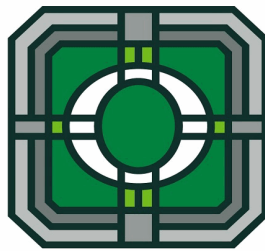


# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, July 1, 2024

6:00 PM

Village Hall

## Committee of the Whole

*Village President Keith Pekau  
Village Clerk Patrick R. O'Sullivan  
Trustees, William R. Healy, Cynthia Nelson Katsenes, Michael R. Milani,  
Sean Kampas, Brian Riordan and Joni Radaszewski*

## CALL TO ORDER/ROLL CALL

**Present:** 7 - President Pekau; Trustee Healy; Trustee Nelson Katsenes; Trustee Milani; Trustee Kampas; Trustee Riordan and Trustee Radaszewski

## APPROVAL OF MINUTES

### 2024-0492 Approval of the June 17, 2024, Committee of the Whole Minutes

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of June 17, 2024.

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

**Aye:** 7 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, and Trustee Radaszewski

**Nay:** 0

## ITEMS FOR SEPARATE ACTION

### 2024-0485 Emergency Storm Sewer Repair at Franklin Loebe Center

On Friday, May 17, 2024, Public Works crews responded to a sinkhole that formed in the driveway to the Franklin Loebe Center (FLC) parking lot. The initial investigation showed that the sinkhole formed over the corrugated metal pipe (CMP) that connects the Village Hall pond to the waterway in front of the Recreation Admin building. Further investigation revealed the CPM is failing. Large holes in the pipe are causing water to erode the ground on the outside, which is causing the sinkholes.

The sink hole took two (2) full loads of a one (1) ton dump truck to fill in, to make it safe for vehicle traffic. The parking lot and drive were scheduled to be paved soon, so a decision was needed whether to repair the pipe or fully replace it. Patching the pipe would be a temporary solution, while replacement would be a permanent, albeit it costly, solution. The site has continued to settle and lose dirt and stone under the road, and a permanent repair needed to be made.

Due to the size and location of the storm sewer pipe, Airy's Inc. of Joliet, Illinois, was contracted to replace the sixty-inch (60") CMP with concrete pipe. The Village has utilized Airy's Inc. for emergency repair work for over the last fifteen (15) years, and their pricing has beat any other contractor. As the Village's primary emergency response contractor for utility work, Airy's routinely postpones other customer work to address the Village's emergencies. Airy's total cost estimate of the repair was \$323,188.00. Pricing included the new piping material, stone, full restoration of the area, along with specialized equipment like a vactor truck, backhoe, trench boxes, and support vehicles during replacement.

The cost estimate was evaluated/compared for similar past work related to storm sewer main installations with other contractors and deemed fair and reasonable. Due to the time-sensitive nature of the repair, and to have the repairs accomplished as quickly as possible, the Village proceeded with this emergency repair. The actual, final cost from Airy's to complete the repair came in at \$282,630.00.

President Pekau had comments. (refer to audio)

I move to recommend to the Village Board to approve authorizing payment to Airy's, Inc. of Joliet, Illinois, for the Emergency Storm Sewer Repair at The Franklin Loebe Center in the amount of \$282,630.00.

**A motion was made by Trustee Riordan, seconded by Trustee Milani, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 7 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, and Trustee Radaszewski

**Nay:** 0

**2023-0915 Substantive Amendment: Revise and Update Development and Subdivision Exactions: Dedication of Land and Fees in Lieu of Dedication**

**AMENDMENT SUMMARY**

Section 5-112.H Development and Subdivision Exactions  
Rewrite of the Development and Subdivision Exactions: Dedication of Land and Fees in Lieu of Dedication section of the Land Development Code to conform to industry standards associated with residential development.

This agenda item is being considered by the Committee of the Whole tonight.

**AMENDMENT EXPLANATION**

The proposed amendment for development and subdivision exactions focuses on ensuring adequate resources, facilities, and other development-related capital expenses to support new residential land development. Although some portions have undergone updates over the years, a comprehensive overhaul of impact fees has not occurred since 1994.

While there is no mandatory requirement to collect impact fees, the Village must adhere to specific state laws if such fees are gathered, which have been updated in this amendment. Additionally, if approved, each taxing district would be required to sign an intergovernmental agreement (IGA) to disperse the fees.

Updating the impact fees aligns the Village with other comparable municipalities and brings development-related capital expenses closer to the actual costs

anticipated by the Village and other taxing districts. Law enforcement, fire and emergency response, and Village public infrastructure were not previously collected, but are specifically tied to new residential development. The amendment report and the proposed ordinance is attached.

