

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, May 3, 2021

6:00 PM

Village Hall

## Board of Trustees

*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**

The meeting was called to order at 6:05 P.M.

**Present:** 4 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani and Village President Pekau

**Absent:** 3 - Trustee Kampas, Trustee Riordan and Trustee Radaszewski

**OATHS OF OFFICE**

**2021-0319 Oaths of Office - Village Elected Officials**

Mayor Pro Tem Cynthia Nelson Katsenes administered the Oath of Office to re-elected President Keith Pekau.

Former District 230 Board of Education President Richard J. Nogal administered the Oath of Office to Village Clerk-elect Patrick R. O'Sullivan.

President Keith Pekau administered the Oath of Office to Trustee-elect Sean Kampas, Brian J. Riordan and Joni J. Radaszewski.

**ROLL CALL**

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

**RECESS**

Trustee Katsenes made a motion to recess for cake and coffee.

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

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

**Nay:** 0

**RECONVENE BOARD MEETING/ROLL CALL**

The meeting was reconvened at 6:30 P.M.

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

## VILLAGE CLERK'S OFFICE

### 2021-0315 Approval of the April 19, 2021, Regular Meeting Minutes

The Minutes of the Regular Meeting of April 19, 2021, 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 the April 19, 2021.

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

**Aye:** 4 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Village President Pekau

**Nay:** 0

**Abstain:** 3 - Trustee Kampas, Trustee Riordan, and Trustee Radaszewski

## ACCOUNTS PAYABLE

### 2021-0317 Accounts Payable from April 20, 2021, through May 3, 2021 - 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 April 20, 2021, through May 3, 2021, in the amount of \$2,394,041.74.

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

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

**Nay:** 0

## CONSENT AGENDA

### Passed the Consent Agenda

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

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

Nay: 0

**2021-0318 Payroll for April 16, 2021 - 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 April 16, 2021, in the amount of \$1,179,421.34.

**2021-0320 Konica Minolta Multi-Functional Printer Lease**

The lease and maintenance agreements for the Village's eighteen (18) multi-functional printers (MFPs) are currently being serviced by multiple vendors. This approach resulted in user dissatisfaction, inefficient management, and increased cost for leasing and maintaining these devices. Staff is currently consolidating these agreements under a single vendor, Konica Minolta, utilizing the Sourcewell cooperative purchase contract 083116-KON. The Village is contractually obligated to a number of lease and maintenance agreements, delaying the completion of this consolidation effort for three (3) more years. Staff is adding new and expiring MFP agreements to the Konica Minolta contract when possible.

The Police Department Records Division averages over 6,000 printed pages monthly. Its present fifty-five (55) page per minute Xerox MFP is not fast enough, nor does it provide the functionality to meet the requirements of its twenty five (25) users. These issues have resulted in delays in providing documentation to civilians, judicial and public safety agencies, and fulfilling Freedom of Information Act requests. Therefore, staff requests that the present Xerox MFP be replaced with the faster seventy-five (75) page per minute Konica Minolta BIZHUB C750i.

I move to approve the lease with Konica Minolta using the Sourcewell cooperative purchase for the forty-eight (48) month lease of one (1) multi-function printer for the Police Department for a total lease cost of \$18,293.28 plus monthly usage charges;

And,

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

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

**2021-0331 Recodification Services, Publication and Supplemental Services for the Municipal Code and Land Development Code**

On March 5, 2021, staff issued a Request for Proposal to solicit proposals for recodification services, publication and supplemental services for the Municipal Code of Ordinances and the Land Development Code. The Village received three (3) proposals. American Legal Publishing proposed of price of \$29,500. General Code, LLC proposed a price of \$15,995 plus \$200 (upgrade to Premium eCode360), and Municipal Code Corporation DBA Municode proposed a price of \$35,950. Each proposal was reviewed by a selection team from the Village Manager's Office, Development Services Department, and the Police Department, and all three (3) proposers conducted presentations. Upon review, General Code was deemed the best company to meet the growing needs of the Village.

General Code has been in existence for over 58 years and was acquired in 2017 by the International Code Council (ICC), the global leader in developing model codes and standards used in the design, build, and compliance process, which is an added benefit for the recodification of the Village's Land Development Code. General Code has worked with more than 3,200 communities to build, maintain, publish, and host Codes that represent municipalities' laws in a clear, accessible, and easy-to-use manner.

General Code offers an online feature called eCode 360. eCode360 is a secure, reliable online platform created specifically to house codified laws and municipal documents. Built with a variety of user needs in mind, eCode360 will provide Orland Park's staff, citizens and businesses with the flexibility to quickly access and search the Code on a variety of desktop and mobile devices. The annual maintenance fee for premium eCode 360 is \$1,195 and begins one (1) year from the initial online posting of the updated Village Code of Ordinances. The fee covers annual licensing, web hosting, and posting of new legislation between regular Code supplements. General Code will also provide supplementation services at a rate of \$18.00 per page for a period of five (5) years from date of publication.

