

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, April 5, 2021

6:00 PM

Village Hall

Committee of the Whole

Village President Keith Pekau

Village Clerk John C. Mehalek

*Trustees, Kathleen M. Fenton, James V. Dodge, Jr., Daniel T. Calandriello,
William R. Healy, Cynthia Nelson Katsenes, and Michael R. Milani*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:00 P.M.

Present: 7 - President Pekau; Trustee Fenton; Trustee Dodge; Trustee Calandriello; Trustee Healy; Trustee Nelson Katsenes and Trustee Milani

APPROVAL OF MINUTES**2021-0232 Approval of the March 15, 2021, Committee of the Whole Minutes**

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of March 15, 2021.

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

Aye: 7 - President Pekau, Trustee Fenton, Trustee Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, and Trustee Milani

Nay: 0

ITEMS FOR SEPARATE ACTION**2021-0162 IL Route 43 (Harlem Avenue) Street Lighting Bid Award**

An invitation to bid for repairs of the Harlem Avenue street lighting system was hosted on Bidnetdirect.com from February 23, 2021, to March 2, 2021. The bid requested unit pricing to be submitted for twenty-two (22) contract items which included upgrading the street lights to LED. Seven (7) organizations, five (5) local to IL and two (2) out of state, downloaded the bid documents. Two (2) bids were formally submitted to the Village Clerk's Office and opened on March 2, 2021, at 11:00 a.m. A third bid was dropped off shortly before noon but was not able to be accepted or opened due to its tardiness.

The Village received unit price bids from The Edward Electric Company of Orland Park, IL and John Burns Construction of Orland Park, Illinois. The unit pricing bids by Edward Electric and John Burns are shown in the attached Bid Tab. Edward Electric, the low bidder, has performed various electrical work and repairs for the Village in the past with good results. Based on its bid pricing, it is staff's recommendation to accept the bid from The Edward Electric Company.

This agenda item is being considered by the Committee of the Whole and the Village Board of Trustees on the same night.

Mayor Pekau made a comment. (refer to audio)

I move to recommend accepting the bid for ITB 21-016 IL Route 43 (Harlem Avenue) Street Lighting to The Edward Electric Company of Orland Park, Illinois in the amount \$542,676.30 plus \$37,323.70 contingency for a total not to exceed

amount of \$580,000.00.

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

Aye: 7 - President Pekau, Trustee Fenton, Trustee Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, and Trustee Milani

Nay: 0

2020-0336 Chick-Fil-A Drive-Through Expansion and Building Addition - Development Petition for a Special Use Permit Amendment with Modifications, Variance, Site Plan, Elevations, and Landscape Plan

QUICKFACTS

Project

Chick-Fil-A Drive-Through Expansion and Building Addition - Development Petition for a Special Use Permit Amendment with Modifications, Variance, Site Plan, Elevations, and Landscape Plan
2020-0336

Petitioner

Randy Kimoto - Chick-Fil-A Corporation
Allan Wiley - GBC Design, Inc.

Purpose

The petitioner proposes to expand the existing single lane drive-through to a double lane drive-through, install new drive-through facility accessories, and construct an 85 square foot building addition at the southeast corner of the building of the existing Chick-Fil-A restaurant located at 15605 South LaGrange Road.

Requested Actions: Site Plan, Landscape Plan, Elevations, Special Use Permit Amendment with Modifications, and Variance

Address: 15605 South LaGrange Road

P.I.N.(s): 27-15-302-037-0000

Parcel Size: 1.26 Acres (54,886 Square Feet)

Comprehensive Plan Planning District & Designation: Regional Core Planning District with Regional Mixed Use Designation

Existing Zoning: COR Mixed Use District

Existing Land Use: Restaurant with Drive-Through (Chick-Fil-A)

Proposed Land Use: Restaurant with Drive-Through (Chick-Fil-A)

Surrounding Land Uses & Zoning:

