

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, September 16, 2024

7:00 PM

Village Hall

Board of Trustees

*Village President Keith Pekau
Village Clerk Brian L. Gaspardo
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 7:00 PM.

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

VILLAGE CLERK'S OFFICE**2024-0702 Approval of the September 3, 2024, Regular Meeting Minutes**

The Minutes of the Regular Meeting of September 3, 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 September 3, 2024.

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

Aye: 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Village President Pekau

Nay: 0

Abstain: 1 - Trustee Riordan

ACCOUNTS PAYABLE**2024-0711 Accounts Payable September 4, 2024, through September 16, 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 September 4, 2024, through September 16, 2024, in the amount of \$3,489,666.69.

A motion was made by Trustee Healy, seconded by Trustee Riordan, 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 Milani, seconded by Trustee Kampas, 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

2024-0690 Payroll for August 30, 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 August 30, 2024, in the amount of \$1,697,716.99.

2024-0250 ORDINANCE GRANTING A SPECIAL USE FOR ANIMAL SERVICES (HOMETOWN VETERINARY SERVICES - 18000 WOLF ROAD)

The Special Use Permit for Hometown Veterinary Partners located at 18000 Wolf Road was recommended for approval by the Plan Commission on July 16, 2024; and was approved by the Board of Trustees on August 5, 2024.

This is now before the Board of Trustees for adoption of an ordinance for the special use permit.

I move to adopt Ordinance 5936, entitled: ORDINANCE GRANTING A SPECIAL USE FOR ANIMAL SERVICES (HOMETOWN VETERINARY SERVICES - 18000 WOLF ROAD).

This matter was PASSED on the Consent Agenda.

2024-0700 AJZ-Infiniti Orland Park, LLC Class 7c Renewal Resolution

AJZ-Infiniti Orland Park, LLC is requesting a resolution supporting the renewal of a Cook County Class 7c property tax incentive for the property located at 8745 W. 159th Street. The Cook County Board of Commissioners adopted the Class 7c Commercial Urban Relief Eligibility incentive in 2014, aiming to encourage real estate development in the region. The incentive is intended to encourage commercial projects which would not be economically feasible without assistance.

The five-year incentive applies to all newly constructed buildings or other structures, including the land upon which they are situated; the utilization of vacant

structures abandoned for at least 12 months, including the land upon which they are situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation.

Projects which qualify for the Class 7c incentive will receive a reduced assessment level of 10% of the fair market value for the first three years, 15% for the fourth year and 20% for the fifth year. Without the incentive, the commercial property would normally be assessed at 25% of its market value.

The Class 7c incentive may be renewed during the last year in which a property is entitled to a 10% assessment level or when the incentive is still applied at the 15% or 20% assessment level. A renewal application must be filed, along with a certified copy of a resolution or ordinance adopted by the municipality in which the real estate is located. The number of renewal period requests is limited to one.

The subject property consists of a 23,500 square foot motor vehicle sales facility operating as an Infiniti dealership. The project was approved by the Village Board of Trustees on November 7, 2016. The original Class 7c incentive was passed by the Village Board of Trustees on May 1, 2017.

Representatives for AJZ-Infiniti Orland Park, LLC have submitted the renewal application to the Cook County Assessor and have provided a copy to the Village of Orland Park. The application is attached as Exhibit A.

I move to adopt Resolution 2416, entitled: A RESOLUTION SUPPORTING AND CONSENTING TO RENEWAL OF A COOK COUNTY CLASS 7C REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE PROPERTY LOCATED AT 8745 W. 159TH STREET IN THE VILLAGE OF ORLAND PARK.

This matter was APPROVED on the Consent Agenda.

2024-0613 Joseph Kobel - 9917-9915 143rd Street - Certificate of Appropriateness

Project: 2024-0513, COA-24-00461

Petitioner: Joseph Kobel

Purpose: The purpose of this petition is to perform a tear off and re-roof the entire roof of the commercial building located at 9917-9915 143rd Street.

