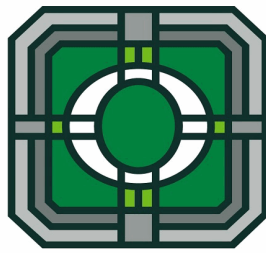


VILLAGE OF ORLAND PARK

14700 S. Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org



Meeting Minutes

Monday, August 5, 2024

7:00 PM

Village Hall

Board of Trustees

CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:00 P.M.

Present: 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan and Village President Pekau

Absent: 2 - Trustee Milani and Trustee Radaszewski

VILLAGE CLERK'S OFFICE

2024-0594 Approval of the July 15, 2024, Regular Meeting Minutes

The Minutes of the Regular Meeting of July 15, 2024, were previously distributed to the members of the Board of Trustees. President Pekau 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 15, 2024

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

Aye: 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Village President Pekau

Nay: 0

Absent: 2 - Trustee Milani, and Trustee Radaszewski

NON-SCHEDULED CITIZENS AND VISITORS FOR AGENDA-SPECIFIC PUBLIC COMMENT

The following members of the audience addressed the Board:

1. Vince Kelly - Proposed Annexations
2. Keri Kamba - Hometown Veterinary Partners
3. Dave Smith - Proposed Annexations
4. Karl Lukens - Proposed Annexations
5. Warren Winker - Proposed Annexations
6. Terry Sheppard - Proposed Annexations
7. Doug Herzog - Proposed Annexations
8. Francesca Sturit - Proposed Annexations
9. Bob Hart - Proposed Annexations
10. David Apps - Proposed Annexations and Goat Yoga
11. Lisa Grant - Proposed Annexations
12. Angela Riley - Proposed Annexations

ACCOUNTS PAYABLE

2024-0604 Accounts Payable July 16, 2024, through August 5, 2024 - 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 July 16, 2024, through August 5, 2024, in the amount of \$5,839,802.21.

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

Aye: 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Village President Pekau

Nay: 0

Absent: 2 - Trustee Milani, and Trustee Radaszewski

CONSENT AGENDA

Passed the Consent Agenda

The following items were removed from the Consent Agenda for a separate vote:

1. Item L. - 14900 and 14955 S. Wolf Road Annexation
2. Item M. - Annexation of Surrounded Unincorporated Territory
3. Item N. - 1455-14567 82nd Avenue Annexation

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

Aye: 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Village President Pekau

Nay: 0

Absent: 2 - Trustee Milani, and Trustee Radaszewski

2024-0602 Payroll for July 19, 2024 - 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 19, 2024, in the amount of \$1,845,275.27.

This matter was APPROVED on the Consent Agenda.

2024-0583 Fall Household Hazardous Waste Recycling Event

In May and October of 2023, the Village, the Orland Township Highway Department and the Illinois EPA through their contractor Heritage Environmental, successfully hosted a Household Hazardous Waste Recycling Event at the Civic Center. Due to the overwhelming success and participation success, the Village received a request from Orland Township Highway Department to partner with the Orland Township Highway Department for a Fall collection event (agreement attached).

The joint event is planned for Saturday, November 2, 2024, from 8 a.m. - 3 p.m. in the Civic Center parking lot. The event is open to all Illinois residents. A valid state ID or recent utility bill, and pre-registration for a specific time slot is required to participate. Business, agriculture, industrial or government waste will not be accepted.

Heritage Environmental Services is the contractor that will only be handling the household hazardous waste. No one else will be allowed to touch the hazardous waste. There will be general waste dumpsters ordered by Heritage Environmental that will be removed Monday, November 4, in the morning. All other items, including the hazardous waste, will be removed from site at the end of the event on November 2.

The Township Highway Department will supply staff and volunteer for the event including a representative on site during the entire event. The Orland Fire Protection District has also been notified of the event. The Village will supply two CSOs for traffic control as well as sign boards. The Village will work with the Township Highway Department on joint marketing and registration. Individuals wishing to drop off items will need to pre-register. The Village will secure a site access agreement and will provide the IEPA with a site permission letter. In addition, a Certificate of Insurance naming the Village as additional insured will be obtained from Heritage Environmental Services.

I move to approve the Fall Household Hazard Waste Recycling Event with the Orland Township Highway Department, Heritage Environmental Services and Illinois Environmental Protection Agency;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

This matter was APPROVED on the Consent Agenda.

2024-0579 Lion's Club Christmas Tree & Wreath Sales

The Orland Park Lions Charitable Club (OPLC) seeks to host its annual Christmas tree and wreath sales fundraiser in the southeast corner of the Village's Village Hall parking lot November 29 through December 23, 2024, or until all items are sold.

Weekday sales will be 4 - 7 p.m., Saturdays 9 a.m. - 6 p.m. and Sundays 10 a.m. - 4 p.m. Black Friday sales will be 9 a.m. - 6 p.m.

Set up is planned for November 15, 2024. All set up is handled by the OPLC. The Village will provide picnic tables and trash cans for the Lion's Club use.

The Lions Club may have a semi-trailer temporarily stored in the far south Civic Center parking lot near the wooded area.

In lieu of permit fees, the Lions Club will donate 20 Christmas Trees to the Village for the Community Tree Trim event.

I move to approve permitting the Orland Park Lions Club to host its annual Christmas tree and wreath sales fundraiser in the southeast corner of the Village's Village Hall parking lot November 29, 2024 through December 23, 2024, contingent upon meeting all Village permitting requirements.

This matter was APPROVED on the Consent Agenda.

2024-0580 147th Street Block Party

Joe Smith, a resident of Orland Park, residing at 8848 147th Street has submitted a Special Events permit (attached) requesting to host a block party on 147th Street from 88th Avenue to Poplar Road with an estimated attendance of 125. The proposed event would take place on Saturday, August 31, 2024, from 1 p.m. - 11:30 p.m.

Set up for the block party will begin at 12 p.m.. The organizers are planning to have a DJ and are aware music and all activity must conclude by 11:30 p.m.

All event logistics will adhere to Village guidelines and will be reviewed and approved by the Village in advance of a permit being issued for the block party.

I move to approve permitting Joe Smith to host the 147th Street Block Party from 88th Avenue to Poplar Road on Saturday, August 31, 2024, from 1 p.m. - 11:30 p.m. contingent upon meeting all the Village's permitting requirements.

This matter was APPROVED on the Consent Agenda.

2024-0582 Anything Weather Multi-Year Service Agreement

In 2020, the Village upgraded the lighting protection warning system used in Village Parks by replacing the Thor Guard system with the Anything Weather iStrike Lightning Warning System. Thor Guard system predicted the likelihood of lighting while the Anything Weather system reports actual lightning and its proximity to a specific location.

Initially, the system was placed in three Village parks including: Centennial Park, the Centennial Park Aquatic Center and the John Humphrey Complex. Subsequently, in 2022, two additional units were procured for Cachey Park and Schussler Park.