North: COR Mixed Use District - (across 156th Street) Restaurant (Bonefish Grill)
South: COR Mixed Use District - Multi-Tenant Commercial
East: COR Mixed Use District - (across 95th Avenue) Commercial Retail (Lowe's)
West: COR Mixed Use District - (across LaGrange Road) Restaurant (Chuy's and Miller's Pub)

BACKGROUND

The subject property, Lot 4 of the Lowe's subdivision, was originally developed as a Chick-Fil-A Restaurant, which remains at this property today. The Board of Trustees approved the development of a 4,195 square foot quick-serve restaurant with drive-through service on October 18, 2009, (Legistar File ID 2009-0344) via Ordinance No. 4512. Aside from minor exterior alterations that took place in 2014 (Legistar File ID 2014-0312), which included the replacement of existing wall sconces with different style light fixtures, construction of a new ground sign, and improved foundation plantings, there have not been any substantial changes to the property or building since the time of its construction.

PROJECT DESCRIPTION & CONTEXT

The petitioner intends to expand the existing single lane drive-through to a two (2) lane drive-through, install freestanding canopies above the drive-through on the north side of the property, install an attached canopy that extends from the buildings south elevation over the existing single lane drive-through, and construct an 85 square foot building addition at the southeast corner of the building. Additional alterations to the parking lot, pedestrian walkways, and landscaping are proposed as a result of the proposed site improvements.

The proposed change requires an amendment to the existing Special Use Permit (Ordinance No. 4512) to allow for the expansion of a single lane drive-through to a two (2) lane drive-through.

In addition to the required Special Use Permit Amendment, four (4) Special Use Permit Modifications and one (1) Variance is sought as part of the project. These requested Modifications and Variance are as follows:

Modifications:

- 1) Increase the number of drive-through lanes from one (1) single lane with a maximum width of fourteen (14) feet to two (2) lanes with a combined width of twenty-four (24) feet (Section 6-210.F.4).
- 2) Increase the allowable projection of the drive-through canopy into the side setback along the south side of the property from three (3) feet to eight (8) feet and nine (9) inches (Section 6-302.C.3).
- 3) Reduce the screening requirements for the proposed drive-through canopy located on the north side of the property to be partially screened from the adjacent public right-of-way (Section 6-302.K).
- 4) Eliminate landscaping requirements around the base of one (1) of the

proposed drive-through menu boards, located under the drive-through canopy at the north side of the property (Section 6-302.K).

Variance:

1) Reduce the side yard setback along the south property line from the previously approved variance of twelve (12) feet to as little as eleven (11) feet and two (2) inches (Section 6-210.F.2).

With the exception of the requested Special Use Permit Modifications and Variance, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

SITE PLAN

The proposed site plan includes a 4,280 square foot restaurant (Chick-Fil-A), a two (2) lane drive-through facility as an extension of the existing single lane drive-through facility located along the north property line of the subject property, an eighty-five (85) square foot building addition at the southeast corner of the restaurant, drive-through facility canopies above a portion of the north drive-through lanes as well as the south drive-through lane, and alterations to the parking lot and landscaping as a result of the above changes.

The proposed changes to the site result in the removal of sixteen (16) parking spaces and the ability for twenty-four (24) vehicle stacking spaces within the expanded drive-through facility. Overall, a total of forty-seven (47) parking spaces will be provided on site which is slightly more than the required amount of forty-three (43) parking spaces.

Roughly 1,487 square feet of permeable pavers are to be installed in the drive-aisle south of the north drive-through facility. Overall, lot coverage on site will be reduced from 76.46% to 75.45%.

Aside from the Variance being requested for the south setback, which is an existing condition, all setbacks, drive-aisle widths, and other bulk regulations are compliant with the Land Development Code.

