

MAYOR

Keith Pekau

VILLAGE CLERK

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June 15, 2021

Mr. John Bryk, Superintendent
Orland School District 135
15100 South 94th Avenue
Orland Park, Illinois 60462

Re: Village Project Updates

Mr. Bryk:

I would like to take this opportunity to introduce you to a number of ongoing projects and initiatives that the Village is undertaking where School District 135 may be able to offer valuable input and collaboration. I would also like to schedule a meeting with you to discuss these initiatives in further detail. Each initiative is identified below, followed by a brief description:

143rd Street Widening/Park School Secondary Access Driveway

As you are aware, the Village has been working on Phase I Engineering to widen the remaining section of 143rd Street to five lanes, including in front of Park School. As we complete the Phase I process, the Village has been working with the Cook County Forest Preserve District (CCFPD) to acquire the necessary right-of-way. As we have negotiated with CCFPD, the Village has included the necessary easement on the west side of Park School to accommodate a secondary exit aligned with the West Avenue traffic signal. This secondary exit will allow School District 135 to build a complete looped drive lane. Here is a preliminary sketch of this option.



Negotiations with the CCFPD are still ongoing; however, we have made great strides. As we get closer, I will keep you updated on this matter.

Impact Fee Ordinance Update

As you are aware, the Village of Orland Park collects and distributes school impact fees for all new subdivisions in the Village. The fees are based on the number of new lots created, projected population densities, land values, and land area required to serve the projected population of a new subdivision. In the normal course of business, Village staff reviews its various codes and recommends updates to said codes. Periodic review of codes helps ensure data is up to date, policies and procedures reflect current trends and that regulations remain legally enforceable as well as ensuring that the local school districts capture the appropriate compensation to offset impacts placed on them by new development.

At this time, the Village is seeking your engagement in order to update the Village's impact fee ordinance and to prepare an Intergovernmental Agreement which will memorialize the process for collection and distribution of said impact fees. The current numbers used to calculate impact fees are more than 10 years old. Updated numbers will ensure that the collection of fees is based on legally required and up-to-date data. Given that the Village's regular legal counsel, Klein, Thorpe and Jenkins, represents more than one entity in this process, the Village had retained Special Counsel Dan Shapiro of Shapiro and Associates Law to assist us with this matter.

Main Street Triangle TIF District Extension

As you know, the Village has one Tax Increment Financing (TIF) District, the Main Street Triangle. While the Village has been pursuing redevelopment of this site for two decades, a viable plan to develop the site is just now in the process of taking shape. The Village has entered into an agreement with Edwards Realty, an Orland Park based real estate developer, to develop a final constructible plan for the site that is in the best interest of all parties in the community. Imagery and conceptual planning for the proposed plan can be found at <https://indd.adobe.com/view/1c5bf7e6-dc93-44d5-88c6-3b423e7b0af0>. In order to proceed with this development, the Village will need to consider an extension of the existing TIF District. While we know this may not seem ideal, the Village is confident that the end result will actually yield a higher property valuation and better revenues for all taxing bodies. In order to proceed, the Village will be seeking consent letters from all impacted taxing bodies.

John Humphrey Phase 3 Improvements

In 2020, the Village completed improvements to the John Humphrey Complex, improving the existing fields. The Village has recently retained Wight and Company to undertake a new Master Parks Plan, including John Humphrey Complex Phase 3. As a part of that process, the Village would like to explore a long-term field use arrangement in order to facilitate Village investment in the High Point/Orland Junior High fields, making them a better resource for both agencies.

Preschool Program Collaboration

The Village would like to engage with School District 135 on a collaborative preschool program that would facilitate a single program for the vast majority of the Village and reduce redundant governmental programs. The Village is open to the use of our equipment and/or facilities to assist in this operation. Having one program will allow the schools to focus on what they do best alongside the resources the Village can bring to the program.

Office Development Incentives

It is in each agencies interest to diversify revenue streams, especially in these post-pandemic times. Therefore, the Village is exploring a property tax incentive program to incentivize new office development in the Village. We would like to begin a dialogue with the school districts to gauge interest

in partnering in such a program. Unlike residential developments, office developments do not utilize school resources, but do generate substantial taxable value and drive desirability of existing residential within the community.

Executive Assistant Marisa Perez from my office will be contacting you soon to coordinate a meeting with Village staff and the appropriate school district personnel as assigned by you. Thank you in advance for your participation in these important endeavors.

Sincerely,

A handwritten signature in black ink, appearing to read "George Koczwar". The signature is stylized with a large, looped "G" and a cursive "Koczwar".

George Koczwar
Village Manager

cc. Mayor Pekau and Orland Park Village Board
Greg Summers, Assistant Village Manager
Ed Lelo, Director of Development Services
Dan Shapiro, Special Counsel, Shapiro and Associates Law