

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, August 17, 2020

7:00 PM

Village Hall

Board of Trustees

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 7:00 P.M.

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

VILLAGE CLERK'S OFFICE**2020-0571 Approval of the August 3, 2020 Regular Meeting Minutes**

The Minutes of the Regular Meeting of August 3, 2020 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.

President Pekau made a change to page 10, paragraph 3, to change the word "differ" to "defer". (refer to audio file)

I move to approve the minutes of the Board of Trustees Meeting of August 3, 2020.

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

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

Nay: 0

2020-0565 Saint Michael's Church - Raffle License

St. Michael's is requesting a license to sell raffle tickets as part of their St. Michael's Fall Fest beginning Tuesday, August 18, 2020, through Friday, September 18, 2020. The raffle drawing will be held on Saturday, September 19, 2020, at 5:00 PM.

I move to approve issuing a raffle license to St. Michael's Church to sell raffle tickets during their St. Michael's Fall Fest beginning Tuesday, August 18, 2020, through Friday, September 18, 2020.

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

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

Nay: 0

ACCOUNTS PAYABLE

2020-0539 Accounts Payable from August 4, 2020, - August 17, 2020 - 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 August 4, 2020, - August 17, 2020, in the amount of \$4,475,649.67

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

Aye: 6 - Trustee Fenton, Trustee Dodge, Trustee Calandriello, Trustee Nelson Katsenes, Trustee Milani, and Village President Pekau

Nay: 0

Abstain: 1 - Trustee Healy

CONSENT AGENDA

Passed the Consent Agenda

A motion was made by Trustee Nelson Katsenes, seconded by Trustee Milani, 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 Fenton, Trustee Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Village President Pekau

Nay: 0

2020-0538 Payroll for August 7, 2020 - 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 7, 2020, in the amount of \$1,258,996.39

This matter was APPROVED on the Consent Agenda.

2020-0562 2020 Sanitary Sewer Manhole Rehabilitation - Bid Award and Professional Engineering Construction Oversight Services - Proposal

The Metropolitan Water Reclamation District of Greater Chicago (MWRD) governs the Village's sanitary sewer system. MWRD requires sanitary sewer systems that discharge into MWRD facilities to implement measures to reduce excessive Infiltration and Inflow (I&I) from entering the system.

In 2015, the Village selected RJN Group, Inc., of Joliet, Illinois (RJN Group) as the Comprehensive Sanitary Sewer Evaluation Consultant to provide assistance in developing and implementing a Village-wide comprehensive sanitary sewer evaluation & repair program in order to meet MWRD requirements for the Inflow and Infiltration Control Program (IICP).

In 2016, RJN Group conducted comprehensive flow monitoring for the Village sanitary sewer system. Based on those results, three sewer basin areas came up as the highest priority. One of these basins was identified as the Short-Term High Priority Area and was submitted to the MWRD for the IICP. Through several testing and inspection programs over the past years, RJN and staff have identified "high priority" defects requiring rehabilitation or repair. RJN Group assisted Village staff with the development of a list of recommended repairs to begin a multi-year sanitary sewer system rehabilitation to meet MWRD compliance.

An Invitation to Bid for the 2020 Sanitary Sewer Manhole Rehabilitation Program work was published on BidNet Direct from July 13th through July 27th, 2020. The details of the request are as follows: seal and adjust 108 manhole frames, replace 13 covers and frames, install 1 internal chimney seals, install 32 grout wall joints, grout the bottom 18" on 12 structures, and 1 Curtain Grout Manhole.

Through BidNet, 131 entities were notified of the solicitation. Five (5) vendors were sent a courtesy email. There were 19 vendors that downloaded all of the bid documents. Five (5) bids were submitted for consideration. Bids were opened publicly and evaluated for completeness by the Clerk's Office at 11:00 a.m. on Thursday, July 27, 2020 (see Bid Tabulation sheets attached).