Staff proposed to maintain its collaboration with Anything Weather and initiate a multi-year agreement for the annual site license and lightning detection services. The anticipated costs for the Village for five site licenses are as follows: \$9,995 in 2024, \$10,495 in 2025, and \$10,995 in 2026. Upon the conclusion of the contract terms in 2026, staff intends to request updated pricing for a three-year term and explore options for either extending the contract or selecting an alternative service provider.

Staff recommends approving the multi-year agreement with Anything Weather for the iStrike Lighting Detection Services.

I move to approve a multi-year agreement with Anything Weather at a cost of \$9,995 for 2024, \$10,495 for 2025 and \$10,995 for 2026 totaling \$31,485;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

This matter was APPROVED on the Consent Agenda.

2024-0596 Jane Caliendo Memorial Foundation 5k Fee Waiver

The Village Board approved (file #2024-0228) the Jane Caliendo Memorial Foundation 5k fundraiser on April 1, 2024. The 5K will take place on September 8, 2024, at Centennial Park utilizing the 153rd St. Metra parking lot and the paths of Centennial Park. This will be the 10th annual event.

Organizers expect 300 participants to take part in this public event. Jim Caliendo, President of the Jane Caliendo Memorial Foundation is requesting a waiver of fees for the 5K (request letter attached).

Staff is seeking Board approval to waive the \$300 permit fee, and the \$300 food inspection fee.

I move to approve waiving all fees associated with the Jane Caliendo Memorial Foundation 5K including the permit, tent and food inspection fees totaling \$600.

This matter was APPROVED on the Consent Agenda.

2024-0595 Amend Title 7 Chapter 18 - Increase Number of Video Gaming Licenses - Ordinance

Increase number of Video Game licenses from twenty-four (24) to twenty-five (25).

I move to adopt Ordinance 5922, entitled: ORDINANCE AMENDING TITLE 7 CHAPTER 18 OF THE ORLAND PARK MUNICIPAL CODE, REGARDING THE AVAILABLE NUMBER OF VIDEO GAMING LICENSES ISSUED BY THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS.

This matter was APPROVED on the Consent Agenda.

2024-0570 Utility Excavator and Trailer Purchase - Sourcewell Purchasing Cooperative Proposal

The 2024 Fiscal Year Budget includes the purchase of one (1) Utility Excavator for the Stormwater team of Public Works. This purchase will replace a twenty-year-old 2004 New Holland combination backhoe with a Kubota KX080-4S2R3A utility excavator. This excavator is the standard model that the Utilities Department currently uses. This model is extremely versatile for the Stormwater Division's needs and the needs of the other Divisions within Public Works.

There has been an increase in demand for the use of the excavator within the Utilities Division. Tasks such as valve repairs, storm inlet repairs and pond restorations have increased, and other Divisions have routinely asked to use the current excavator to fill their needs on any given day. Adding another excavator will meet the needs of the Utilities Division, and can be used more regularly by other Divisions than the combination backhoe that it is replacing. All the attachments and buckets that would fit the new Excavator are currently part of the stormwater team, so there is no need to purchase any further attachments or buckets.

The Village owns two (2) air brake trailers with gross vehicle weight ratings capable of hauling the excavator. One of the trailers is a 1987 Dynaweld, Model 24TE. The manufacturer of Dynaweld trailers sold in 2005 and parts are becoming increasingly hard to acquire, and restorative maintenance has also increased.

A 2021 Felling deck over trailer equipped with a modern ABS airbrake system is utilized by the Utilities Division to haul the current excavator. This trailer can only be towed by a truck equipped with coupling devices to connect the service and supply air lines of the trailer to the truck. The Village has replaced six (6) class 7 plow trucks, and all of the replacement trucks are equipped with the correct coupling devices to tow the heavy-duty trailer.

The 1987 Dynaweld trailer would be replaced with a trailer spec'd the same as the

trailer purchased by the Village in 2021.

The cost of the new excavator and the trailer will be offset by nearly 35% by the auctioning of the 2004 backhoe and the 1987 Dynaweld trailer. It is estimated that the Village will get \$28,000.00 to \$35,000.00 from the sale of the backhoe, and \$3,000.00 to \$5,000.00 from the sale of the trailer.

Utilizing the Village's Local Vendor Purchasing Policy and Sourcewell contract 0040619-KBA, it is staff's recommendation to proceed with the purchase of one (1) Kubota, model KX080-4S2R3A excavator for the discounted amount of \$101,181.88 per Alta Equipment's proposal, and to utilize Sourcewell contract 092922-FTS to purchase one (1) Felling FT-40-2LP deck over trailer for the discounted amount of \$33,302.00 per Alta Equipment's proposal. The Kubota excavator is in stock at Alta Equipment and can be delivered within thirty (30) days after receipt of order. The Felling trailer has a twenty (20) week lead time.

I move to accept the Sourcewell Purchasing Cooperative proposal for the purchase of one (1) new Kubota model KX080-4S2R3A from Alta Equipment Company of Orland Park, Illinois for an amount not to exceed \$101,181.88;

AND

Accept the Sourcewell Purchasing Cooperative proposal for the purchase of one (1) new Felling FT-40-2LP deck over trailer from Alta Equipment Company of Orland Park, Illinois for an amount not to exceed \$33,302.00;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

This matter was APPROVED on the Consent Agenda.

2024-0560 Special Event Permit for Orland Township's Pet-Palooza: Pet Pantry Fundraiser/Community Event (1000 people)

At the December 6, 2021, Board meeting, the Village Board approved an ordinance amending the Special Events Permit authorizing the Village Manager to approve events under 100 persons and requires Village Board approval for larger events. Special events held on Village grounds are processed through Recreation and Parks, while events held not on Village grounds are processed through Development Services.

Orland Township will be hosting a community event with vendors related to pet business, small businesses, pet adoptions, kids games, bounce houses, food, and entertainment. The event will take place September 21, 2024, from 12:00 p.m. to 3:00 p.m. The event will be located at Orland Township, 14807 S. Ravinia Avenue. All proceeds benefit the Orland Township Pet Pantry.

I move to approve permitting Orland Township's Pet-Palooza: Pet Pantry Fundraiser/Community Event contingent upon meeting all of the Village's permitting requirements, payment of fees, and inspections.

This matter was APPROVED on the Consent Agenda.

2024-0581 Facility Lighting Improvements - FLC, Civic Center, and PD Dispatch

Guided by the 2022 "Facilities Condition Assessment", the Public Works Department has been working on LED Lighting Improvement projects at various Village facilities, including SportsPlex, CPAC, Public Works, and Village Hall. In continuation of this effort, Public Works coordinated with Dav-Com Electric, Inc. ("Dav-Com"), who participate in the Omnia Cooperative Purchasing program, on proposals for lighting improvements at the FLC, Civic Center, and Police Department in 2024. On all accounts, staff from Dav-Com have provided excellent customer service and high-quality installation services on previous electrical projects.