Project Attributes

Location: 9917-9915 143rd Street.

P.I.N.(s): 27-09-201-007-0000, 27-09-201-005-0000

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

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

PROJECT DESCRIPTION & CONTEXT

According to the 2008 Residential Area Intensive Survey by McGuire Igleski and Associates, 9917 W. 143rd Street is classified as a contributing structure to the Historic District. The integrity of the building is listed as medium and the condition good. The 1916 building contains elements that were remodeled in 1925. These include window openings on the sides of the building. There have been more recent improvements which included window repairs in 2012, and repair to the gutters, fascia, and siding in 2017. The building is also a landmark building and served as Orland Park's first library.

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 to perform a tear off and re-roof. The existing shingle color is in Beachwood, and the proposed shingles will be IKO Cambridge shingles in the color Dual Black. All like materials will be used and the appearance of the building will not be substantially changed.

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

I move to approve the Plan Commission recommended action for case number 2024-0613, also known as Joseph Kobel Tear off and Re-roof - 9915/9917 143rd Street - Certificate of Appropriateness.

This matter was APPROVED on the Consent Agenda.

2024-0693 Phase III Construction Engineering Services - 94th Avenue - Change Order #1

Back in 2022, the Southwest Conference of Mayors approved the resurfacing of 94th Avenue from 151st Street to 159th Street as part of the Surface

Transportation Program Urban (STP-U). STP-U funds local road projects using 80% federal funds and 20% local funds. The resurfacing project was funded and completed in 2023.

The Illinois Department of Transportation (IDOT) funds the construction portion of the project, and invoices the Village for the 20% of the construction cost, which is the local matching portion. The Village funds the Phase III engineering services portion, and invoices IDOT upon completion for the 80% federal portion. HR Green, Inc. was awarded the Phase III engineering services portion (see 2022-0741).

In May 2024, IDOT submitted Amendment #1 for approval, which consisted of additional Phase III costs to cover additional necessary hours for construction oversight because IDOT updated the quality assurance guidelines for hot mix asphalt which required additional site visits, final inspection, final documentation, and project closeout. Therefore, a change order is being requested to address the additional \$20,000 Amendment #1 authorized, and the Village will invoice IDOT for \$16,000.

I move to approve Change Order #1 to increase the amount of the Village's existing agreement for Phase III Construction Engineering Services - 94th Ave Construction Management with HR Green, Inc. of New Lenox, Illinois to add \$20,000 in additional funds to the contracted amount of \$115,160.00 for a new not-to-exceed amount of \$135,160.00;

AND

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

This matter was APPROVED on the Consent Agenda.

2024-0692 2024 Facilities Preventative Maintenance - Change Order #1

On July 5, 2022, the Village Board approved the proposal from Midwest Mechanical Group, LLC for ITB 22-037 Building Mechanical System Preventative Maintenance and Repairs (see 2022-0501). The Board approved motion states the following:

"I move to approve awarding ITB 22-037 Building Mechanical System Preventative Maintenance and Repairs to Midwest Mechanical Group, LLC of Lombard, IL for 2022-2024, with the Village's option to extend the contract for an additional two (2) years, for an amount not to exceed \$130,665.60 for 2022, or the annual Village Board approved budgeted amounts."

This language is also reflected in the contract with Midwest Mechanical.

In 2024, the Village Board approved budget in GL account 1008010-443200 included \$134,525 for "Facilities Preventative Maintenance Contract", which equals Midwest Mechanical's current 2024 Purchase Order for monthly preventative maintenance and repairs. It should be noted that the Village Board also approved in this same GL account \$25,000 for "Repairs Resulting from Preventative Maintenance Inspections" and \$50,000 for "HVAC Equipment Repairs and Maintenance" to be used for supplemental HVAC and Mechanical maintenance.