Village staff and RJN Group reviewed the bid submittals. Upon completion of the reference check, Village staff and RJN Group are recommending Michel's Corporation, of Brownsville, Wisconsin, who was also determined to be the lowest priced bidder, be awarded the 2020 Sanitary Manhole Rehabilitation Project in an amount of \$319,720.00, plus a \$30,000.00 contingency for a total cost of \$349,733.00. RJN Group as well as many other Villages, have had positive experiences working with Michel's Corporation on sanitary manhole rehabilitation projects.

In addition, to ensure the work is completed according to contract specification, RJN Group has submitted a proposal for Professional Engineering Services - 2020 Manhole Rehabilitation Construction Oversight Services with a scope of to include contractor oversight and contract management (see attached proposal) in an amount of \$35,750.00. A contingency of \$10,000 is being requested for a total cost of \$45,750.00.

I move to approve accepting the bid for the 2020 Sanitary Manhole Rehabilitation Project from Michel's Corporation, of Brownsville, Wisconsin for an amount not to

exceed \$349,733.00 (\$319,720.00 plus \$30,000.00 contingency).

And,

To allow the Village Manager to approve change orders not to exceed the contingency amount of \$30,000.00;

And,

Approve accepting the proposal from RJN Group, Inc., of Joliet, Illinois for Professional Engineering - 2020 Sanitary Manhole Rehabilitation Project Construction Oversight Services in an amount not to exceed \$45,750.00 (\$35,750.00 plus \$10,000.00 contingency).

And,

To allow the Village Manager to approve change orders not to exceed the contingency amount of \$10,000.00.

This matter was APPROVED on the Consent Agenda.

2020-0570 Request For Proposals #20-021 Network and Telecommunications Infrastructure (Consent)

The Village issued a Request For Proposals June 26, 2020, for vendors to design and replace the network structured cabling infrastructure (NSCI), the network communications infrastructure (NCI), and telecommunications system infrastructure (TSI) at ten (10) Village facilities. This RFP was structured as three projects NSCI, NCI, and TSI so that vendors could submit proposals for any one of the three projects or all three projects. Sixteen (16) people, twelve (12) vendors attended the mandatory pre-proposal conference and facility tour July 8, 2020, which enabled vendors to familiarize themselves with the unique characteristics of Village facilities. The deadline for vendor proposals was initially set for July 24, 2020, but was extended an extra five days to July 30 to allow vendors extra time to prepare and submit their proposals.

Mindsight, a current Village Vendor from Downers Grove, Illinois was the only vendor to submit proposals for the NCI and TSI projects. Advanced Data Technologies, from Naperville, Illinois, a vendor formerly used by the Village, was the only vendor to submit a proposal for the NSCI project. If the Village was to award this RFP to these two vendors the total cost incurred by the Village would be \$1,565,770.02. Village staff spoke with vendors who did not submit proposals and met with Mindsight and Advanced Data Technologies to review their proposals in detail. After evaluating the information received from these vendor meetings, staff recommends the Village reject all the vendor proposals received in response to this RFP and reissue an RFP, separating each of the three projects. Staff believes with some tweaking of the requirements for each project, and by

issuing them as separate RFPs, the Village will encourage more vendors to submit proposals, increasing competitiveness and thereby reducing total cost.

I move to approve rejecting all vendor proposals received in response to RFP #20-021 Network and Telecommunications Infrastructure.

This matter was APPROVED on the Consent Agenda.

2020-0567 Landscape Maintenance Contract Amendment - Public Works (reference item #2018-0809)

Public Works staff solicited a proposal from the Village's landscape maintenance contractor, Christy Webber Landscapes, for the addition of the Public Works grounds and the all fifty-five (55) Village playground sites to the current landscape maintenance contract. Christy Webber has performed at a high level, providing a quality product in the landscape maintenance of the Median/ROW, Metra Stations and all other Village facilities. The scope of work for the Public Works facility mirrors the current level of services that are performed on all other Village-owned properties and also includes monthly maintenance of the hill associated with the Police Department's firing range. The contracting of these services has increased not only the aesthetic of Village properties but has enhanced the Public Works Department ability to focus on core functions.