It should be noted that funds were originally budgeted in FY2024 for lighting improvements at Village Hall and the Orland Park Health and Fitness Center. As large-scale HVAC improvements will likely occur at Village Hall in 2025 and 2026, it was decided that it would be more efficient to complete lighting improvements in conjunction with those HVAC projects. As such, the \$90,000.00 in funding scheduled for use at Village Hall is instead proposed for FLC, where lighting improvements would complement recent facility upgrades.

Additionally, \$125,000.00 was budgeted in FY2024 for lighting improvements at the Orland Park Health and Fitness Center (OPHFC). \$76,136.00 of this amount was used earlier in 2024 to address emergency fire safety concerns, leaving a \$48,864.00 balance. These funds will be kept on reserve to address HVAC issues that are currently being addressed by Public Works. A request for additional funding for lighting improvements at OPHFC will be requested for FY2025.

The proposals submitted by Dav-Com are based on pricing from Omnia Affiliate Compliance Management Contract #02-139. ComEd Instant Rebates have been factored into the proposal price where applicable. A summary of the proposal prices is provided below:

FLC: \$227,800.00 (includes \$17,700.00 ComEd Instant Rebate)
Civic Center: \$114,300.00 (includes \$6,220.00 ComEd Instant Rebate)
Police Department Dispatch: \$13,100.00
TOTAL: \$355,200.00

Based on the provided co-op (Omnia) proposal prices and company qualifications, staff recommends approving the proposals from Dav-Com for \$355,200.00. A 10% contingency of \$35,520.00 is requested to address change

orders made necessary by circumstances not reasonably foreseeable at the time the proposals are signed, for a total contract price not to exceed \$390,720.00. All work will be completed by December 15, 2024.

I move to approve the use of Omnia Contract #02-139;

AND

Approve proposals #24-167-01, #24-167-03 and #24-167-04 from Dav-Com Electric, Inc. for the installation of new lighting at the Civic Center, FLC and Police Department for a total amount not to exceed \$390,720.00 (\$355,200.00 plus a contingency of \$35,520.00);

AND

Authorize the Village Manager to execute all related contracts subject to Village Attorney review;

AND

Authorize the Village Manager to approve change orders not to exceed the contingency amount.

This matter was APPROVED on the Consent Agenda.

2024-0480 OPHFC HVAC Improvement Project - Trane Turnkey

The Orland Park Health and Fitness Center (OPHFC) is an 80,000 square foot fitness and therapy facility that contains a gymnasium, swimming pool, fitness center, aerobics studios, elevated walking track, and therapy suite. While several facility improvements have recently been completed or are nearing completion, including building automation system upgrades, carpeting/flooring replacements, fire safety improvements, duct cleaning, and general office improvements, many other important building systems, including mechanical and HVAC systems, are original to the building.

As noted in the "2021 Facilities and Operations Master Plan", facility ventilation for OPHFC is provided by three (3) indoor air handling units (AHUs) and five (5) rooftop units (RTUs). Cooling is provided by a combination of the RTUs and a chiller providing chilled water pumped to the AHUs. Heating is provided by gas heat to the RTUs and the AHUs. General exhaust is provided by exhaust fans. Per the "Master Plan", the AHUs, RTUs, and Chiller are all 20+ years old and are recommended for replacement. Ongoing use of these systems will result in further decreased efficiency/reliability and increased repair costs.

For example, in June 2024, the OPHFC chiller became non-operational resulting in high interior temperatures and the temporary closure of the facility. Thanks to

the efforts of the Village's HVAC contractor and Public Works, a temporary solution to getting the chiller back up and running was identified. The chiller is currently cooling the building but confidence in the long-term operation of the chiller is low. It should be noted that renting a temporary chiller for six (6) months would cost the Village approximately \$160,000.

As such, the Public Works Department reached out to Trane, Inc., which offers "Turnkey Contracting and Engineering" HVAC solutions utilizing OMNIA Cooperative Contract #3341. It should be noted that this same approach was utilized for the "Main Pumping Station Facility Improvement Project" in 2022, which came in underbudget and on time. Engineers from Trane subsequently visited OPHFC with Public Works Facility staff members to inspect the building's mechanical and HVAC systems. Trane proposed a single-phase approach to this project as outlined in the Trane Executive Summary titled "Orland Park Health and Fitness Center HVAC System Upgrades".

This project would be completed in a single phase and include the removal of the existing chiller, AHUs, and Variable Air Volume (VAV) boxes. In place of the chiller, five (5) new RTUs would be installed and be the primary source of heating and cooling for the building. New VAV boxes, duct work, gas piping, BAS connections, testing and balancing, and final commissioning are also included in the scope of work.

Under the proposed plan, the design for this project would be completed in 2024, while the actual construction would be completed in 2025 and 2026 or as determined during upcoming budget discussions.

A cost estimate for the design and construction work associated with this project is complete and currently being presented to the Board for review/approval. A summary of the project cost estimates is provided below:

OPHFC HVAC Design Proposal: \$43,600.00

OPHFC HVAC Design/Construction Cost Estimate: \$2,990,000.00

Letter of Commitment

The next step in the Trane Turnkey process would be for the Village to provide a Letter of Commitment to Trane, Inc. for desired scopes of work. The Letter of Commitment would authorize Trane to move to the Proposal Stage, in which Trane would complete a full set of project design plans and provide the Village with a cost proposal for the execution of those plans based on OMNIA Partners Trane Racine #3341.

As part of the Letter of Commitment for this project, which is attached for review, the Village would commit to reimburse Trane for the engineering costs of \$43,600.00 associated with the design plans if project does not move forward with using Trane after the Proposal Stage. As the Village would own the

engineering documents developed by Trane, should the Village opt to not move forward with Trane as the General Contractor for the project, the Village would be able to use those plans as bid documents. If the Village opts to move forward after the Proposal Stage with Trane, Inc. as the project General Contractor, then all associated engineering costs would be included in the stated proposal pricing.

Under this scenario, Trane, Inc. would act as the project engineer and general contractor, and the scope of work includes full construction management, mechanical/electrical/structural engineering, installation and subcontracting, material shipping and storage, and a one (1) year labor and materials warranty. As previously mentioned, this same approach was successfully utilized for the "Main Pumping Station Facility Improvement Project" in 2022, and is proposed for upcoming Rec Admin and Village Hall HVAC projects.

Based on their initial scope estimates, the project cost estimate for the construction of this project is \$2,990,000.00. During the design processes, opportunities to reduce this cost will be factored. Permission to proceed with the final OPHFC HVAC project plans and proposal from Trane, Inc. would require a separate review and approval by the Village Board of Trustees, which would occur after the 2025 budget review period is complete.

I move to approve the use of the cooperative purchasing contract OMNIA Partners Trane Racine #3341;

AND

Approve the "Letter of Commitment" for the Orland Park Health and Fitness Center HVAC System Upgrades with Trane, Inc. dated July 19, 2024;

AND

Approve to reimburse Trane for the engineering costs of \$43,600.00 associated with the design plans if the project does not move forward after the Proposal Stage;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

This matter was APPROVED on the Consent Agenda.