President Pekau had comments. (refer to audio)

Director of Development Services Steve Marciani presented information regarding this matter. (refer to audio)

Attorney Michael Roth of Ice Miller had comments. (refer to audio)

President Pekau had comments. (refer to audio)

Director Marciani and Assistant Director of Development Services Carrie Haberstich continued presenting information. (refer to audio)

President Pekau had questions. (refer to audio)

Assistant Director Haberstich responded to President Pekau. (refer to audio)

Director Marciani continued presenting information. (refer to audio)

President Pekau had comments and questions. (refer to audio)

Director Marciani and Attorney Roth responded to President Pekau. (refer to audio)

President Pekau had comments. (refer to audio)

Trustee Riordan and President Pekau had comments and questions. (refer to audio)

Director Marciani and Attorney Roth responded to their comments and questions. (refer to audio)

Village Manager Koczwara had questions. (refer to audio)

President Pekau had comments. (refer to audio)

Trustee Milani had comments and questions. (refer to audio)

Attorney Roth responded to Trustee Milani. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

Assistant Director Haberstich responded to Trustee Katsenes. (refer to audio)

President Pekau entertained a motion to refer this item back to the Plan Commission. (refer to audio)

The motion was moved by Trustee Kampas and seconded by Trustee Katsenes. All were in favor. (refer to audio)

I move to recommend to the Village Board to approve the Plan Commission Recommended Action regarding case number 2023-0915 as presented in the Staff Report.

THIS PART IS FOR REFERENCE ONLY (NOT NECESSARY TO BE READ OUT LOUD)

I move to recommend the Village Board approve the Plan Commission Recommended Action for the Land Development Code Amendments for Section 5-112.H as presented in the attached draft ordinance titled "Revise and Update Development and Subdivision Exactions: Dedication of Land and Fees in Lieu of Dedication", dated June 27, 2024.

**A motion was made by Trustee Kampas, seconded by Trustee Nelson Katsenes, that this matter be REFERRED to the Plan Commission. The motion carried by the following vote:**

**Aye:** 7 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, and Trustee Radaszewski

**Nay:** 0

#### **2024-0294 Application Fees and Fees per Square Foot**

The Lean Enterprise Institute (LEI) initiative in which Development Services staff participated identified opportunities to make development-related processes more efficient and effective. Feedback regarding two of these opportunities, the concepts of application fees and fees per square foot, is being requested tonight. Implementation details, such as Village Code updates, will be brought forward at a future date should the Committee of the Whole be supportive of the concepts.

The purpose of this communication is twofold: (1) to discuss the potential implementation of an application fee for all permit requests; and (2) to propose transitioning to a fee calculation based on building square footage rather than our current system, which is a combination of fees per fixture, outlet, pipe diameter, etc. for new attached and detached single family homes.

Development Services is aiming to enhance the efficiency and effectiveness of its current processes, including covering a portion of administrative expenses when processing permit applications, and minimizing staff time to calculate permit fees. The proposed fee structure is intended to fully cover Village costs related to the improvements single family residential owners want to make to their properties.

The Committee of the Whole supported the two concepts at its July 1 meeting. Staff is returning to the Monday, August 5, COTW meeting with concept details, and will return to a future BOT meeting date with a proposed ordinance.

President Pekau had comments. (refer to audio)

Director of Development Services Steve Marciani presented information regarding this matter. (refer to audio)

President Pekau had questions. (refer to audio)

Director Marciani responded to President Pekau and continued presenting. (refer to audio)

President Pekau had comments. (refer to audio)

Director Marciani had comments. (refer to audio)

Trustee Milani had questions. (refer to audio)

Director Marciani and Assistant Director of Development Service Carrie Haberstick responded to Trustee Milani. (refer to audio)

I move to recommend to the Village Board to approve the Staff Recommended Action as presented in the attached memo regarding case number 2024-0294 and direct staff to return with the necessary code amendments at a future meeting date.

**A motion was made by Trustee Kampas, seconded by Trustee Nelson Katsenes, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 7 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, and Trustee Radaszewski

**Nay:** 0

## **2024-0295 Residential Permit Efficiencies**

Consider the necessity of multiple existing permit categories to minimize staff resources on simple projects and maximize staff resources on projects that impact the health, safety, morals, and general welfare of the residents, business owners, and visitors of Orland Park. Some permits under consideration are confirmed to be required by the Illinois Compiled Statutes (ILCS), while most are Village-regulated.

Staff recommends to accept the recommendations contained within the staff memo dated June 24, 2024.