The Village Code was originally codified in 1993. Since then, the Village Code and Land Development Code have been amended, but a recodification of these Codes has never been performed.

Staff recommends that the Village enter into a contract with General Code, LLC for recodification services, publication and supplemental services for the municipal code and land development code.

I move to approve a contract with General Code, LLC for recodification services, publication and supplemental services for the municipal code and land development code in the amount of \$16,195 plus the annual maintenance fee of

\$1,195;

And,

Authorize the Village Manager to execute a contract with General Code, LLC, subject to Village Attorney review.

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

**2021-0339 An Ordinance Removing Title 9, Chapter 13 (Bicycles) from the Orland Park Village Code**

Currently, the Village Code of Ordinances contains a chapter requiring the registration of all bicycles and regulates the rental, sale, and equipment of bicycles. Village staff is seeking to remove Chapter 13, Bicycles, from Title 9, Traffic, of the Village Code of Orland Park, as this is a provision that is not enforced.

I move to adopt Ordinance Number 5610, entitled: AN ORDINANCE REMOVING TITLE 9, CHAPTER 13 (BICYCLES) FROM THE ORLAND PARK VILLAGE CODE.

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

**2021-0343 Resolution Acknowledging the Appointment of Deputy Clerks of the Village of Orland Park**

The Village of Orland Park is a home rule unit of government by virtue of the provisions of the Constitution of the State of Illinois of 1970. As a home rule unit, the Village may exercise such powers and perform any function pertaining to its government and affairs. The office of Deputy Clerk is created in Title 1 (Administration), Chapter 7 (Administrative Officers of the Village), Section 1-7-7 (Deputy Clerk) of the Village Code of Orland Park.

The Village Clerk, in consultation with the Village President and the Board of Trustees of the Village of Orland Park, has determined that it be necessary and desirable to fill the office of Deputy Clerk by the appointment of three Deputy Clerks to exercise the powers and duties of Deputy Clerks as set forth in Section 1-7-7-3 of the Village Code. The Village Clerk has the authority to appoint a Deputy Clerk, and has indicated an intention to appoint Alexandra Snodsmith, Marisa Perez, and Terica Ketchum as Deputy Clerks. The Village President and Board of Trustees of the Village of Orland Park have determined that such appointment of Deputy Clerks should be officially acknowledged. Therefore, the Village President and the Board of Trustees of the Village of Orland Park acknowledge that Alexandra Snodsmith, Marisa Perez, and Terica Ketchum are appointed by the Village Clerk as Deputy Clerks, in accordance with Title 1, Chapter 7, Section 1-7-7-2, of the Village Code of the Village of Orland Park, effective May 3, 2021.

I move to adopt Resolution Number 2113, entitled: A RESOLUTION

ACKNOWLEDGING THE APPOINTMENT OF DEPUTY CLERKS OF THE VILLAGE OF ORLAND PARK.

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

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

### **2020-0751 Joe Rizza Lincoln Dealership - Development Petition for Special Use Permit Amendment with Modifications, Site Plan, Elevations, and Landscape Plan**

#### **BACKGROUND**

The subject property is part of a greater Planned Development. In 1986, per Ordinance Number 1513, a Special Use Permit for a commercial Planned Development was granted to the petitioner for the construction of four (4) automobile dealerships at the northwest corner of 159th Street and 80th Avenue known as the Nives Rizza Subdivision. The Acura dealership, with a common address of 8150 159th Street, was constructed at this time.

In 1994, per Ordinance Number 2540, the Village Board of Trustees approved a Special Use Permit Amendment to construct the Rizza Ford World as well as to allow for Motor Vehicle Services at the proposed Ford dealership and at the existing Acura dealership. Modifications granted at this time included a reduction of impervious surface ratio from 25% to 15% (maximum lot coverage of 85%). In 1997, the two (2) existing dealerships (Acura and Rizza Ford World) were subdivided to each have their own lot.

In 2004, per Ordinance Number 3971, the Village Board of Trustees approved a Special Use Permit Amendment to allow for the construction of a 3,714 square foot building (Porsche Dealership) located on the parcel with a common address of 8150 159th Street (Acura Dealership site). No modifications were requested as part of this petition.

In 2015, the Village Board of Trustees approved a Special Use Permit Amendment with Modifications for the Acura Planned Development proposing to rectify many of the nonconformities that resulted from the 2004 subdivision. In addition to this Special Use Permit Amendment, the Board of Trustees approved the re-subdivision of the subject property to reduce bulk requirement variances. At this time, it was proposed that lot coverage would be roughly 95.8%, with underground detention, and a modification was granted for lot coverage exceeding 75% without a specific maximum. The project approved by the granted Special Use Permit Amendment with Modifications did not take place. Per Section 5-105 of the Land Development Code, Special Use Permits shall expire three (3) years after the date of approval by the Board of Trustees if the applicant has not started the approved work. No extensions were requested for the project, and an Ordinance was not passed.