2024-0578 Centennial Park Aquatic Center Deck Furniture ITB #24-052

The Centennial Park Aquatic Center (CPAC) maintains over 300 Marina Adjustable Sling chaise lounges and approximately 40 upright chairs of similar style for use at CPAC. To avoid large-scale replacements in a single fiscal year,

CPAC has implemented an annual replacement program, budgeting \$30,000 for chair replacements in FY2024.

On April 26, 2024, the Recreation & Parks Department issued invitation to Bid (ITB) 24-043 for the replacement of chairs. The bid required pricing for quantities of 100, 120, 140 and 160 chairs. There were 2 bids received that had a low bid of \$365.69 per chair, including shipping. Consequently, the base bid prices exceeded the available budget, and the ITB was rejected.

Subsequently, on June 13, 2024, the Recreation & Parks Department reissued the Centennial Park Aquatic Center Deck Furniture ITB #24-052 (attached). The ITB closed on June 27, 2024 and (1) bid (attached) was received from Cache Furniture, proposing the delivery of 84 chairs for \$27,816. this equates to an average chair price of \$331.14, which is \$34.55 less per chair than the original ITB low bid of \$365.69 per chair, with shipping included in each average chair price.

I move to approve ITB #24-052 Centennial Park Aquatic Center Deck Furniture to Cache Furniture in the amount of \$27,816;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

This matter was APPROVED on the Consent Agenda.

2024-0116 Portillo's Hot Dogs, LLC - 20 Orland Square Drive - New Drive-thru Restaurant - Special Use Permit and Modifications - Ordinance

Project: 2024-0116 - 20 Orland Square Drive - Special Use Permit for Drive-through Restaurant

Petitioner: Matthew Gilbert and Amanda Schwerin

Purpose: The petitioner is seeking approval of Special Use Permit for a drive-through Restaurant in the COR Mixed Use District in accordance with the provisions set forth in the Land Development Code, Section 6-210.C.

Location: 20 Orland Square Drive, Orland Park, IL 60462

P.I.N.: 27-10-300-008-0000

The petitioner seeks approval of a Special Use Permit for a new drive-through restaurant located at 20 Orland Square Drive. In addition, the petitioner is seeking several modifications from the Land Development Code. Portillo's is proposing a new 3,730 square-foot quick serve drive-through only building. The subject site has a gross area of 1.28 acres.

Please see the approved July 15, 2024, Staff Report to the Board of Trustees for

full report. The project was granted Board approval on July 15, 2024, and the ordinance granting the special use permit and modifications is now being brought forth to the Board for the approval.

I move to adopt Ordinance 5923, entitled: ORDINANCE GRANTING A SPECIAL USE WITH MODIFICATIONS - PORTILLO'S (20 ORLAND SQUARE DRIVE)

This matter was APPROVED on the Consent Agenda.

2024-0605 An Ordinance Amending Title 8, Chapter 6, Section 8-6-8-2 of the Orland Park Village Code in Regard to Public Camping

The United States Supreme Court recently affirmed that local municipalities can regulate camping and encampments within their borders on any public property. In furtherance of this, the attached ordinance extends the Village's existing prohibition on campgrounds to affirm that camping is prohibited on any public property within the Village, including on any Village property. This will promote community safety and the health and welfare of residents of, and visitors to, the Village.

I move to adopt Ordinance 5926, entitled: AN ORDINANCE AMENDING TITLE 8, CHAPTER 6, SECTION 8-6-8-2 OF THE ORLAND PARK VILLAGE CODE IN REGARD TO PUBLIC CAMPING.

This matter was APPROVED on the Consent Agenda.

2024-0606 Vintage Crossings Swale Modifications Agreement

After the Villas of Tallgrass Stormwater Improvement Agreement was approved at the March 20, 2023, Board Meeting, the Village sent Field Correction Notices and subsequently Ordinance Violation Notices to certain properties to have them restore their swales according to originally approved plans. Since that time, staff has been working with the property owners attempting to get this matter resolved. The attached agreements resolves this matter.

I move to approve the Vintage Crossings Swale Modifications Agreements as proposed and authorize the Village Manager to execute said agreements.

This matter was APPROVED on the Consent Agenda.

2024-0567 14900 and 14955 S Wolf Road - Annexation

The Village has identified two unincorporated parcels located in Orland Grove Planning District. The unannexed parcels qualify by the Illinois Statute for annexation through municipal ordinance. An ordinance authorizing annexation is now presented to the Village for consideration.

Ordinance No. 5889 adopted on May 6, 2024, inadvertently failed to include an adjacent parcel rendering the legal description of the parcel to be annexed incorrect.

The Village has identified unincorporated parcels which currently have a single-family residential building on them. However, given its frontage on Wolf Road it may have potential commercial use for future development. The parcels qualify by Illinois State Statute, for annexation through municipal ordinance. An ordinance authorizing annexation is now presented for consideration. The pursuit of unilateral annexation was recommended following unsuccessful attempts at voluntary annexations. As such, the properties are being pursued for unilateral annexation currently.

Each area eligible for unilateral annexation was evaluated for annexation potential based on factors including, development quality concerns, fiscal impact on village, environmental issues, nuisance issues, natural resource protection, Village preferred land use and utility serviceability.

Village Manager George Koczwara, Director of Development Services Steve Marciani, President Pekau and Village Attorney Dennis Walsh had comments. (refer to audio)

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

Village Attorney Walsh and President Pekau responded to Trustee Healy. (refer to audio)

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

Police Chief Eric Rossi and Village Manager Koczwara responded to President Pekau. (refer to audio)

President Pekau continued with his comments. He entertained a motion to postpone this item to the Board meeting on August 19, 2024. (refer to audio)

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

I move to adopt an Ordinance entitled: AN ORDINANCE REPEALING ORDINANCE NO. 5889 AND ANNEXING PROPERTY (14900 AND 14955 SOUTH WOLF ROAD - SURROUNDED UNINCORPORATED TERRITORY).

A motion was made by Trustee Healy, seconded by Trustee Nelson Katsenes, that this matter be POSTPONED to the Board of Trustees due back on 8/19/2024. The motion carried by the following vote:

Aye: 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Village President Pekau

Nay: 0

Absent: 2 - Trustee Milani, and Trustee Radaszewski

2024-0591 Annexation Of Surrounded Unincorporated Territory (Silver Lake Drive Property)

The Village has identified several unincorporated parcels located in both the Silver Lake North and Silver Lake South Planning Districts. The unannexed parcels qualify by the Illinois Statute for annexation through municipal ordinance. An ordinance authorizing annexation is now presented to the Village for consideration.

An annexation study was conducted by the Village in 2007 and subsequently updated in 2022. In 2024, staff presented the findings to the Village Board. The Village Board, in February of 2024, directed staff to pursue unilateral annexation of several properties.