It should be noted that the Village's contract with Christy Webber is set to expire at the end of 2020. However, the contract includes the option to extend maintenance services for an additional two (2) years with Board approval for an amount not to exceed the originally proposed rates. A request to extend this contract may be presented to the Village Board for approval later this Fall.

I move to approve a contract amendment with the Village's current landscape maintenance contractor, Christy Webber Landscapes, in the annual amount not to exceed \$14,501.18;

And,

I move to approve a transfer of funds from account 283-4003-443500 to account 010-1900-443500 to cover the cost addition to the landscape maintenance contract.

This matter was APPROVED on the Consent Agenda.

2020-0558 Orland Ridge - Authorizing Amended Development Agreement - Ordinance

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 to the Land Development Code for Orland Ridge. The 57.72- acre 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. The subject property is generally located at the northeast corner of 171st Street and LaGrange Road (16727-16801 S. La Grange Road).

On April 15, 2019, the Village Board of Trustees approved the rezoning of the 57.72-acre property from E-1 Estate Residential Zoning District to the COR Mixed Use Zoning District. The motion to approve the rezoning for Orland Ridge was inadvertently left out of the recommended motion at the original public hearing at Plan Commission on February 19, 2019, or at the Development Services, Planning, and Engineering Committee meeting on March 18, 2019. As a result, the motion for rezoning was taken separately back to the Plan Commission and Board of Trustees for approval.

On April 6, 2020, the Village Board approved an amendment to the previously approved Site Plan, Landscape Plan, and Special Use Permits with Modifications for Orland Ridge. The changes include alterations to the detention pond and to the adjacent cul-de-sac located at the northeast corner of the property as a result of final engineering, and changes to the previously approved public art component of the project. Two new Modifications to the Land Development Code were approved, including an increase to the side slope of the pond located at the northeast corner of the subject property from a 4:1 slope to a 3:1 slope as well as to allow for a private street located at the northeast corner of the subject property to be constructed without a cul-de-sac terminus and turn around, and for a reduction to the cul-de-sac standards stated in Table 6-405 (A)(2). There were no additional changes to the previously approved street layout, building setbacks, number of proposed lots, parks space and amenities, building elevations, or the number, size, type and location of residential units.

On April 6, 2020, the Village Board approved the Development Agreement and Ordinance Authorizing the Development Agreement (Ordinance No. 5502).

On August 3, 2020, the Village Board approved that the Orland Ridge developer name be changed from S.R. Jacobson to OPR Home LLC. The property was purchased by OPR Home LLC and therefore all S.R. Jacobson obligations for Orland Ridge have been assigned to OPR Home LLC. OPR Home LLC shall be the party responsible for the Development Agreement and Special Service Area obligations as both the owner and developer.

The revised Development Agreement with the developer name change, which sets forth terms and conditions for the development of Orland Ridge proposed located at 16727-16801 S. La Grange Road as well as the Ordinance Authorizing the Development Agreement, is attached for review.

I move to pass Ordinance Number 5537, entitled: ORDINANCE AUTHORIZING

DEVELOPMENT AGREEMENT - (ORLAND RIDGE 16727-16801 S. LAGRANGE ROAD).

This matter was APPROVED on the Consent Agenda.

2020-0575 Orland Ridge - Rezoning Ordinance

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 to the Land Development Code for Orland Ridge. The 57.72- acre 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. The subject property is generally located at the northeast corner of 171st Street and LaGrange Road (16727-16801 S. La Grange Road).

On April 15, 2019, the Village Board of Trustees approved the rezoning of the 57.72-acre property from E-1 Estate Residential Zoning District to the COR Mixed Use Zoning District. The motion to approve the rezoning for Orland Ridge was inadvertently left out of the recommended motion at the original public hearing at Plan Commission on February 19, 2019, or at the Development Services, Planning, and Engineering Committee meeting on March 18, 2019. As a result, the motion for rezoning was taken separately back to the Plan Commission and Board of Trustees for approval.