President Pekau had comments. (refer to audio)

Assistant Director of Development Services Carrie Haberstich presented information regarding this matter. (refer to audio)

President Pekau had comments and questions. (refer to audio)

Building Division Manager Richard Pieprzak responded to President Pekau. (refer to audio)

President Pekau and Village Manager George Koczwara had comments. (refer to audio)

Assistant Director Carrie Haberstich continued presenting information. (refer to audio)

Director of Development Services Steve Marciani had comments. (refer to audio)

Assistant Director of Development Services Haberstich continued presenting. (refer to audio)

President Pekau had questions and comments. (refer to audio)

Building Division Manager Pieprzak, Director Marciani and Assistant Director Haberstich responded to President Pekau and had comments. (refer to audio)

Trustee Milani had comments and questions. (refer to audio)

Building Division Manager Pieprzak responded to Trustee Milani. (refer to audio)

President Pekau had comments and questions. (refer to audio)

Director Marciani, Building Division Manager Pieprzak and Assistant Director Haberstich responded to President Pekau. (refer to audio)

Trustee Kampas had comments and questions. (refer to audio)

Building Division Manager Pieprzak responded to Trustee Kampas. (refer to audio)

President Pekau had comments and questions. (refer to audio)

Building Division Manager Pieprzak responded to President Pekau. (refer to audio)

Trustee Kampas had comments. (refer to audio)

President Pekau had comments. (refer to audio)

Building Division Manager Pieprzak responded to President Pekau and had comments. (refer to audio)

President Pekau had comments. (refer to audio)

Assistant Director Haberstich had comments. (refer to audio)

President Pekau and Trustee Milani had comments. (refer to audio)

President Pekau had comments and questions. (refer to audio)

Director Marciani, Director of Public Works Joel Van Essen, and Attorney Anne Skrodzki of Klein Thorpe and Jenkins responded to President Pekau. (refer to audio)

Trustee Katsenes had comments and questions. (refer to audio)

Director Marciani and President Pekau responded to Trustee Katsenes. (refer to audio)

President Pekau had a question. (refer to audio)

Assistant Director Haberstich responded to President Pekau. (refer to audio)

President Pekau entertained a motion to table this item. (refer to audio)

It was moved by Trustee Kampas and seconded by Trustee Katsenes. All were in favor. (refer to audio)

I move to recommend to the Village Board to approve the Staff Recommended Action as presented in the attached staff memo regarding Case Number 2024-0295, and direct staff to return with the necessary code amendments at a future meeting date.

**A motion was made by Trustee Kampas, seconded by Trustee Nelson Katsenes, that this matter be TABLED. The motion carried by the following vote:**

**Aye:** 7 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, and Trustee Radaszewski

**Nay:** 0



**2024-0482 2024 Neighborhood Road Improvement Program - Amendment #1**

The 2024 Neighborhood Road Improvement Program (“Program”) includes the maintenance and reconstruction of various roadways/streets throughout the Village. Based upon the results of the FY2024 bid process, Lindahl Brothers Inc. of Bensenville, Illinois was approved for the 2024 Neighborhood Road Improvement Program by the Village Board on March 4, 2024.

The Program’s final bid was under budget for FY 2024. These additional funds allow other neighborhood roads to be reapplied to the 2024 Neighborhood Road Improvement Program. Staff is recommending completing the remaining roadway not resurfaced from the Spur 2 project. The additional roadwork will include the following sections of roadway: Wheeler Drive from Raintree Drive to the bridge over Tinley Creek, Wheeler Drive from the bridge over Tinley Creek to 82nd Avenue; Thistlewood Lane; and 82nd Avenue.

Lindahl Brothers will honor their current unit pricing from the 2024 Road Program for these additional areas. The total anticipated cost for this change order work, plus traffic control, mobilization, bond, and contingency based on Lindahl Brother’s pricing is \$300,000.00. This amount is less than 50% of the initial award of \$4,783,450.22.

I move to recommend to the Village Board to approve the proposal for Amendment #1 to 2024 Neighborhood Road Improvement Program with Lindahl Brothers Inc. of Bensenville, Illinois in the amount not to exceed \$300,000.00, for a new not-to-exceed contract amount of \$5,083,450.22 for FY 2024.

**A motion was made by Trustee Kampas, seconded by Trustee Milani, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 7 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, and Trustee Radaszewski

**Nay:** 0

**ADJOURNMENT: 7:18 P.M.**

**A motion was made by Trustee Kampas, seconded by Trustee Nelson Katsenes, that this matter be ADJOURN. The motion carried by the following vote:**

**Aye:** 7 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, and Trustee Radaszewski

**Nay:** 0

**2024-0601 Audio Recording for the July 1, 2024, Committee of the Whole Meeting**

**NO ACTION**

**/AS**

APPROVED: August 5, 2024

Respectfully Submitted,

/s/ Patrick R. O'Sullivan

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**Patrick R. O'Sullivan, Village Clerk**

/s/ Alexandra Snodsmith

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**Alexandra Snodsmith, Deputy Village Clerk**