Since this time, there have not been any changes to the subject properties.

#### PROJECT DESCRIPTION & CONTEXT

The petitioner is proposing to increase the proposed Rizza Lincoln Dealerships (currently Maserati dealership) foot print by roughly 2,100 square feet. Expansions to the building will take place on the east, south, and west sides of the structure. This expansion results in the structure encroaching in the east side yard setback.

Changes to the site plan, only including the area of impact for Rizza Lincoln and not Acura, include the reconfiguration and construction of the parking and drive aisles to the south of the building, reconfiguration of the rear employee parking area, new internal pedestrian sidewalk connections, and new landscaped areas.

The project closely resembles the project that the Village Board of Trustees approved in 2015 with the exception of re-subdivision and underground detention. Many of the modifications being requested reflect those previously approved with a few exceptions such as the encroachment into the east side setback.

The project conforms to the Village's Comprehensive Plan and the Land Development Codes and policies for this area, aside from the described modifications.

#### SITE PLAN

The subject property currently consists of one (1) 16,696 square foot structure occupied by Joe Rizza Acura as well as one (1) 3,600 square foot structure currently occupied by Joe Rizza Maserati. There are currently two-hundred and forty-eight (248) parking spaces on site. Of these two-hundred and forty-eight (248) parking spaces, two-hundred and twenty-five (225) are utilized as inventory parking, nineteen (19) are standards stalls, and four (4) are accessible spaces.

This property also contains a portion of the existing detention area, a shared garbage enclosure to the rear of the Acura building, monument signage to the east and west of the direct access point from 159th Street, a pedestrian sidewalk that runs east-west along 159th Street which is stubbed at the western property line, as well as established cross-access drive-aisles between the subject property and the adjacent properties to the east and west.

There are no proposed changes to the Acura building nor are there proposed improvements to the Acura "area of impact" as part of this project.

The petitioner is proposing to increase the proposed Rizza Lincoln Dealerships (currently Maserati dealership) foot print by roughly 2,100 square feet. A portion of the building will be expanded to the east to serve as a customer lane for service write-ups. The existing structure will also expand to the south and west. This expansion will primarily serve as an inventory showroom but it also includes an office that will be relocated.



Proposed changes to the site plan include the reconfiguration of the parking lot to the south of the building, reconfiguration of the rear parking area adjacent to the building on the north side, the construction of new foundation landscaping on the north, south, east, and west sides of the subject building, the construction of parking lot islands in the new double parking row to the south of the subject building, the establishment of a drive-aisle along the east property line, the construction of internal pedestrian sidewalks, relocation of light poles in the south parking lot, and a new curb cut to the west of the building to provide new inventory access into the building.

In addition, roughly seven (7) new parking spaces will be created on site. Conceptual signage is shown immediately to the south of structure via a “dealer sign” and conceptual directional signage is shown in the proposed drive-aisle along the eastern property line.

I move to approve the Special Use Permit Amendment with Modifications, Site Plan, Elevations, and Landscape Plan for the proposed Joe Rizza Lincoln Development Petition, as recommended at the April 20, 2021 Plan Commission meeting, and as fully referenced in the motion below.

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

I move to approve the Preliminary Site Plan titled “Preliminary Site Plan,” Sheet 4/6, prepared by MeritCorp, dated February 15, 2019 and last revised February 19, 2021, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the code requirements listed in Section 6-308.J.
3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply;

And,

I move to approve the Preliminary Landscape Plan titled “Landscape Plan”, prepared by Dahl Landscaping, bearing no date, subject to the same conditions as outlined in the Preliminary Site Plan motion and subject to the following conditions:

1. Submit a final landscape plan meeting all Village Code and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
2. Install the Type D landscape bufferyard along a portion of the north property line,

directly north of the proposed Joe Rizza Lincoln Dealership, as required by Ordinance Numbers 1513, 2540, and 3971.

3. Relocate the four (4) required parking lot island trees to the north buffer area to the north side of the Rizza Ford site.

4. Provide the required amount of ornamental trees for foundation and interior landscaped areas as part of Final Landscaping;

And,

I move to approve the Elevations titled "Exterior Elevations," on Sheets A04.01 and A04.02, prepared by Simon Design Group, dated December 29, 2016 and last revised February 14, 2021 subject to the same conditions as outlined in the Preliminary Site Plan motion and subject to the following conditions:

1. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
2. Roof-mounted mechanical equipment shall be fully screened from view by parapet walls, the roof structure, architectural elements, or an alternative screening structure.
3. Submit roof-top screening details to Development Services Department for review and final approval prior to Ordinance adoption.