On April 6, 2020, the Village Board approved an amendment to the previously approved Site Plan, Landscape Plan, and Special Use Permits with Modifications for Orland Ridge. The changes include alterations to the detention pond and to the adjacent cul-de-sac located at the northeast corner of the property as a result of final engineering, and changes to the previously approved public art component of the project. Two new Modifications to the Land Development Code were approved, including an increase to the side slope of the pond located at the northeast corner of the subject property from a 4:1 slope to a 3:1 slope as well as to allow for a private street located at the northeast corner of the subject property to be constructed without a cul-de-sac terminus and turn around, and for a reduction to the cul-de-sac standards stated in Table 6-405 (A)(2). There were no additional changes to the previously approved street layout, building setbacks, number of proposed lots, parks space and amenities, building elevations, or the number, size, type and location of residential units.

On April 6, 2020, the Village Board approved the Development Agreement and Ordinance Authorizing the Development Agreement (Ordinance No. 5502).

On August 3, 2020, the Village Board approved that the Orland Ridge developer

name be changed from S.R. Jacobson to OPR Home LLC. The property was purchased by OPR Home LLC and therefore all S.R. Jacobson obligations for Orland Ridge have been assigned to OPR Home LLC. OPR Home LLC shall be the party responsible for the Development Agreement and Special Service Area obligations as both the owner and developer. On August 17, 2020, the revised Development Agreement with the developer name change, which sets forth terms and conditions for development of Orland Ridge as well as the Ordinance Authorizing the Development Agreement, was presented to the Village Board of Trustees for consideration and to authorize the execution of the finalized agreement.

I move to pass Ordinance Number 5538, entitled: ORDINANCE REZONING CERTAIN REAL ESTATE FROM E-1 ESTATE RESIDENTIAL DISTRICT TO COR MIXED USE (ORLAND RIDGE - 16727 TO 16801 S. LAGRANGE ROAD)

This matter was APPROVED on the Consent Agenda.

2020-0576 Orland Ridge - Special Use Permit Ordinance

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 to the Land Development Code for Orland Ridge. The 57.72- acre 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. The subject property is generally located at the northeast corner of 171st Street and LaGrange Road (16727-16801 S. La Grange Road).

On April 15, 2019, the Village Board of Trustees approved the rezoning of the 57.72-acre property from E-1 Estate Residential Zoning District to the COR Mixed Use Zoning District. The motion to approve the rezoning for Orland Ridge was inadvertently left out of the recommended motion at the original public hearing at Plan Commission on February 19, 2019, or at the Development Services, Planning, and Engineering Committee meeting on March 18, 2019. As a result, the motion for rezoning was taken separately back to the Plan Commission and Board of Trustees for approval.

On April 6, 2020, the Village Board approved an amendment to the previously approved Site Plan, Landscape Plan, and Special Use Permits with Modifications for Orland Ridge. The changes include alterations to the detention pond and to the adjacent cul-de-sac located at the northeast corner of the property as a result of final engineering, and changes to the previously approved public art component of the project. Two new Modifications to the Land Development Code were approved, including an increase to the side slope of the pond located at the

northeast corner of the subject property from a 4:1 slope to a 3:1 slope as well as to allow for a private street located at the northeast corner of the subject property to be constructed without a cul-de-sac terminus and turn around, and for a reduction to the cul-de-sac standards stated in Table 6-405 (A)(2). There were no additional changes to the previously approved street layout, building setbacks, number of proposed lots, parks space and amenities, building elevations, or the number, size, type and location of residential units.

On April 6, 2020, the Village Board approved the Development Agreement and Ordinance Authorizing the Development Agreement (Ordinance No. 5502).

On August 3, 2020, the Village Board approved that the Orland Ridge developer name be changed from S.R. Jacobson to OPR Home LLC. The property was purchased by OPR Home LLC and therefore all S.R. Jacobson obligations for Orland Ridge have been assigned to OPR Home LLC. OPR Home LLC shall be the party responsible for the Development Agreement and Special Service Area obligations as both the owner and developer. On August 17, 2020, the revised Development Agreement with the developer name change, which sets forth terms and conditions for development of Orland Ridge as well as the Ordinance Authorizing the Development Agreement, was presented to the Village Board of Trustees for consideration and to authorize the execution of the finalized agreement.