PLAN COMMISSION DISCUSSION - MARCH 16, 2021

A public hearing was held before the Plan Commission on March 16, 2021. The issues discussed at the public hearing are summarized below:

1. Traffic Congestion. Business owners of the adjacent commercial retail strip center, south of the Chick-Fil-A property, expressed concerns and frustration regarding traffic congestion that occurs at the shared access point. Mac Shimmon, owner and operator of Jersey Mike's, noted that at times traffic can back up beyond the constraints of the site, leading to congestion on 156th Street (Village owned right-of-way) and LaGrange Road (IDOT jurisdiction). Ayas Abuhasna (owner of Smoothie King), Mohammed Abuosba (owner of Capone's

Smoke Shop), and Nick Pajovic (Manager and agent of the center) agreed with Mr. Shimmon's concerns. Traffic congestion leads to the inability of customers to access their desired business as well as the inability of employees to arrive to work.

Allan Wiley, of GBC Design serving as the project manager of the project, stated that the intent of the project is to funnel as much of the Chick-Fil-A traffic onto its site by expanding the ability to stack more vehicles. Stephen Sewell, Project Manager for Palmer Engineering which conducted the Traffic Study, stated that data was taken from the site to determine the volume of traffic as well as data from another Chick-Fil-A site that has previously introduced similar improvements to the operations (kitchen expansion, expanded drive-through facility, employee cockpit staging area). The improvements resulted in a decrease of ten (10) stacking vehicles (five (5) per lane) as a result of increased operational efficiency. Per the data collected, and as simulated and analyzed in the Traffic Study, the peak volume of vehicles at any time will decrease by ten (10) vehicles while simultaneously allowing for an increased number of stacking vehicles away from the access point. Chairman Parisi asked Stephen Sewell if he believes that the project, as proposed, would result in mitigation of traffic congestion. Stephen Sewell stated that he believes the methodology was sound and that he believes 100% that there will be a positive outcome from the site improvements.

Concern was expressed by Mac Shimmon about the ability of the proposed drive-through facility to accommodate the amount of traffic as the proposed facility will consist of two (2) lanes. Currently, there are three (3) temporary lanes on site that have not been able to contain the vehicular stacking without adverse consequences to the surrounding area.

Commissioner Paul asked Kevin Skarin, operator of Chick-Fil-A, when the use of three (3) temporary lanes began. Mr. Skarin stated that they began using the temporary lanes in the summer of 2020 when drive-through traffic was increasing as a result of indoor dining restrictions. Mr. Skarin believes that once the indoor dining restrictions are lifted, the amount of drive-through traffic should decrease and therefore the two (2) lane drive-through facility is expected to accommodate traffic.

Commissioner Paul asked Mr. Skarin if he believes the improvements to Chick-Fil-A will have the desired impacts of reducing the peak amount of traffic. Mr. Skarin believes that they will.

Commissioner Sanchez believes that this is an overall improvement and should continue to be monitored.

Commissioner Zaatari states that the Traffic Study is best-practices, and therefore the findings are acceptable.

2. Overflow Parking. Mac Shimmon also expressed concern regarding the decrease in parking spaces on the Chick-Fil-A site and how that will impact the parking lot to the south which is already utilized by Chick-Fil-A customers. Despite the reduction in parking spaces on the Chick-Fil-A site, the proposed site plan still provides an amount above the required total.

3. Garbage. The business owners and manager of the commercial center expressed frustration with Chick-Fil-A garbage being present throughout their site as well as the possibility that Chick-Fil-A uses their dumpster. According to the adjacent tenants and landowner agent, customers of Chick-Fil-A will park on the south property's parking lot, consume their food, and throw the garbage out of their cars and onto the parking lot.

Commissioner Sanchez suggests that the south property consider the placement of more trash bins.

4. Additional Access Request. Mac Shimmon (Jersey Mike's) and Nick Pajovic (manager and agent), with support from Iyas Abuhasna (Smoothie King) and Mohammed Abuosba (Capone's Smoke Shop), asked about the possibility of creating an additional access point to the site to mitigate traffic congestion at the shared access.