If annexed into the Village the Comprehensive Plan calls for the area to be zoned R3. The area is designated as a neutral priority annexation opportunity. Currently, the existing land use of the area are single family residential uses.

Each area eligible for unilateral annexation was evaluated for annexation potential based on factors including, development quality concerns, fiscal impact on village, environmental issues, nuisance issues, natural resource protection, Village preferred land use and utility serviceability.

Therefore, it is recommended that the properties identified in this ordinance be annexed and uses of the property be subject to Village Ordinances.

President Pekau entertained a motion to postpone this item to the Board meeting on August 19, 2024. (refer to audio)

It was motioned by Trustee Riordan and seconded by Trustee Healy. All were in favor. (refer to audio)

I move to adopt an Ordinance entitled: ANNEXATION OF SURROUNDED UNINCORPORATED TERRITORY (SILVER LAKE DRIVE PROPERTY).

A motion was made by Trustee Riordan, seconded by Trustee Healy, that this matter be POSTPONED to the Board of Trustees due back on 8/19/2024. The motion carried by the following vote:

Aye: 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Village President Pekau

Nay: 0

Absent: 2 - Trustee Milani, and Trustee Radaszewski

2024-0546 14555 - 14567 82nd Avenue Annexation

The Village has identified two unincorporated parcels located in Silver Lake North, that qualify by Illinois Statute, for annexation through municipal ordinance. An ordinance authorizing annexation is now presented to the Village for consideration. An annexation study was conducted by the Village in 2007 and subsequently updated in 2022. In 2024, staff presented the findings to the Village Board. The Village Board, in February of 2024, directed staff to pursue unilateral annexation of several properties.

If annexed into the Village the Comprehensive Plan calls for one parcel to be zoned R-1 and the other adjacent to the forest preserve as open space, parks, and recreation. The area is designated as a neutral priority annexation opportunity.

Each area eligible for unilateral annexation was evaluated for annexation potential based on factors including, development quality concerns, fiscal impact on village, environmental issues, nuisance issues, natural resource protection, Village preferred land use and utility serviceability.

President Pekau entertained a motion to postpone this item to the Board meeting on August 19, 2024 and had comments. (refer to audio)

It was motioned by Trustee Riordan and seconded by Trustee Healy. All were in favor. (refer to audio)

I move to adopt an Ordinance entitled: AN ORDINANCE ANNEXING PROPERTY (14555-14567 82nd AVENUE - SURROUNDED UNINCORPORATED TERRITORY).

A motion was made by Trustee Riordan, seconded by Trustee Healy, that this matter be POSTPONED to the Board of Trustees due back on 8/19/2024. The motion carried by the following vote:

Aye: 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Village President Pekau

Nay: 0

Absent: 2 - Trustee Milani, and Trustee Radaszewski

DEVELOPMENT SERVICES**2024-0444 Village of Orland Park Village Hall and Civic Center Signage - 14700 Ravinia Avenue - Certificate of Appropriateness****QUICKFACTS**

Project: 2024-0444, COA-24-00439

Petitioner: Joel Van Essen, Director of Public Works

Purpose: The purpose of this petition is to install 5 new signs on the Village Hall and Civic Center Buildings.

Project Attributes

Location: 14700 Ravinia Avenue, 14750 Ravinia Avenue

P.I.N.(s): 27-09-401-037-0000, 27-09-401-032-0000

Requested Approvals: The petitioner is seeking approval of a Certificate of Appropriateness for minor work on a landmark structure.

Please see attached Staff Report and supporting documents for more information.

PROJECT DESCRIPTION & CONTEXT

In 2016, the Village adopted a Wayfinding and Branding Plan (Legistar File 2016-0454). Since that time, monument and directional signs throughout the Village have been systematically replaced. The proposed signage will further aid in wayfinding and enforcing Orland Park's branding and identity.

Proposed signage includes the "gem" logo on the east and west sides of the clock tower with "Orland Park" under the clock, "Village Hall" above the south entrance Village Hall doors, and "Civic Center" above the east entrance doors of the Civic Center.

COMPREHENSIVE PLAN

Downtown Orland Park is centered around the LaGrange Road and 143rd Street intersection and served by the 143rd Street Metra station. The Downtown is separated into four Character Districts, each with a distinct identity, but all integrated via a well-connected transportation network. This area is envisioned to become the heart of Orland Park, with a unique sense of place and an emphasis on walkability and pedestrian scale. Civic buildings and open spaces will continue to be the focal points in the district.

DETAILED PLANNING DISCUSSION

Old Orland Historic District

Per Section 6-209.G.1, the review and approval process for Contributing Structures and Landmarks for minor work require Plan Commission and Board approval. Minor work is defined as changes that do not have a substantial impact on the exterior appearance of the structure or site, including alteration, addition, or removal of exterior architectural elements such as doors, windows, fences, skylights, siding, exterior stairs, roofs, tuck-pointing etc. The proposed work is mostly routine maintenance with the addition of removing and replacing the roof on the cabin with the chimney. All like materials will be used and the appearance of the cabins will not be changed.

The proposed work is to install 5 new signs on the Village Hall and Civic Center

buildings. These changes are considered minor work under Old Orland Historic District Code. The 2 “gem” logos proposed for the clock tower are the only signs to be illuminated. The size and scale of the 5 signs will be consistent with existing signage on Village Campus and will conform to Section 6-307 Signs.

Overall, the proposed minor work conforms to the Village’s Land Development Code and policies for this area.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 5 commissioners in person, 1 commissioner via electronic participation, and members of staff. Discussion included project details and scope of work. Overall, the commissioners expressed support for the project. The Plan Commission approved the project unanimously per the Staff Recommended Action.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2024-0444, also known as Village of Orland Park Village Hall and Civic Center Signage, Staff recommends accepting and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated July 12, 2024;

And

Staff recommends that the Plan Commission approve a Certificate of Appropriateness.

I move to approve the Plan Commission recommended action regarding Case Number 2024-0444, also known as Village of Orland Park Village Hall and Civic Center Signage.

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

Aye: 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Village President Pekau

Nay: 0

Absent: 2 - Trustee Milani, and Trustee Radaszewski

2024-0569 Village Hall and Civic Center Building Signage

In an effort to improve wayfinding for visitors to Village Hall and the Civic Center, a request was made to Public Works to add signage on these buildings. The new signs would be located at the main entrances to both buildings, as well as on the Village Hall clock tower. The entrance signage would be cast aluminum letters while an illuminated Village logo and lettering would be installed on the clock tower.

A sole source proposal for this work was requested from local sign vendor One Up Signs, who recently completed the installation of signage at the Police Department. Public Works has a high degree of confidence in One Up Signs ability to complete this work at a high level of quality at a fair and reasonable price to market costs. Renderings of the proposed signed are attached for reference.