This is now before the Village Board for consideration of an ordinance for the Special Use Permit for a Planned Development for the subject property.

I move to pass Ordinance Number 5539, entitled: ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT WITH MODIFICATIONS (ORLAND RIDGE - 16727 TO 16801 S. LAGRANGE ROAD)

This matter was APPROVED on the Consent Agenda.

DEVELOPMENT SERVICES, PLANNING AND ENGINEERING

2020-0319 Orland Fire Protection District Maintenance Building - Development Petition for Site Plan, Elevations, Landscape Plan, Variances

The petitioner proposes to construct a 16,567 square foot building on a 1.1-acre site located at 10704 W. 163rd Place. The proposed building will primarily be used for the maintenance and repair of OFPD fire apparatus vehicles, including ambulances and fire trucks. As shown on the interior floor plan submitted by the petitioner, the building also includes a small conference room, office, locker rooms, lunch-room, and mezzanine storage area. No outdoor storage is proposed, all vehicle work will be performed indoors, and all vehicles are to be stored indoors.

The OFPD Training Facility is located within close proximity to the subject property at 10728 W. 163rd Place (approximately 160 feet to the west). The

OFPD is proposing to construct a new vehicle maintenance and repair building on the subject property to replace the old outdated vehicle maintenance building at their Training Facility site.

In the MFG Manufacturing District, Government Uses, Motor Vehicle Services, and Offices are considered permitted uses. The proposed use will be compatible with the MFG Manufacturing District, the surrounding existing land uses and zoning district, and the Comprehensive Plan designation for this area.

The petitioner seeks approval of Site Plan, Elevations, Landscape Plan, and Variances from the Land Development Code. The following Variances have been requested:

1. Reduce the required number of parking spaces from thirty-three (33) spaces to eleven (11) spaces (Section 6-306.B)
2. Allow for a parking lot to be located between the building façade and the street (163rd Place) (Section 6-208.F.4)

With the exception of the requested variances, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

President Pekau and Trustee Dodge had questions. (refer to audio file)

Director of Development Services Ed Lelo responded to their questions. (refer to audio file)

I move to approve the Site Plan, Landscape Plan, Elevations, and Variances for the Orland Fire Protection District Maintenance Building located at 10704 W. 163rd Place, as recommended at the August 4, 2020, 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", prepared by Knight E/A, Inc., Sheet C-1.0, dated and last revised July 10, 2020, 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 3-608.J.
3. Submit a sign permit application to the Development Services Department for a separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. The photometric plan shall comply with all lighting requirements per Section 6-315.

5. The proposed use (Motor Vehicle Services) shall meet Village Code requirements, including Title 6 Chapter 2 Nuisances and Title 6 Chapter 4 Noise Control, and the conditions listed in Section 2-102 of the Land Development Code.
6. The required detention pond stormwater volume shall be provided off-site on the property identified as PIN 27-20-207-007-0000 and owned by the Orland Fire Protection District. Alternatively, if stormwater detention cannot be provided off-site, the plans shall be revised to provide the required stormwater detention on-site. Any substantial changes to the approved plans shall be brought back for consideration to the Plan Commission and Board of Trustees, in accordance with Section 5-101.

And

I move to approve the Elevations titled "Elevations", Sheets A-2.0 and A-2.1, and the "Exterior Material Color Exhibit", prepared by Knight E/A, Inc., dated and last revised July 10, 2020, subject to the following conditions:

1. Meet all final engineering and building code requirements.
2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
3. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the code requirements listed in Section 3-608.J.
4. Submit a sign permit application to the Development Services Department for a 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 "Proposed Landscape Plan" and "Tree Preservation Plan", prepared by Knight E/A, Inc., Sheets LP-1.0 and LP-2.0, dated and last revised July 10, 2020, subject to the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
2. Meet all tree mitigation and tree preservation requirements per Section 6-305.F. The petitioner shall be required to pay cash in lieu of tree mitigation, as determined during the final landscape plan review process.

