**Nay:** 0

**Absent:** 1 - Trustee Griffin Ruzich

#### **2014-0646 Class 8 Real Estate Tax Incentive - 15428 70th Court - Resolution**

The Village has received a request from Sandrick Law Firm LLC, on behalf of 15426 Building LLC (Seller) and Richard Post (Potential Buyer) for approval of the Class 8 Real Estate Tax Incentive for the property located at 15428 70th Court Unit B in Orland Park. Initially, Unit B received a 6B Industrial incentive, which is currently in its tenth year and could technically be renewed. However due to the makeup and limitations on marketing to industrial property users, they are requesting that a Class 8 Incentive be granted based upon two criteria. First, finding that "But for" the Class 8 incentive, the contemplated purchase of this unit is not viable and secondly, there are special circumstances present to warrant the waiver of the 24 month vacancy requirement. The sale of the property is contingent on the approval of the Class 8 tax incentive for this tenant space as well as the proposed Class 6B renewal for the adjacent tenant space 15426 70th Court (PIN 28-18-100-051-1001), see Legistar file number 2014-0640.

There is no current user identified for Unit B. This will allow the owner to attract a broader base of potential users for the space. The space will be vacant at the time of closing as the current occupant, 3 Corners Development, will vacate the premises prior to closing. The owner can more effectively market the tenant space with the Class 8 Incentive in place. The final Class 8 certification would only be granted upon reoccupancy of the space.

Unit -1002 will not be vacant 24 months prior to purchase; therefore, the Resolution must find that there are "Special Circumstances" present to warrant the

waiver of the 24 month vacancy requirement. In this case, the subject property's roof, dated HVAC and particular office build-out all qualify as "Special Circumstances." The owner intends to make the necessary improvements to the space should the Class 8 tax incentive be approved.

Under the Class 8 Real Estate Tax Incentive program, commercial or industrial properties located in Bloom, Bremen, Rich, Thornton, and Calumet Townships are eligible for the incentive. Upon approval by the Village Board and Cook County, the incentive term is for a period of 10 years (10% of market value) and then begins to rise in years 11 & 12 (15% and 20% respectively). In the absence of this incentive, real estate would normally be assessed at 25% of its market value.

I move to pass Resolution Number 1410, Entitled: A RESOLUTION DETERMINING THE APPROPRIATENESS FOR CLASS 8 STATUS PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION ORDINANCE, AS FROM TIME TO TIME AMENDED, SPECIFICALLY FOR THE SPECIAL ASSESSMENT OF "OCCUPATION OF ABANDONED PROPERTY-WITH SPECIAL CIRCUMSTANCES" FOR CERTAIN REAL ESTATE LOCATED AT 15428 70TH COURT, IN BREMEN TOWNSHIP, ORLAND PARK/COOK COUNTY, ILLINOIS, PIN NUMBER 28-18-100-051-1002.

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Calandriello, and President McLaughlin

**Nay:** 0

**Absent:** 1 - Trustee Griffin Ruzich

## MAYOR'S REPORT

### 2014-0642 Urging Illinois Legislature to Reject SB16 - Resolution

Village President McLaughlin reported that Senate Bill 16 - the School Refunding Reform Act of 2014 -- seriously threatens education services in the Orland Park community. As it is currently written, Senate Bill 16 would have a profoundly negative effect on all of the school districts that serve the Village of Orland Park. Orland Park schools stand to lose millions of dollars and the state's per-diem per student will drastically drop. Educational programs at all of our schools will suffer because of it.

Every student in the State of Illinois deserves quality education but not at the expense of others. It is not fair to punish school districts that have been fiscally responsible and whose taxpayers support these districts, in order to pay the bills for those districts that have not.

A fairer funding process should be created that does not punish those who pay

their fair share to support the schools in their communities.

I move to pass Resolution Number 1411, entitled: RESOLUTION URGING THE ILLINOIS LEGISLATURE TO REJECT SB 16 AND PASS COMPREHENSIVE EDUCATION REFORM WHICH INCREASES FUNDING AND DOES NOT PENALIZE SUCCESSFUL SCHOOL DISTRICTS.

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Calandriello, and President McLaughlin

**Nay:** 0

**Absent:** 1 - Trustee Griffin Ruzich

#### **2014-0631 Amend Number of Liquor Licenses - Title 7 Chapter 4 - Ordinance**

President McLaughlin stated that there are two motions within this Village Code Amendment for an increase and decrease of liquor license

Increase number of Class A liquor licenses from sixty-one (61) to sixty-two (62) for El Pueblito restaurant, 9111 West 151st Street.

Decrease number of Class C licenses from nine (9) to eight (8) due to the closing of Round the Clock.

I move to pass Ordinance Number 4941, entitled: AN ORDINANCE AMENDING TITLE 7 CHAPTER 4 OF THE ORLAND PARK MUNICIPAL CODE, REGARDING THE AVAILABLE NUMBER OF CLASS A AND CLASS C LIQUOR LICENSES ISSUED BY THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS.

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Calandriello, and President McLaughlin

**Nay:** 0

**Absent:** 1 - Trustee Griffin Ruzich

#### **BOARD COMMENTS**

TRUSTEE GIRA – Stated that once again this popular event, the Turkey Trot is sold out. It takes place on Thanksgiving Day, November 27, 2014.

The Winter Express also sold out the second day that tickets were on sale.



PRESIDENT MCLAUGHLIN – Reminded everyone to please contact their State Representative and Governor's office regarding voting NO for Senate Bill 16.

**EXECUTIVE SESSION**

I move to recess to a Closed Executive Session for the purpose of discussion of a) approval of minutes; and b) the purchase or lease of real property for the use of the village.

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Calandriello, and President McLaughlin

**Nay:** 0

**Absent:** 1 - Trustee Griffin Ruzich

**RECONVENE BOARD MEETING**

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

Purpose of the Executive Session was for the discussion of a) approval of minutes; and b) the purchase or lease of real property for the use of the village.

**ADJOURNMENT - 8:00 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:** 6 - Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Calandriello, and President McLaughlin

**Nay:** 0

**Absent:** 1 - Trustee Griffin Ruzich

**/nm**

APPROVED: November 17, 2014

Respectfully Submitted,

/s/ John C. Mehalek

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**John C. Mehalek, Village Clerk**