A summary of the sole source proposal is provided below:

One Up Signs - Proposal Summary
Village Hall Tower Logo/Lettering: \$34,760.00
Village Hall Entrance Lettering: \$1,750.00
Civic Center Entrance Lettering: \$1,750.00
Insurance per VOP requirements: \$415.00
TOTAL: \$38,675.00

The proposal from One Up Signs includes the fabrication and installation of all signage, including the rental of all equipment to install the clock tower signs. Public Works plans to coordinate the installation of electrical connection for the illuminated signs separately.

A Certificate of Appropriateness (COA) has been submitted to the Development Services Department and must be approved prior to any building sign installations.

President Pekau had a question. (refer to audio)

Village Manager George Koczwara responded to President Pekau. (refer to audio)

I move to waive the bidding process and approve sole source proposal from One Up Signs for the installation of signage at Village Hall and Civic Center for an amount not to exceed \$42,542.50 (\$38,675.00 plus a 10% contingency of \$3,367.50);

AND

Authorize the Village Manager to execute all related contracts subject to Village Attorney review;

AND

Authorize the Village Manager to approve change orders not to exceed the contingency amount.

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

Aye: 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Village President Pekau

Nay: 0

Absent: 2 - Trustee Milani, and Trustee Radaszewski

2024-0250 Hometown Veterinary Partners - 18000 Wolf Road - Special Use Permit

The petitioner seeks approval of a Special Use Permit for an Animal Services use in the BIZ General Business District located at 18000 Wolf Road. The petitioner is not requesting any additional modifications or variances from the Land Development Code for this project. Hometown Veterinary Partners is not proposing any changes to the exterior of the building. All alterations will occur within the interior of the space. The subject site has a floor area of 3,475 square feet.

The subject site is within the BIZ General Business District and is in Grasslands Planning District.

Comprehensive Plan

The subject site is located in the Grasslands Planning District. The Comprehensive Plan seeks fill vacancies and update the appearance of dated buildings. In addition, neighborhood planning in this District, based on a foundation of public engagement, provides an opportunity to focus capital investments and improvements that will promote a high quality of life and sense of place. Overall, the site does align with the goals and regulations of the BIZ General Business District and the Grasslands Planning District.

Present at the Plan Commission were 6 commissioners, the petitioner, and members of staff. In addition, one commissioner attended the meeting virtually. Discussion for this project ranged from business logistics and operations at the site. There were also a few comments made about the condition of the landscaping and parking lot at Marley Creek Square. Overall, the commissioners expressed support for the new facility, but wanted to ensure that the property owners were notified of the condition of the plaza and the appropriate measures are being taken to bring the site to adhere to the land development Code.

Please see attached Staff Report to the Board of Trustees for the full report.

I move to approve the Plan Commission recommended action for case number 2024-0250, also known as Hometown Veterinary Partners.

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

I move to recommend to the Village Board approving a special use permit for

Hometown Veterinary Partners subject to the following conditions:

1. Meet all Building Code requirements and final engineering requirements, including required permits from outside agencies.
2. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional administrative review and approval via the sign permitting process and additional restrictions may apply.

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

Aye: 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Village President Pekau

Nay: 0

Absent: 2 - Trustee Milani, and Trustee Radaszewski

2024-0585 Downtown Orland Park - Special Use for a Planned Development

Project: 2024-0188 Downtown Orland Park Planned Development

Petitioner: Ramzi Hassan, President of Edwards Realty Company

Location: Area bordered by LaGrange Road, 143rd Street, and the Norfolk Southern railroad

Requested Actions: Approval of a Special Use Permit for a Planned Development, Modifications, Site Plan, Landscape Plan, and Preliminary Plat of Subdivision.

BACKGROUND

The Downtown Orland Park Planned Development Special Use Permit Public Hearing was held on Tuesday, July 2nd at the Village Hall Board Room

The purpose of this petition is to develop the remaining 9.15 acres across 7 parcels (18 PINs) within the Downtown Orland Park Development. This area is situated in the triangle-shaped area formed by LaGrange Road, 143rd Street, and the railroad tracks. The goal of this petition is to create a walkable, mixed-use entertainment destination that will benefit the community. The proposed site plan generally follows the original "Main Street Triangle" planned development approval, with significant updates including the reconfiguration of Crescent Park Circle, the removal of Jefferson Avenue as a vehicular street north of 142nd Street, and the elimination of the east Metra parking lot.

According to the draft Redevelopment Agreement (Case 2023-0748) and site plan, the development project will feature approximately 36,900 square feet of mixed office space, 84,000 square feet of retail, restaurant, and other commercial

uses, and 26,000 square feet of entertainment space, with no new residential units proposed. All individual parcels are discussed in the Staff Report to the Plan Commission, attached to this case.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 5 Commissioners, project representatives, members of the public, and Village staff. Following the petitioner and staff presentations, the following items were discussed:

Stormwater Management

There were discussions on the purpose and future use of the retention pond, including its capacity, role in stormwater management, and future plans to activate the area around it for community use. The petitioner's intent is to have the pond be an aesthetically pleasing amenity for the site.

Land Use

The commissioners reviewed and discussed various aspects of the site development, including the design and expansion of Crescent Park, the inclusion of a daycare center, and the addition of a medical center, restaurants, and entertainment facilities. The commissioners expressed concerns about the project containing too much parking and not being a true mixed-use transit-oriented development (TOD), but rather just a commercial development. There was interest in ensuring the proposed uses for different parcels within the development, such as a hotel, business offices, and restaurants, would benefit the community. There was a particular emphasis on the desirability of having restaurants rather than a medical center in certain areas.

Environmental Impact

Questions were raised by members of the public about whether environmental studies had been conducted, particularly regarding potential chemical contamination from past industrial uses on the land. The Village entered an Environmental Remediation Agreement (2014-0650) with a previous tenant from the former site in 2014.

Parking, Site Circulation, and Pedestrian Safety

Discussions focused on the adequacy and arrangement of parking, especially regarding the Metra Station and the existing Ninety 7 Fifty On The Park mixed-use development near the station. Concerns were raised about ensuring sufficient parking without removing existing spaces and shared parking regulations. The need for safe and convenient pedestrian crossings and site access, especially for commuters, was a significant concern. Plans to enhance crosswalks and lighting were discussed to improve pedestrian safety.

Two of the conditions of approval for this case were required to be completed

prior to the Committee of the Whole meeting. These items have been approved by staff and have been removed as conditions of approval:

6. The parking table on the site plan must be revised to accurately reflect Village parking requirements prior to proceeding to the Committee of the Whole or Board of Trustees.

7. A final traffic impact study must be approved by the Director of Engineering prior to proceeding to the Committee of the Whole or Board of Trustees to ensure traffic impacts to the area are appropriately addressed and managed.

The parking table on the site plan for this case had incorrect parking requirements listed due to a recent codification issue. The error has been corrected, and an updated parking table has been provided for this case. The parking requirements for medical office and general office were swapped on the site plan, affecting the overall parking count for the development. As a result, the development is now closer to compliance with the code and has a lower overall parking requirement for the site. Please see Walker Consultants' Parking Study, last revised July 2024.