And

I move to approve the following Variances:

1. Reduce the required number of parking spaces from thirty-three (33) spaces to eleven (11) spaces (Section 6-306.B)
2. Allow for a parking lot to be located between the building façade and the street (163rd Place) (Section 6-208.F.4)

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

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

Nay: 0

2020-0561 Villas of Cobblestone - Authorizing Development Agreement - Ordinance

On May 4, 2020, the Village Board of Trustees approved a Site Plan, Elevations, Landscape Plan, Subdivision, Rezoning, and Special Use Permit for a Residential Planned Development with Modifications to the Land Development Code for the Villas of Cobblestone, a residential development located on a 3.97-acre site located at 8010-8030 W. 143rd Street.

The proposed project includes the construction of eighteen (18) dwelling units within nine (9) duplex buildings. The project entails subdividing the two (2) existing lots into an eleven (11) lot subdivision, the construction of a new public street (142nd Place) to be dedicated to the Village of Orland Park, a privately owned and maintained detention pond on Outlot A, and a small private park measuring approximately 5,775 square feet in size on Outlot B. The subject property will be zoned from E-1 Estate Residential District to R-4 Residential District.

Attached to the Board Packet is a draft Development Agreement which sets forth terms and conditions for development of the Villas of Cobblestone proposed at 8010-8030 W. 143rd Street in Orland Park.

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

I move to pass Ordinance Number 5540, entitled: ORDINANCE AUTHORIZING DEVELOPMENT AGREEMENT (VILLAS OF COBBLESTONE - 8010-8030 W. 143rd STREET)

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

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

Nay: 0

2019-0849 Yasini Jewelers - Special Use Ordinance

On April 6, 2020, the Village Board of Trustees approved a Special Use Permit Amendment, Site Plan, Landscape Plan, and Elevations to allow for the construction of a 3,434 square foot jewelry store on a 0.50-acre parcel located at 30 Orland Square Drive in the COR Mixed-Use District.

This is now before the Village Board of Trustees for consideration of an ordinance granting an amendment to the Special Use for Yasini Jewelers (30 Orland Square Drive).

I move to pass Ordinance Number 5541, entitled: ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE - YASINI JEWELERS (30 ORLAND SQUARE DRIVE).

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

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

Nay: 0

2020-0487 Professional Engineering Consulting Services, Request for Qualifications, Pre Qualified Consultants Recommendation

In order to implement a more efficient consultant selection process for engineering programs and services, the Village has initiated a Request for Qualifications (RFQ) to pre-qualify engineering consultants. This RFQ allows the Village to develop a shortlist of qualified consultants in various engineering disciplines and services. In the future, the Village will invite these consultants to submit projects initiated by the Village. The primary purposes of this RFQ include:

- Obtain best in class, exemplary professional consulting service levels for the Village.
- Maximize operational efficiencies by pre qualifying professional consulting firms.
- Obtain the most competitive fees in the region for professional design and engineering services for the Village.

Please note, that the list of pre-qualified consultants resulting from this RFQ only applies to projects initiated by the Village using 100% local funding. Federally funded projects, projects initiated by the Illinois Department of Transportation (IDOT), and other agency projects will still go through the Qualifications Based Selection (QBS) process as defined by IDOT. The following are the details of the Village's RFQ process.