Commissioner Paul asked Village staff about the ability to create an additional access to the site. Sean Marquez, Village Engineer, stated that there are challenges to the creation of another access because of grade changes, proximity to intersections, and proximity to the other access points throughout the Lowe's Planned Development. The traffic will need to be monitored as dining restrictions are lifted and once the proposed project is completed to see how the traffic reacts to the site and operational improvements. Chairman Parisi, Commissioner Sanchez, Commissioner Zaatar, Commissioner Paul, and Vice-Chairman Schussler agreed with this statement.

Vice-Chairman Schussler asked Kevin Skarin if Chick-Fil-A would be open to consideration for contributions to the construction of an additional access on site. Mr. Skarin stated that he is the franchisee and not the property owner. Vice-Chairman Schussler asked if the Chick-Fil-A Corporation would be willing to discuss the possibility. John Romanello of Chick-Fil-A Corporate stated that the corporation is willing to entertain that discussion and bring the relevant parties together to seek an agreeable arrangement. No decision can be made at the current time without further discussions and input from all involved parties.

Vice-Chairman Schussler stated that he believes Chick-Fil-A is maximizing its site and the project is progress in the right direction. However, if issues continue to arise, then the Village will need to be more involved with greater consequences.

5. Drive-Through Canopy. Commissioner Zaatar stated concerns regarding the

heaters and fans attached to the canopies as, per the elevations, they appear to be unsightly. Kyle Quinn, Village Planner, stated that accessories to the drive-through facilities do not cover such items, and therefore there are no regulations regarding their appearance. However, alternatives can be explored. Commissioner Zaatar also stated that he has concerns about the customization of the site for Chick-Fil-A to the point that reoccupation of the site by another commercial user may be difficult. Kevin Skarin stated that Chick-Fil-A is investing in the property because it intends to stay on the site for the foreseeable future, and these improvements allow it to continue to operate and occupy the site.

6. Policing Request. Nick Pajovic asked about the possibility of having police enforcement on site for traffic congestion and other issues raised. Vice-Chairman Schussler stated that the Village has limited ability to police the property unless the property enters into an agreement with the Village. Further, Mr. Schussler stated that some actions can be taken such as “No Parking” signs, and should Chick-Fil-A customers’ park on the adjacent site then the vehicles can be towed from the property. Chick-Fil-A should take greater responsibility in regulating where its customers go. However, this is not a matter that is before the Plan Commission.

Overall, the Plan Commission agrees that its role at the present time is to review the plan and because it is an improvement to the site, and it supports the matter in front of them.

PLAN COMMISSION MOTION - MARCH 16, 2021

On March 16, 2021, the Plan Commission moved by a vote of 5-0 to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated March 16, 2021.

It also moved, by a vote of 5-0, to recommend to the Village Board approval of the Preliminary Site Plan titled, “Site Plan,” Sheet C-200, prepared by GBC Design, Inc., dated May 1, 2020 and last revised January 27, 2021, and the detailed site plan titled, “Site Plan Detail”, Sheet C-210, prepared by GBC Design, Inc., dated May 1, 2020, and last revised January 27, 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.

It also moved, by a vote of 5-0, to recommend to the Village Board approval of the

Preliminary Landscape Plan titled "Landscape Plan", Sheet L-100, prepared by Manley Land Design, dated March 10, 2020, and revised March 3, 2021, 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. Provide cash-in-lieu for tree mitigation or for any required trees or plan material that is unable to be provided on site as a result of existing restrictions, in accordance with Section 6-305.F. The petitioner shall pay the final cash-in-lieu amount to the Village prior to the issuance of any building permit.

It also moved, by a vote of 5-0, to recommend to the Village Board approval of the Elevations titled "Exterior Elevations," on Sheets A-2.1 and A-2.2, prepared by Chipman Design Architecture Inc., dated September 24, 2020, as well as Exhibit A showing the conceptual canopy temporary wind screens, 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. Submit an Appearance Review and Building Permit to Development Services Department for separate review of the conceptual wind screen for the drive-through canopy.