PLAN COMMISSION MOTION

Regarding Case Number 2024-0188, also known as Downtown Orland Park Planned Development, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

I move to approve the Committee of the Whole recommended action for case number 2024-0188, also known as Downtown Orland Park - Special Use for a Planned Development.

And

I move to adopt Ordinance 5927, entitled: AN ORDINANCE GRANTING APPROVAL OF A CONCEPT PLAN AND A SPECIAL USE FOR A PLANNED DEVELOPMENT FOR DOWNTOWN IN THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS

[THIS PART IS FOR REFERENCE ONLY, NOT NECESSARY TO BE READ OUT LOUD]

I move to approve a Special Use Permit for a Planned Development subject to the following conditions:

1. Prior to the construction of any Phase of this Planned Development, a Phase Plan must be approved by the Board of Trustees and all permits for that Phase must be issued. With respect to each Phase of Development, the Developer shall submit its Village Board Approval Documents prior to the presentation to the Village Board. For each Phase of Development, the Village and the Developer shall cooperate to effect an expeditious process consistent with Village Regulations and the Development Agreement. The process for the development

of each phase shall be as follows:

- a. No Additional Plan Commission Review. If the Phase of Development is consistent with the PD and this Agreement, the Developer will not be required to return to the Plan Commission for recommendations or approval. Rather, the Village Board will have the authority to approve the development for that Development Parcel or Phase of Development.
 - b. Discretionary Plan Commission Review. The Village Board may, in its sole discretion, send any Phase of Development proposal, which is not substantially consistent with the PD, back to the Plan Commission for additional recommendations.
 - c. Required Plan Commission Review. A public hearing before the Plan Commission will be required under the following circumstances:
 - i. A Phase of Development proposes a use not found in the PD (or)
 - ii. A Phase of Development proposes a change that will result in a variance or modification from the Land Development Code not previously approved by the Village Board.
 - iii. If the Phase Plan would necessitate a variance under the Village Code.
 - d. Within thirty (30) days of the Effective Date of the Development Agreement, the Developer shall have made an application to the Village and shall have submitted the Village Board Approval Documents for the first Phase of Development in conformance with the PD. Within thirty (30) days of approval of a Phase Plan Ordinance for each Phase of Development, the Developer shall submit Permit Documents for that Phase of Development.
2. All building code requirements and final engineering requirements must be met, including required permits from outside agencies.
 3. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in 6-308.J.
 4. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
 5. A special service area (SSA) shall be established for Downtown Orland Park as instructed on the Redevelopment Agreement;

And

I move to approve the following modifications:

1. Allow for parking lots within the setback area between the building facade and the street on Parcel H (Section 6-212.E.2).
2. Allow for a trash enclosure within the setback area between the building facade and the street on Parcel E (Section 6-212.E.2).
3. Allow for parking lots/drive aisles between the building and the street on Parcel

C (Section 6-212.E.2).

4. Allow for playground to be located beyond the front building setback on Parcel C (Section 6-302.C.27)
5. Allow for a reduced rear building setback on Parcel C (Section 6-212.D.6.d).
6. Allow for an increased front building setback up to 24' from Main Street on Parcel C (Table 6-212.D.6.c)
7. Allow for a trash enclosure within the setback area between the building facade and the street on Parcel C (Section 6-212.E.2);

And

I move to approve the preliminary site plan and landscape plan for Downtown Orland Park, subject to the condition that the development will be in substantial conformance with the Site Plan prepared by Dunne Kozlowski, last revised June 24, 2024, and the Landscape Plan, prepared by Wight and Company, last revised June 26, 2024;

And

I move to approve the preliminary plat of subdivision for Downtown Orland Park, prepared by SpaceCo, Inc., last revised June 20, 2024.

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

Aye: 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Village President Pekau

Nay: 0

Absent: 2 - Trustee Milani, and Trustee Radaszewski

2024-0588 Call for Public Hearing - Ordinance Proposing The Approval of a Business District Plan and Designation of The Main Street Triangle Business District in The Village of Orland Park.

This ordinance set a public hearing for September 3, 2024, at 7:00 p.m. at Village Hall to establish the Main Street Triangle Business District.

The Business District Development and Redevelopment Law authorizes a municipality to impose a tax designed to fund the development or redevelopment of certain designated areas within a municipality. Orland Park is proposing an added sales tax just for businesses in an limited area generally north and west of 143rd Street and LaGrange Road, with some additional adjacent parcels (Exhibit A)

I move to adopt Ordinance 5224, entitled: AN ORDINANCE PROPOSING THE APPROVAL OF A BUSINESS DISTRICT PLAN AND DESIGNATION OF THE

MAIN STREET TRIANGLE BUSINESS DISTRICT IN THE VILLAGE OF ORLAND PARK.

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

Aye: 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Village President Pekau

Nay: 0

Absent: 2 - Trustee Milani, and Trustee Radaszewski

2024-0589 Call for Public Hearings - Joint Review Board

Attached is an ordinance regarding the proposed second amendment to the Redevelopment Plan and Project for the Main Street Triangle TIF District.

Pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, as amended, prior to the adoption of an ordinance proposing the designation of a redevelopment project area or approval of a redevelopment plan or redevelopment project, the Village must convene a Joint Review Board (JRB) to consider the proposal. The proposed JRB meeting is scheduled for Tuesday, September 3, 2024, at 7:00 p.m. at the Village Board Room.

I move to adopt Ordinance 5925, entitled: AN ORDINANCE CALLING FOR A PUBLIC HEARING AND A JOINT REVIEW BOARD MEETING TO CONSIDER THE SECOND AMENDED ELIGIBILITY REPORT FOR THE AMENDED MAIN STREET TIF PROJECT AREA, THE DOWNTOWN ORLAND PARK TIF PROJECT AREA, THE DESIGNATION OF THE TWO REDEVELOPMENT PROJECT AREAS, REDEVELOPMENT AND REDEVELOPMENT PROJECTS FOR THE VILLAGE OF ORLAND PARK (DOWNTOWN OP TIF DISTRICT)

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

Aye: 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Village President Pekau

Nay: 0

Absent: 2 - Trustee Milani, and Trustee Radaszewski

ENGINEERING

2024-0599 Intergovernmental Agreement and Resolution for the Property Conveyance between the Village of Orland Park and the Forest Preserve District of Cook County.

The Village of Orland Park (VOP) and the Forest Preserve District of Cook County (FPDCC) have been working for several years on the following two items:

1. Development and agreement on terms and conditions of transferring the ownership of the Nature Center (13951 LaGrange Rd) from the VOP to the FPDCC; and
2. Conveyance of temporary and permanent easements at the McGinnis Slough (along 143rd Street) for stormwater drainage, water quality improvements and other elements related with the widening of 143rd Street project.