And,

I move to approve a Special Use Permit Amendment to the Ordinance Number 1513 to allow for the changes to the Planned Development, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use Permit include:

1. A modification to waive the requirements that anchored brick, stone or similar masonry materials shall extend from the adjacent grade to the top of each story (Section 6-308.K).
2. A modification to allow for drive-aisles and parking lots between the building and the street (Section 6-207.F.4).
3. A modification to decrease the east side setback from a minimum of fifteen (15) feet to zero (0) feet (Section 6-207.F.2).
4. A modification to allow to increase the number of required parking spaces from seventy-five (75) to two-hundred and fifty-five (255) parking spaces (Section 6-306).
5. A modification to decrease the amount of required bicycle parking from eighteen (18) to as little as zero (0) (Section 6-306.H).
6. A modification to allow for triple stacked parking spaces without direct and unrestricted access to an aisle for the rear vehicle inventory parking lot area (Section 6-306.C.2).
7. A modification to increase the allowed lot coverage from 75% to 86% (Section

6-207.G).

8. A modification to waive the parking lot island requirement for the rear vehicle inventory parking lot area (Section 6-305.D.6.a.2)

9. A modification to increase the allowable maximum lighting intensity during operating hours from 40 foot candles to 82.8 foot candles and lumens per square foot from 7.0 to 103 (Section 6-315.A.2). This modification will be limited to the area south of the building on the site.

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

**Nay:** 0

**2021-0031 Orland Ridge - Amendment to Development Agreement and Revised Referenced Exhibits for Elevations, Site Plan, and Landscape Plan**

On April 1, 2019, the Village Board of Trustees approved the Site Plan, Landscape Plan, Elevations, Preliminary Plat of Subdivision and the six (6) Special Use Permits with modifications for Orland Ridge. The mixed use planned development includes one hundred and four (104) attached dwelling units, one hundred and ninety (190) attached townhome units, a clubhouse, a conceptual site plan for up to a six (6) story and up to one hundred and twenty-two (122) room hotel, a conceptual site plan for a commercial area that includes up to 19,000 square feet of commercial retail space and up to 26,625 square feet of restaurant space on 57.72 acres.

The purpose of this petition is to consider an amendment to the exhibits referenced in the development agreement for revised clubhouse elevations, site plan, and landscape plan. Due to design development of the clubhouse, the petitioner is proposing alterations to the clubhouse elevations, site plan, and landscape plan as a result of changes in the building footprint.

The clubhouse elevations approved by the Board on April 1, 2019, reflected a floor plan of roughly 5,180 sf. The proposed clubhouse has been reduced to approximately 4,730 sf. This is a result of refining the operations of the staff; the leasing office will be smaller and off-season storage will be accommodated off-site, reducing the need for a large storage footprint within the maintenance garage.

On March 16, 2021, the Plan Commission first reviewed the petition and questioned the impetus for the reduced footprint, and commented on use of materials perceived to be non-compliant with the masonry requirements and removal of dormers. The public meeting was continued.

On April 6, 2021, at the continued public meeting, the petitioner responded to the concerns of the Plan Commission by explaining the change in operational needs, returning the dormers, and replacing siding with ashlar limestone below the roof line. The explanation and changes to the exterior were well received by the Plan Commission who voted unanimously in favor of the revised elevations.

There are no additional changes proposed to the previously approved Site Plan in regard to the remainder of the development's street layout, building setbacks, number of proposed lots, nor changes in design, size, type, quantity, or other to the landscaping, playground equipment, park equipment, outdoor furniture, or pergolas for all outdoor amenity or park spaces previously approved by the Board.

The petitioner is not proposing any changes that trigger new or revised modifications to the Land Development Code.

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

I move to pass Ordinance Number 5611, entitled: ORDINANCE AUTHORIZING AMENDMENT TO DEVELOPMENT AGREEMENT - (ORLAND RIDGE 16727-16801 S. LAGRANGE ROAD)

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

I move to amend the development agreement and revised referenced exhibits for site plan, elevations, and landscape plan. The previous approvals for Orland Ridge, approved at the April 1, 2019; April 6, 2020; and August 17, 2020 Village Board of Trustees meeting shall remain in effect, except those amended in the following motions.

And

I move to approve the Preliminary Site Plan titled "Community Building and Pool Area Improvement Plans" sheets C1.0-C2.1 prepared by Kimley Horn and Associates, dated January 22, 2021 in addition to previous site plan exhibits for Orland Ridge approved April 1, 2019; August 6, 2020; and August 17, 2020.

And

I move to approve the black and white clubhouse elevations sheets A-4.0 "Elevation East & North," and A-4.1 "Elevation West & South," and the color rendered clubhouse elevations sheets A-4.0 "Elevation East & North," and A-4.1 "Elevation West & South" prepared by LindenGroup, Inc, dated last revision March 26, 2021.