As of today, \$115,353.14 of Midwest Mechanical's \$134,525 Purchase Order has been spent, largely due to unexpected major HVAC repairs at OPHFC, SportsPlex, Rec Admin, and Village Hall, resulting in a current open balance of \$19,171.86. For reference, Public Works has been spending approximately \$6,500/month on repairs in addition to the \$9,342/monthly PM service. As such, Public Works projects the following additional funds to cover the balance of the year added to the contract as summarized below:

Monthly PM Service: \$9,342/month x 5 months (August - December) = \$46,710.00
Additional Maintenance Repairs (estimated) = \$6,500/month x 5 months = \$32,500.00
Total = \$79,210.00
PO Balance = \$19,171.86
Additional Funds Requested = \$60,038.14

I move to approve Change Order #1 to increase the amount of the Village's existing Facilities Preventative Maintenance contract with Midwest Mechanical to add \$60,038.14 in additional funds to the 2024 contracted amount of \$134,525.00 for a new for a new not-to-exceed amount of \$194,563.14;

AND

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

This matter was APPROVED on the Consent Agenda.

2024-0694 Disposal of Village Equipment (Online Auction) - Public Works Department - Ordinance

The Village's Public Works Department is requesting that the Village declare the following equipment described below and in the attached ordinance as surplus property and dispose of through Public Surplus.com (online auction). These items are no longer necessary or useful for the Village of Orland Park.

The vehicles listed below are all part of the long-term replacement plan with focus on replacing older vehicles to lower the average age of the fleet and reduce maintenance costs.

Listed below are vehicles and equipment that have been or will be replaced by new units or have been replaced by repurposed vehicles. One of the vehicles listed was involved in a non-fault accident.

1. Unit #4439 2008 GMC Sierra 2500HD VIN: 1GTHK29K08E136088. Replaced with a new Ford Transit 250.
2. Unit #5281 2002 Sterling L7501 VIN: 2FZAATAK22AK29955. Replaced with a new Peterbilt single axle plow truck. Unit #5231 was previously approved to be replaced before unit #5281, but due to unforeseen component failure, #5281 is being replaced.
3. Unit #6011 2012 Ford Focus VIN: 1FAHP3E2XCL463184. Replaced with a repurposed 2015 Ford Taurus.
4. Unit #2010 2012 Ford Focus VIN: 1FAHP3E23CL463186. Replaced with a repurposed 2014 Ford Taurus.
5. Unit #2004 2012 Ford Focus VIN: 1FAHP3E27CL147032. Replaced with a repurposed 2016 Ford Explorer.
6. Unit #2006 2012 Ford Focus VIN: 1FAHP3E29CL147033. Replaced with a repurposed 2017 Ford Explorer.
7. Unit #TL5118 1984 Dynaweld 24TE trailer VIN: 19K71AEX5H1X21672. Replaced with a new Felling FT40-2 tandem axle air brake trailer.
8. Unit #6120 2004 New Holland LB75B backhoe Serial Number: 31050672. Replaced with a new Kubota KX080-4S Excavator.
9. Unit #1446 2018 Ford Explorer VIN: 1FM5K8AR2JGB91873. This vehicle was involved in an accident and was impacted in the rear. It was determined to be a total loss by the insurance company, with a payout of \$9,857.48. A previously replaced, low mileage Police traffic vehicle is being repurposed to replace this unit.

In order to legally dispose of municipal property, the Village must adopt an ordinance that describes the items to be sold.

In the event that two (2) attempts have been made to sell said property, and that no bids have been received equal to the minimum price, the property shall be either donated or scrapped as determined by the Village Manager.

I move to adopt Ordinance 5937, entitled: AN ORDINANCE AUTHORIZING DISPOSAL BY PUBLIC AUCTION OF PERSONAL PROPERTY OWNED BY THE VILLAGE OF ORLAND PARK, ILLINOIS.

This matter was APPROVED on the Consent Agenda.