It also moved, by a vote of 5-0, to recommend to the Village Board approval of a Special Use Permit Amendment to the Special Use Permit (Ordinance No. 4512) for Chick-Fil-A located at 15605 South LaGrange Road to allow for the expansion of the existing drive-through facility and one (1) building addition in the COR Mixed Use District, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use Permit include:

1. Increase the number of drive-through lanes from one (1) single lane with a maximum width of fourteen (14) feet to two (2) lanes with a combined width of twenty-four (24) feet (Section 6-210.F.4).
2. Increase the allowable projection of the drive-through canopy into the side setback along the south side of the property from three (3) feet to eight (8) feet and nine (9) inches (Section 6-302.C.3).
3. Reduce the screening requirements for the proposed drive-through canopy located on the north side of the property to be partially screened from the adjacent public right-of-way (Section 6-302.K).
4. Eliminate landscaping requirements around the base of the proposed second lane drive-through menu board, located under the drive-through canopy at the north side of the property (Section 6-302.K).

It also moved, by a vote of 5-0, to recommend to the Village Board approval of the following Variance:

1. Reduce the side yard setback along the south property line from the previously approved variance of twelve (12) feet to as little as eleven (11) feet and two (2) inches (Section 6-210.F.2).

This case is now before the Committee of the Whole for recommendation to the Village Board of Trustees.

Mayor Pekau made a comment. (refer to audio)

Director of Development Services Ed Lelo presented the item. (refer to audio)

Trustee Milani asked questions and made a comment. (refer to audio)

Director Lelo made a comment. (refer to audio)

Trustee Dodge made a comment. (refer to audio)

Trustee Fenton made a comment and asked a question. (refer to audio)

Director Lelo made comments. (refer to audio)

Trustee Fenton made a comment. (refer to audio)

I move to recommend to the Village Board of Trustees approval of a Site Plan, Landscape Plan, Elevations, Special Use Permit Amendment with Modifications, and Variance for the Chick-Fil-A Drive-Through Expansion and Building Addition located at 15605 South LaGrange Road, as recommended at the March 16, 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 recommend to the Village Board of Trustees approval of the Preliminary Site Plan titled "Site Plan," Sheet C-200, prepared by GBC Design, Inc., dated May 1, 2020 and last revised January 27, 2021, and the detailed site plan titled "Site Plan Detail", Sheet C-210, prepared by GBC Design, Inc., dated May 1, 2020 and last revised January 27, 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 recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan titled "Landscape Plan", Sheet L-100, prepared by Manley Land Design, dated March 10, 2020 and revised March 3, 2021, 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. Provide cash-in-lieu for tree mitigation or for any required trees or plan material that is unable to be provided on site as a result of existing restrictions, in accordance with Section 6-305.F. The petitioner shall pay the final cash-in-lieu amount to the Village prior to the issuance of any building permit.

And

I move to recommend to the Village Board of Trustees approval of the Elevations titled "Exterior Elevations," on Sheets A-2.1 and A-2.2, prepared by Chipman Design Architecture Inc., dated September 24, 2020, as well as Exhibit A showing the conceptual canopy temporary wind screens, 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. Submit an Appearance Review and Building Permit to Development Services Department for separate review of the conceptual wind screen for the drive-through canopy.

And

I move to recommend to the Village Board of Trustees approval of the Special Use Permit Amendment to the Special Use Permit (Ordinance No. 4512) for Chick-Fil-A located at 15605 South LaGrange Road to allow for the expansion of the existing drive-through facility and one (1) building addition in the COR Mixed Use District, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use Permit include:

1. Increase the number of drive-through lanes from one (1) single lane with a maximum width of fourteen (14) feet to two (2) lanes with a combined width of twenty-four (24) feet (Section 6-210.F.4).
2. Increase the allowable projection of the drive-through canopy into the side

setback along the south side of the property from three (3) feet to eight (8) feet and nine (9) inches (Section 6-302.C.3).

3. Reduce the screening requirements for the proposed drive-through canopy located on the north side of the property to be partially screened from the adjacent public right-of-way (Section 6-302.K).