And

I move to approve the Preliminary Landscape Plan titled “Community Building and Pool Area Improvement Plans” sheets L1.0-L4.0 prepared by Kimley Horn and Associates, dated January 22, 2021, in addition to previous landscape plan exhibits for Orland Ridge approved April 1, 2019; August 6, 2020; and August 17, 2020.

This is now before the Village Board for consideration and to authorize the amendment to the referenced exhibits in the development agreement.

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

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

**Nay:** 0

**2021-0345 Professional Plan Review, Inspection and Support Services on an As Needed Basis**

The Development Services Department issues approximately 4,000 building permits and conducts nearly 12,000 building inspections annually across residential, multi-family residential, commercial and industrial projects. The Village benchmark to complete plan reviews is two (2) weeks for minor projects and three (3) weeks for major projects, as measured from the date of submittal (calendar days). With a significant recent uptick in permit activity, it has been difficult to keep up with demand for plan review and permit issuance. This has led to increase in the plan review and permit issuance response times and corresponding customer dissatisfaction.

As such, the Village issued an RFP for Professional Plan Review, Inspection and Support Services on an As Needed Basis. The intent is to establish a relationship with an outside vendor that would be able to supplement staff whenever needed as well as reduce overall permit review time and improve customer satisfaction. Periodically, the Village experiences increased project submittals and building inspection requests. These special circumstances may cause the need for additional plans examiners, building inspectors, a building official or permit technicians. Furthermore, having an established relationship with a vendor will allow seamless backup for all plan review and inspection positions in the event of an absence among Village staff.

The RFP required a minimum level of service to be provided by the selected vendor. The standard plan review time shall be ten (10) business days for initial review, and five (5) business days for re-checks. Expedited plan review for initial review and re-checks would be a turnaround time of not more than five (5) business days. Inspections must be completed within 24hrs notice and within a specified time window.

At the current time, the Village anticipates focusing the vendor's efforts on plan review, as opposed to inspection. In the inspection function, the Village inspectors serve as a point of contact and the face of the Village with their interaction with local builders. It is important to maintain this relationship as we continue to provide services to residents and the business community. However, the vendor would also be available to assist with inspections, as needed. The Village received three responses to the RFP, Willdan Engineering, HR Green Inc. and Safebuilt.

Willdan does provide the requested services in nearby Indiana; however, they do not have any Chicagoland based clients at this time and their proposal lacked detail on their approach to fulfilling the Village need without sufficient local resources. The other two vendors offered a detailed and systematic approach, with a variety of options, and various examples of experience in the Chicagoland area. Furthermore, Willdan's proposal pricing was at or near the top of the various proposals pricing.

HR Green Inc. offered initial plan review time of 5-7 business days and re-reviews from 3-5 business days with an expedited review option for initial reviews from 3-5 days and re-reviews from 2-5 days. The quicker plan review time is associated with smaller less complicated projects, while the longer plan review time is associated with larger more complicated projects. HR Green offers a fee structure that includes the first two plan reviews. New residential construction up to 5,000sf is \$1,200. Residential additions and remodels are \$960. Commercial construction up to 5,000sf are \$2,400 and additions and remodels are \$1,920. Industrial construction plan reviews are priced at \$4,800 and additions are \$3,480. HR Green does charge for additional reviews beyond the two; however, there is no additional fee for an expedited review.

Safebuilt offers plan review times from 7-10 business days for small and large residential projects and 7-15 days for small and large commercial projects, respectively. Fire related reviews have a 7 business day turnaround time. Safebuilt offers a range of flat fees based on the type of construction and square footage. Residential new construction plan review fees range from \$370 - \$693 covering square footages from 1,500sf - 3,500+sf. Commercial plan review fees range from \$600 - \$4,617 covering buildings from 1,500sf to 100,000sf. Additional fees were provided but the above range would be most applicable to Orland Park's upcoming construction projects. Fire protection reviews range from \$185 - \$1,108 depending on the number of sprinkler heads proposed. The expedited rate for plan reviews is the proposed fee + 25%, still lower than base comparable HR Green fees. Staff clarified in writing with Safebuilt that the fees listed as flat fees include both the first and second re-review. After the first three submittals, additional re-reviews would be charged at the hourly rates as identified in their proposal.

Safebuilt offers plan review costs that are significantly lower based on the flat fee

rate structure. Even if the additional 25% is added to the cost of plan reviews for expediting, the rates offered by Safebuilt will still be lower than those provided by HR Green. The range of cost savings varies based on the type of review; however, the proposal shows consistently lower pricing provided by Safebuilt.