Below are the key aspects of the above two items:

- The ownership of the Nature Center and attached property will be transferred from the VOP to the FPDCC. The Nature Center was designed, built and paid by the VOP. Since the FPDCC's mission is protecting and preserving public open space, transferring ownership of the Nature Center ensures an enhanced managements of this open space for the educational and recreational purposes now and in the future. Land at McGinnis Slough will be conveyed from the FPDCC to the VOP. These include permanent easements on areas totaling 34,920 sq. ft. (0.80 acres) and temporary easements on areas totaling 6,600 Sq. ft. (0.15 acres).
- A permanent easement across from West Avenue for a new driveway to Orland Park Elementary School is included within the IGA. School District 135 will be responsible for the construction of the driveway.
- Additionally, up to one (1) acre of area (43,560 sq. ft.) will be conveyed from the FPDCC to the VOP, if needed for drainage and water quality improvements.
- Property will be conveyed from the VOP to the FPDCC. This includes 26.7-acres (1,163,052 sq. ft.) of land with improvements including the Nature Center.
- The appraised value of the permanent and temporary easements owned by the FPDCC is \$18,200 and the value of the additional acre (optional) is \$392,663.39.
- The appraised value of the VOP property is \$2,620,000.
- At a later date, the VOP will convey the easements to the Illinois Department of Transportation (IDOT) as part of the 143rd Street widening project.

- The FPDCC will waive the tree mitigation fees. These include removal of 90 trees within the easement areas at an estimated value of \$287,663.39. It also includes waiver of \$105,000 in tree mitigation associated with the easement conveyance of 1.5-acre in 2011.

- In 2011, the FPDCC conveyed 1.5-acre (65,340 Sq. ft.) to the VOP in exchange for a donation of 13.9-acre (605,484 sq. ft.)

The above land conveyances will be completed by December 31, 2024.

Attached with report are the following documents:

1. Resolution authorizing conveyance of property from the VOP to the FPDCC
2. Intergovernmental Agreement between the VOP and FPDCC
3. File Summary from FPDCC

President Pekau had comments. (refer to audio)

Village Manager George Koczwara presented information regarding this matter. (refer to audio)

President Pekau had questions. (refer to audio)

Village Manager Koczwara responded to President Pekau. (refer to audio)

Trustee Healy, Trustee Kampas and President Pekau had comments. (refer to audio)

I move to adopt Resolution 2405, entitled: RESOLUTION OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK AUTHORIZING THE CONVEYANCE OF PROPERTY OWNED BY THE VILLAGE TO THE FOREST PRESERVE DISTRICT OF COOK COUNTY IN EXCHANGE OF CERTAIN TEMPORARY AND PERMANENT ROADWAY EASEMENTS;

AND

I move to approve Intergovernmental agreement covering the following items:

-transfer of ownership of Nature Center and attached property from the Village of Orland to the Forest Preserve District of Cook County; AND

-conveyance of permanent and temporary easements from the Forest Preserve District of Cook County to the Village of Orland Park;

AND

I move to authorize the Village President and Village Clerk to execute the closing documents for the above property/land conveyance;

AND

Authorize the Village Manager to execute all related contracts, subject to the Village Attorney review.

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

Aye: 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Village President Pekau

Nay: 0

Absent: 2 - Trustee Milani, and Trustee Radaszewski

RECREATION AND PARKS

2024-0584 Schussler Park Phase II Construction Engineering Addendum

On January 16, 2023, the Village approved a contract with Wight & Co. to provide Construction Engineering Services (item 2022-1009) for Schussler Park Phase I construction and Centennial Park West. In December 2023, the contract with Wight was extended to August 31, 2024, due to a later completion date for each project.

Phase I of Schussler Park included two artificial fields, a new parking lot off of 88th Ave., fencing, a storage garage, scoreboard and various site amenities. Phase II plans include an All-Inclusive Playground, half basketball court, pavilion, restroom/storage building and park amenities.

On May 20, 2024, the Board approved (item 2024-0395) including the restrooms/storage building as part of Phase I.

Wight & Co. has been providing engineering services in the design and development of the restroom/storage building. These services are above the initial scope (attached) of Phase I.

Staff seek to amend the contract with Wight & Co. to compensate Wight for services performed and defined in the Scope of Services proposal (attached) in the amount of \$24,250.

I move to approve authorizing an amendment to the contract with Wight & Co. in the amount of \$24,250 to compensate Wight for Schussler Park Phase II work

currently being performed as a part of Phase I.

AND

To authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

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

Aye: 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Village President Pekau

Nay: 0

Absent: 2 - Trustee Milani, and Trustee Radaszewski

FINANCE

2024-0565 Property Tax Appeal Board (PTAB) Appeals Representation - Resolution

The Village's general legal counsel, Klein, Thorpe, & Jenkins, Ltd. (KTJ), has been representing the Village, the Orland Park Library, and the Orland Park Fire District as a group for all PTAB appeals. School District 230 is also a member of the consortium. However, School District 135 has removed itself from the cost sharing consortium and has opted instead to engage a different law firm at 100% cost. KTJ will be representing the consortium for tax years 2023 through 2025. Passage of this resolution will authorize KTJ to continue to represent the Village for these tax years for all PTAB appeals.

Village Manager George Koczwara presented information regarding this matter. (refer to audio)

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

I move to pass Resolution 2406, entitled: RESOLUTION AUTHORIZING INTERVENTION IN ALL 2023-2025 TAX YEAR APPEALS BEFORE THE STATE OF ILLINOIS PROPERTY TAX APPEAL BOARD.

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

Aye: 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Village President Pekau

Nay: 0

Absent: 2 - Trustee Milani, and Trustee Radaszewski

NON-SCHEDULED CITIZENS & VISITORS FOR PUBLIC COMMENT ON ITEMS RELEVANT TO VILLAGE BUSINESS

Resident Carol Baker addressed the Board regarding the McGinnis Slough shared use path. (refer to audio)

President Pekau and Director of Engineering Khurshid Hoda had comments. (refer to audio)

David Apps addressed the Board regarding animals being grandfathered in with annexations. (refer to audio)

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

BOARD COMMENTS

Trustees Kampas, Katsenes, Riordan, Healy and President Pekau had Board comments. (refer to audio)

EXECUTIVE SESSION

I move to recess to a Closed Executive Session for the purpose of discussion of a) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent; b) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees.

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

Aye: 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Village President Pekau

Nay: 0

Absent: 2 - Trustee Milani, and Trustee Radaszewski

RECONVENE BOARD MEETING

The roll was called to reconvene the Regular Meeting and Trustees Healy, Katsenes, Kampas, Riordan, and President Pekau were present.

Purpose of the Executive Session was for the discussion of a) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent; b) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees.

ADJOURNMENT: 9:55 P.M.

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

Aye: 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Village President Pekau

Nay: 0

Absent: 2 - Trustee Milani, and Trustee Radaszewski

2024-0639 Audio Recording for August 5, 2024, Board of Trustees Meeting

NO ACTION

/AS

APPROVED:

Respectfully Submitted,

Alexandra Snodsmith, Deputy Village Clerk