4. Eliminate landscaping requirements around the base of the proposed second lane drive-through menu board, located under the drive-through canopy at the north side of the property (Section 6-302.K).

And

I move to recommend to the Village Board of Trustees approval of the Variance to reduce the side yard setback along the south property line from the previously approved variance of twelve (12) feet to as little as eleven (11) feet and two (2) inches (Section 6-210.F.2).

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

Aye: 7 - President Pekau, Trustee Fenton, Trustee Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, and Trustee Milani

Nay: 0

2021-0108 2021 Neighborhood Road Improvement Program - Bid Award

The 2021 Road Improvement Program includes the maintenance and reconstruction of various roadways/streets throughout the Village. This project is bid annually, based primarily on recommendations from the Village's pavement management consultant, Applied Research Associates (ARA), of Champaign, Illinois.

For FY2021, streets scheduled for resurfacing and reconstruction are found in the following neighborhoods: Crystal Creek, Highland Brook, Long Run Creek (those streets south of actual creek), Somerglen and Somerglen South, Veritas, Fairway Utility Improvements Stage 4 (final stage), 163rd Street (LaGrange Road to 94th Avenue), Shenandoah Meadows, Orland Apartments with Silver Lake Villas, Golfview West, Golfview South, Shenandoah South, Nottingham Woods, Deer Point Estates Unit 1, Catalina Courts (Hollyhock, Heather and Catalina south of Wheeler Drive) and Eagle Ridge Multi Family with Stoneridge Drive. In addition to pavement-related work, tree trimming, the repair and/or replacement of hazardous sidewalks, failed curbs and deteriorated storm sewer structures will be performed on an as-identified basis. In all of the above project areas, all non-compliant sidewalks, most notably at street crossings, will be upgraded to current ADA standards.

To initiate the 2021 Neighborhood Road Improvement Program, invitation to bid

(ITB) 21-018 "2021 Neighborhood Road Improvement Program" was published on the BidNet Direct website from March 9th through March 25th, 2021.

BidNet Direct Data:

- Twenty three (23) vendors downloaded at least one of the proposal documents.
- Fifteen (15) vendors downloaded all documents.
- Five (5) bids were submitted in writing for consideration.

Bids were received from five (5) qualified contractors: M&J Asphalt Paving Company, Inc. of Cicero, Illinois; D Construction of Coal City, Illinois; P.T. Ferro Construction of Joliet, Illinois; Austin Tyler Construction of Elwood, Illinois; and Lindahl Brothers, Inc. of Bensenville, Illinois. The sealed bids were opened publicly by the Clerk's Office at 11:00 am on Thursday March 25th, 2021. See Exhibit A for lump sum amounts and bid responsiveness check sheet for all five (5) bidders.

Austin Tyler Construction of Elwood, Illinois was identified as the lowest responsible bidder for the 2021 Neighborhood Road Improvement Program with a submitted total project cost of \$6,396,516.85. See Exhibit B for all bid proposals. This amount bid by Austin Tyler Construction is below the engineer's estimate of \$7,049,283.75.

A contingency of roughly two (2) percent or \$120,000.00 would be set aside for unforeseen conditions.

I move to recommend awarding ITB 21-018 2021 Neighborhood Road Improvement Program to Austin Tyler Construction of Elwood, Illinois in the amount \$6,396,516.85 plus \$120,000.00 contingency for a total not to exceed amount of \$6,516,516.85.

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

Aye: 7 - President Pekau, Trustee Fenton, Trustee Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, and Trustee Milani

Nay: 0

ADJOURNMENT: 6:10 PM

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

Aye: 7 - President Pekau, Trustee Fenton, Trustee Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, and Trustee Milani

Nay: 0

2021-0275 Audio Recording for the April 5, 2021, Committee of the Whole Meeting

NO ACTION

/LI

APPROVED: April 19, 2021

Respectfully Submitted,

/s/ John C. Mehalek

John C. Mehalek, Village Clerk