2024-0691 A/E Services - Police Department Firing Range & EOC Facility - Change Order #3

The construction documents for the Police Department Firing Range and EOC Facility Project were approved and subsequently amended (see 2023-0444 and 2024-0042). Public Works increased the fee in Change Order #2 for design services for two (2) site structures (storage garage and carport) that were not included in the original scope of work. Valdes submitted an additional fee request of \$66,516.00 due to their design fee was a percentage of 4.7% of final awarded construction cost that was more than originally estimated at \$8,925,531.00 (\$8,000,000 + \$925,531 of change order #2).

During the design, further items had to be included that increased the cost of the project to include withstanding high wind projectiles for critical HVAC and generator equipment, withstanding loads on key locations of roof, and MWRD water storage on site. The services provided by A/E were included in design drawings that includes all A/E disciplines (Civil, Electrical, Structural, Mechanical, and Architectural). The Village calculated the proposed fee of 4.7% of construction cost of \$9,753,040.00 and negotiated a figure of \$40,000.00 with Valdes.

I move to approve Change Order #3 to increase the amount of the Village's existing Police Department Firing Range & EOC Facility Project contract with Valdes Engineering to add \$40,000.00 in additional funds to the contracted amount of \$419,500.00 for a new not-to-exceed contract amount of \$459,500.00;

AND

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

This matter was APPROVED on the Consent Agenda.

PUBLIC WORKS

2024-0695 88th Avenue Corrugated Metal Pipe (CMP) Storm Sewer Replacement - ITB 24-060

On Friday, August 2, 2024, Public Works crews responded to a sinkhole that formed under the sidewalk of the creek crossing at 13402 88th Avenue. The initial investigation showed that the sinkhole formed over the corrugated metal pipe (CMP) that allows the creek to flow under 88th Avenue at that location. Further investigation revealed the CMP is failing. There are large holes in the pipes, and the bottom of the pipes are missing, which is causing water to erode the ground on the outside, contributing to the sinkholes.

The sink hole took one (1) full load of a one (1) ton dump truck to fill in, to make it safe so a pedestrian doesn't fall in and get hurt. Trying to patch the pipe would be

a very temporary solution, while replacement would be a permanent, albeit it costly, solution. The site has continued to settle and loses dirt and stone under the sidewalk with every rain event, and a permanent repair needs to be made.

ITB 24-060 88th Avenue Corrugated Metal Pipe Replacement, for the corrugated metal pipe (CMP) storm sewer replacement at 13402 88th Avenue, was published on BidNet Direct from August 20 through September 4, 2024. The details of the request are as follows: replacement of the CMP with either a box culvert or three (3) concrete pipes, replacement of the street inlets, and full restoration of the parkways and street before winter.

Through BidNet, twenty-five (25) entities viewed the solicitation, and two (2) vendors were sent a courtesy email. Eighteen (18) vendors downloaded at least one of the bid documents. Seven (7) bids were submitted for consideration. Bids were opened and evaluated for completeness by Public Works staff.

Bolder Construction, Inc., of Cary, IL

- Box Culvert - \$232,000.00
- Concrete Pipe- \$212,000.00

Performance Construction, of Plano, IL

- Box Culvert - No Bid
- Concrete Pipe- \$257,880.00

Swallow Construction Corp, of West Chicago, IL

- Box Culvert - \$359,900.00
- Concrete Pipe- \$294,950.00

Bisping Construction, of New Lenox, IL

- Box Culvert - \$462,000.00
- Concrete Pipe- \$311,289.00

Airys, Inc., of Joliet, IL

- Box Culvert - \$356,215.00
- Concrete Pipe - \$324,416.00

Everlast Blacktop. Inc., of Elgin, IL

- Box Culvert - \$594,000.00
- Concrete Pipe- \$514,000.00

Trine Construction, of St. Charles, IL

- Box Culvert - \$624,324.80
- Concrete Pipe- \$528,405.60

Pricing included the new piping material, stone, full restoration of the area, along with specialized equipment like a vactor truck, backhoe, trench boxes, and