In addition to the lower cost structure offered by Safebuilt. Their proposal indicated that they are currently utilizing Bluebeam Revu to complete plan reviews in a virtual setting. The Village currently has licenses for this software and will be implementing this review tool with the implementation of Tyler Energov. This digital plan review software allows plan reviewers and design professionals to collaborate in a virtual setting while viewing the same set of plans on their computer. Safebuilt's experience with this software could serve as an additional benefit when selecting this vendor.

While the plan review times as listed show Safebuilt offering a range that is two days longer than those provided by HR Green, Safebuilt's cost is significantly lower than HR Green and the plan review times still run ahead of industry average and ahead of the Village's current turn-around time.

Staff contacted three communities currently utilizing Safebuilt for plan review and inspection services. All three reported a good working relationship and qualified staff used to fulfill the roles. Additionally, all three reported that Safebuilt was beating their agreed upon review timelines, typically returning plan reviews in 2 to 2.5 days; thereby neutralizing the only area where Safebuilt's proposal was lacking as compared to HR Green.

Staff recommends Safebuilt as the selected vendor for As Needed Plan Review and Inspection Services.

I move to approve entering into a Professional Services Contract with Safebuilt for Professional Plan Review, Inspection and Support Services on an As Needed Basis;

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 Nelson Katsenes, that this matter be APPROVED. The motion carried by the following vote:**

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

**Nay:** 0

## PARKS AND RECREATION

### 2021-0195 Parks Master Plan RFP

The Village issued an RFP on November 16, 2020, with a due date of December 16, 2020, to solicit proposals from qualified firms with extensive experience in park master planning, and concept design services, to establish a Master Plan and develop conceptual designs which identify the appropriate uses and improvements for Centennial Park, Centennial Park West, Schussler Park and the John Humphrey Complex phase three improvements.

The RFP yielded thirteen (13) proposals (RFP Tabulation attached) ranging from \$88,400 to \$543,000.

Staff reviewed the proposals, evaluated the qualifications of each submission based upon the firm's previous master plan experience, completed projects of similar size and scope, the project team's qualifications and expertise to execute the plan and the proposed cost to develop the Master Plan as outlined in the RFP.

Based upon these criteria, staff selected seven (7) firms to make presentations to the Village's Master Plan team. The selected firms included: Confluence, Hitchcock Design Group, JSD Professional Services, Kimley-Horn and Associates, Inc., The Lakota Group, Upland Design Ltd. and Wight & Company.

StudioGC submitted the lowest proposal at \$88,400. In reviewing its submission, staff feels StudioGC lacks the extensive experience required to successfully meet the needs and high expectations of the Master Plan.

The selection committee, consisting of staff from the Village Manager's Office, Recreation and Parks, Engineering Programs and Services, and Public Works hosted presentations on January 8, 15, 18, 21 (2), and 22 (2), 2021. The team then graded each firm on a 100-point scale consistent with the grading criteria identified in the RFP.

#### EVALUATION SCORES, ALONG WITH PROPOSED COST TO DEVELOP THE MASTER PLAN

Wight & Company: 98 points - Proposal cost: \$126,000

JSD Professional Services: 93 points - Proposal cost: \$104,455

Confluence: 92 points - Proposal cost: \$208,000

Upland Design: 87 points - Proposal cost: \$102,250

The Lakota Group: 83 points - Proposal cost: \$116,000

Kimley-Horn and Associates: 81 points - Proposal cost: \$135,750

Hitchcock Design Group: 79 points - Proposal cost: \$144,900



The selection team then narrowed the search from seven (7) to two (2) potential firms; JSD Professional Services and Wight & Company. Confluence was eliminated from consideration due to the high cost variance as compared to two (2) highest graded firms. JSD professional Services and Wight & Company made in-person presentations on February 8, 2021. Presentations were required to include project team members such as the director, the project manager, architect, engineer and survey expert.

While both firms are considerably qualified with excellent demonstrated experience executing the scope of the RFP, the selection committee believes Wight & Co.'s project team is more capable and will deliver exceptional concepts which uniquely meet the expectations of the Orland Park community, while continuing to promote Orland Park as a premiere destination. Additionally, the selection team believes that Wight & Co. demonstrated superior interactive, attentive and responsive capabilities which will be a key element in effectively engaging stakeholders.

Wight's project team is led by Principal in Charge, Bob Ijams and Project Manager/Lead Designer Patty King, PLA, COSI, ASLA, LEED AP. With 25-years of experience, Patty has designed and managed over \$95M of parks and recreation projects including twenty-six (26) funded OSLAD grants. Wight's in-house team consists of architects, landscape architects, civil engineers and cost estimators.

Wight will employ ETC Institute to conduct the statistically valid survey. ETC has conducted over 1000 surveys in forty-nine (49) states over the last ten (10) years surveying more 2 million stake holds. Jason Marado, Director of Community Research for ETC, will lead the development, administration and analysis of the survey. Jason has more than fourteen (14) years of experience working with over 250 local governments throughout the U.S.

The statistically valid survey will engage 300 randomly selected households utilizing mail, online and phone methods, ensuring those surveyed and those responding reflect Orland Park's demographics. The survey will yield an executive summary, methodology, key survey findings, charts, graphs, a priority investment ranking analysis, benchmarking comparison and cross tabulation.

A critical step to developing the Master Plan will be conducting a robust community engagement campaign. Wight & Co. proposes a comprehensive approach which involves all stakeholders including residents, athletic organizations, the Board of Trustees, the Recreation Advisory Board and Village staff.

Input will be gathered through digital means: dynamic microsite, virtual meetings, e-mail marketing, online surveys, SMS notifications and social advertising; direct, in-person engagement: community feedback sessions, focus groups and

advocate training; and in a hybrid approach in which constituents will provide input through live streamed meetings, real-time polling, an online influencer campaign and earned media.

Critical to the success of the Master Plan is Wight's extensive experience designing and building unique, functional spaces for families to play, be entertained, compete and connect. In business for over eighty-one (81) years, Wight & Co. has designed and constructed over 150 recreational facilities and outdoor sports complexes for municipalities, school districts, universities and park districts.

Wight's grant funding experience will be an important component towards funding the construction of each of the park sites. Wight has successfully secured \$15M in IDNR program grants, \$3M in sustainability/net zero energy grants and over 30 OSLAD, bike trail and PARC grants.

Wight projects a timeline of approximately eight months from the notice of award.

Director of Parks and Recreation Ray Piattoni gave a presentation regarding this matter. (refer to audio)

Trustee Milani had questions. (refer to audio)

Director Piattoni responded to Trustee Milani. (refer to audio)

Mayor Pekau had comments. (refer to audio)

I move to approve awarding the developing of a master plan as outlined in RFP #20-036 to establish a Master Plan and develop conceptual designs which identify the appropriate uses and improvements to four (4) Village park sites including: Centennial Park, Centennial Park West, Schussler Park and John Humphrey Complex Phase III to Wight and Company at a price not to exceed the proposal cost of \$126,000, plus a 15 percent contingency of \$18,900, totaling \$144,900;

And,

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

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

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

**Nay:** 0

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**FINANCE****2021-0346 FY2021 Budget Amendment #2 - Approval**

I move to approve an increase in the General Fund expenditure budget in the amount of \$69,523, and an increase in the Recreation & Parks Fund expenditure budget of \$17,435 as detailed on the FY2021 Amendment #2 worksheet.

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

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

**Nay:** 0

**MAYOR'S REPORT****2021-0332 A Resolution Urging the Illinois House and Senate Redistricting Committees to Postpone Meetings to Gather Accurate Redistricting Data to Eliminate Gerrymandering**

The President and Board of Trustees of the Village of Orland Park desire to have the Illinois House and Senate Redistricting Committees postpone meetings to gather accurate redistricting data in order to eliminate gerrymandering. Every ten (10) years, Illinois lawmakers have the power to redraw their own state legislative districts and protect their seats against challengers. This gerrymandering process results in legislators purposefully creating unfair districts that benefit political aspirations and harm our democracy. Gerrymandering predetermines outcomes, increases polarization, and produces uncompetitive elections, career politicians, and governmental deadlock, all because politicians have little to no reason to fear the consequences of being voted out of office.

The Census Bureau has announced that the timeline for the release of census data will be delayed this year due to the COVID-19 pandemic. To date, state lawmakers have not demonstrated that current and accurate data will be used as required by the U.S. Constitution, Illinois Constitution and applicable laws. Witnesses from multiple advocacy groups have expressed concerns about the flawed redistricting plans, and using outdated and faulty data risks the disenfranchisement of voters.

A decade ago, during the last redistricting, voters in Orland Park were disenfranchised through the use of gerrymandering. As one of the south suburban Cook County's largest municipalities, it is important that Orland Park's representation in the Illinois General Assembly be unified in the smallest amount of legislative districts as possible, which allows the citizens of Orland Park to elect representatives that more directly reflect the community's interests and concerns. It is important that district lines be compact, contiguous, and impartial to political party. As such, the Village seeks to encourage the Illinois House and Senate

Redistricting Committees to postpone meetings until leaders can ensure that current and accurate data will be available and used for the purposes of redistricting; so that general guidelines and uniform rules are established to ensure members of the public have ample time to prepare to participate in the process; and to incorporate more transparency and accountability into the process; and to guarantee a redistricting free of partisan gerrymandering and ensuring the full enfranchisement of all Illinois residents.

President Pekau and Trustees Kampas and Milani had comments. (refer to audio file)

I move to adopt Resolution Number 2114, entitled: A RESOLUTION URGING THE ILLINOIS HOUSE AND SENATE REDISTRICTING COMMITTEES TO POSTPONE MEETINGS TO GATHER ACCURATE REDISTRICTING DATA TO ELIMINATE GERRYMANDERING.