support vehicles during replacement. Therefore, it is staff's recommendation to award Bolder Construction, Inc., of Cary, Illinois, the Corrugated Metal Pipe (CMP) Storm Sewer Replacement at 13402 88th Avenue project in the amount of \$212,000.00, plus a \$12,000.00 contingency. Contingency is being requested for possible utility conflicts or anything that comes up unexpectedly during the pipe replacement. References were checked for Bolder Construction, Inc.

The cost estimates were evaluated/compared for similar past work related to storm sewer main installation, and deemed fair and reasonable. Due to the time-sensitive nature of the repair, and to have the repairs accomplished as quickly as possible, Public Works Staff will assist in the repair to help keep costs as low as possible.

Trustee Katsenes had a question. (refer to audio)

Director of Public Work Joel Van Essen responded to Trustee Katsenes. (refer to audio)

I move to accept the bid from Bolder Construction, Inc., of Cary, IL, for ITB 24-060 88th Avenue Corrugated Metal Pipe Replacement in the amount of \$212,000.00 plus a \$12,000.00 contingency, for a total of \$224,000.00;

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.

A motion was made by Trustee Riordan, 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

DEVELOPMENT SERVICES

2024-0703 Joint Marketing Intra-Office Agreement - Centennial Crossings

The Village has been actively engaged in discussions with the current property owner and their representatives from SVN regarding the future of the property located along I-80, west of Wolf Road. As part of these efforts, the Village is pursuing a joint marketing agreement, enabling the broker to promote the site to

prospective buyers. This collaboration would underscore the Village's commitment to advancing development opportunities, particularly for a data center user. Attached is the intra-office agreement outlining the co-marketing plan for the Centennial Crossings site.

Property Information:

Address: 102600 187th Street Mokena, IL 60448 AND 18258 Imperial Lane Orland Park, IL 60467

Commonly Known as: Centennial Crossings

P.I.N.s: 15-08-01-106-007-0000; 19-09-06-100-011-0000; 16-05-36-400-018-0000; 15-08-01-200-008-0000

President Pekau had comments. (refer to audio)

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

President Pekau had comments. (refer to audio).

Trustee Riordan had comments. (refer to audio)

President Pekau responded to Trustee Riordan's comments. (refer to audio)

Trustee Kampas made a motion to amend the address to 12600 187th Street. It was seconded by Trustee Milani. All were in favor. (refer to audio)

I move to approve an Intra Office Agreement for 12600 187th Street in Mokena 60448 and 18258 Imperial Lane in Orland Park otherwise known as Centennial Crossings;

AND

Authorize the Village Manager to execute said agreement, 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

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

Marybeth Griffin addressed the Board regarding Schussler Park. (refer to audio)

President Pekau had comments. (refer to audio)

BOARD COMMENTS

Trustees Riordan, Healy, Katsenes, Radaszewski, Milani, Kampas and President Pekau

EXECUTIVE SESSION

I move to recess to a Closed Executive Session for the purpose of discussion of a) discussion of the minutes of closed meetings; b) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent; c)) the purchase or lease of real property for the use of the village.

A motion was made by Trustee Kampas, 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

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

Purpose of the Executive Session was for the discussion of a) discussion of the minutes of closed meetings; b) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent; c) the purchase or lease of real property for the use of the village.

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

ADJOURNMENT: 8:05 P.M.

A motion was made by Trustee Kampas, seconded by Trustee Riordan, that this matter be ADJOURNED. 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

2024-0743 Audio Recording for September 16, 2024, Board of Trustees Meeting

NO ACTION

/AS

APPROVED: October 7, 2024

Respectfully Submitted,

/s/ Brian L. Gaspardo

Brian L. Gaspardo, Village Clerk