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

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

**Nay:** 0

**2021-0337 Resolution Requesting the Complete Restoration of Local Government Distributive Fund (LGDF) Revenue to Local Governments and Opposing any Further Reduction to LGDF Revenue**

Local governments provide fundamental and important services to their residents including, but not limited to, justice and public safety services, transportation infrastructure, community health services, human services, parks and recreation opportunities and election administration. The State of Illinois has a long-standing agreement to help support these local services through the collection and distribution of tax revenues on behalf of local governments.

When the State Income Tax was adopted in 1969, the state agreed to share 10 percent total income tax collections through the Local Government Distributive Fund (LGDF) with local governments recognizing that local governments are essential service providers for Illinois residents. Governor JB Pritzker has proposed that the State Fiscal Year (SFY) 2022 State Budget include a 10% reduction in the amount of LGDF revenue distributed to counties and municipal governments. This revenue reduction is being proposed at a time when counties and local governments are already expending additional funds on the COVID-19 emergency response. Until January 2011, 10% of total income tax collections was dedicated to LGDF for distribution to local municipalities and counties. Local government share of the LGDF has already been reduced over time to 6.06% of individual income tax collections and 6.845% of corporate income tax collections.

Distributions from the LGDF play a part in maintaining a low local tax burden. A

decrease in LGDF revenue distributed to counties and local government would create a need for a corresponding increase in local taxes and fees on residents. It will also have an adverse impact on Village residents and other residents throughout the State of Illinois.

The Village of Orland Park has managed LGDF revenue responsibly and used revenue for the benefit of its residents. Therefore, the Village President and the Board of Trustees of the Village of Orland Park encourages the General Assembly and Governor J.B. Pritzker to protect and preserve existing levels of LGDF revenue and any other state-collected local government revenues that are shared with local municipalities to provide appropriate levels of service to their residents. The Village President and the Board of Trustees of the Village of Orland Park also encourages the General Assembly and Governor J.B. Pritzker to completely restore the distribution of LGDF revenue to local governments to the original percentage share of 10% that was agreed to over 50 years ago.

President Pekau and Trustees Milani, Riordan and Healy had comments. (refer to audio file)

I move to adopt Resolution Number 2115, entitled: RESOLUTION REQUESTING THE COMPLETE RESTORATION OF LOCAL GOVERNMENT DISTRIBUTIVE FUND (LGDF) REVENUE TO LOCAL GOVERNMENTS AND OPPOSING ANY FURTHER REDUCTION TO LGDF REVENUE.

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

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

**Nay:** 0

**2021-0344 An Ordinance Amending Title 7, Chapter 4 of the Orland Park Village Code in Regard to Alcoholic Liquor Shipping and Delivery**

The attached Ordinance would amend the existing Village Code by permitting Class B and Class D packaged liquor license holders to ship and deliver alcoholic liquor from their licensed premises.

president Pekau had comments. (refer to audio)

I move to adopt Ordinance Number 5612, entitled: AN ORDINANCE AMENDING TITLE 7, CHAPTER 4 OF THE ORLAND PARK VILLAGE CODE IN REGARD TO ALCOHOLIC LIQUOR SHIPPING AND DELIVERY.

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

Nay: 0

### VILLAGE MANAGER'S REPORT

**2021-0340 An Ordinance Amending Title 7, Chapter 3 of the Orland Park Village Code with Regards to the Sale of Firearm Ammunition**

Currently, pursuant to the Village Code of Ordinances, it is unlawful for any person to engage in the business of selling, or to sell or give away any firearm or firearm ammunition, as defined in the Firearm Owners Identification Card Act, 430 ILCS 65/1.1, without securing a Village issued firearm/firearm ammunition dealer license. Village staff is seeking to amend Title 7, Chapter 3 of the Orland Park Village Code to allow the purchase of ammunition from online sellers without requiring the seller to have a Village issued dealer license.

President Pekau had comments. (refer to audio)

I move to adopt Ordinance Number 5613, entitled: AN ORDINANCE AMENDING TITLE 7, CHAPTER 3 OF THE ORLAND PARK VILLAGE CODE WITH REGARDS TO THE SALE OF FIREARM AMMUNITION.

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

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

**Nay:** 0

### NON-SCHEDULED CITIZENS & VISITORS

Patty Kazmierski an Orland Park resident and member of Moms Demand Action address the Board. (refer to audio)

### BOARD COMMENTS

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

**ADJOURNMENT: 7:32 P.M.**

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

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

**Nay:** 0

**2021-0351 Audio Recording for the May 3, 2021 Board of Trustees Meeting**

**NO ACTION**

**/AS**

Respectfully Submitted,

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