RFQ Details

An RFQ (RFQ #20-015) was issued by the Engineering Programs and Services

(EPS) Department on April 17, 2020. The RFQ responses were received by the Village on May 7, 2020. The Village received 29 proposals. The following are key elements of this RFQ:

- The following disciplines were included in the RFQ:
 - o Land Planning Services (or Village Engineering Services) including, engineering reviews of Development Applications (residential and commercial)
 - o Civil Engineering Services
 - o Storm Water Engineering Services
 - o Site Design Services
 - o Structural Engineering Services
 - o Geotechnical/Soil Boring Services
 - o Environmental Planning including Regulatory and Permitting Services
 - o Environmental Reports and Studies
 - § Phase I Reports and Studies
 - § Phase II Reports and Studies
 - o Traffic Engineering including Way-Finding and Signage
 - o Roadway Engineering Services
 - o Roadway Phase I Engineering Services
 - o Roadway Phase II Engineering Services
 - o Roadway Phase III Engineering Services (Resident or Construction Engineering Services)
 - o Site Survey Services
 - o Phase III Services - Utilities
 - o Green Infrastructure Services
- The published RFQ documents stated that the term of this Contract will begin on or about July 1, 2020, and end on June 30, 2025. However, if a firm is awarded a project, the firm must complete its services within the accepted schedule which may be beyond the end of the contract term in 2025. Due to the delays caused by COVID-19 and additional time taken by the Village to complete the evaluation process, staff is recommending to change the contract start date to October 1, 2020, and end date to September 30, 2025.

Evaluation Criteria

The following evaluation criteria were established in the RFQ:

- Qualifications of Project Team Members - 20 points
This criterion focused on the reputation of individual team members and principals in the consulting industry, their qualifications, and assurance of availability for proposed roles. Team members were evaluated on proven team compatibility among the cited staff, use of creative solutions, success in acquiring design/construction funding from local, state, federal sources, and other related qualifications and experiences.
- Technical Expertise and Proven Creativity - 20 points
The consultants were evaluated on demonstrated creativity, from concept through final design/engineering of the listed service types. These include but not limited to

user-friendly, highly functional, and cost-effective solutions. Recent proven experience in delivering projects of similar contractual agreement model, scope, and complexity including the ability to successfully develop and coordinate deliverables within the budget and schedule parameters, including addressing schedule/budget concerns, approach to value engineering and identification, and presentation of cost avoidance opportunities.

- Reputation of the Professional Firm - 10 points

Firm's overall demonstrated capability to successfully lead a comprehensive consulting process involving multiple disciplines and willingness to coordinate consulting efforts with Village staff, stakeholders, other consultants, developers, and support professionals. Possess an established track record to deliver exceptional quality and creative solutions, while balancing consulting and construction costs, quality of deliverables, and schedule parameters involved in a project/task. The ability to accurately estimate construction costs, provide life-cycle cost analysis, and innovative value engineering solutions when necessary. This evaluation includes firm's proven abilities through documentation of references, certifications, registrations, industry recognitions, and professional rankings.

- Enhancing Village of Orland Park - 10 points

This criterion was based on their understanding to the following questions: What is the firm's opinion about the greatest needs of the Village? What innovative projects can the Village build to enhance or address its current and future strengths and challenges? The Village has limited financial resources, how can the Village use its funds to get best value of its resources?

- Organizational Mission and Commitment - 10 points

In order to best serve Village's needs, the firms was evaluated in areas such as, strong conveyance as to how the firm understands, has the experience, and will be organized, through coordination of resources and maximizing staff availability. The commitment of an identified team, and ability to provide assurance that the continuity of employees will remain cohesive in order to respond to the various projects/tasks in an expedited manner, build a knowledge base for Village projects, existing and future infrastructure, and ensure the highest level of communication with Village staff at all times. The firm displays a proven ability as a cohesive team to work with Village staff/stakeholders and prioritize conflicting elements/issues involved with project/tasks.

- Hourly Rates - 20 points

The Staff requested that the firms pre-qualified by the IDOT submit the IDOT's approved prequalification letter with prequalification categories. This letter is also known as Statement of Expenses and Financial Condition (SEFC). This letter provided consultants' payroll burden, fringe expense rate, and general/administrative expense rate on a percentage basis. Additionally, the letter provided the total annual transportation fee capacity of each consultant. Based on the responses received, the lowest qualified expense rate was 109.77%, the highest was 195.14% and the average was 151.34%.

- Selection Team's Discretion - 10 points

Members of the selection committee used these points at their discretion.

RFP Responses and Evaluation

As previously mentioned, RFP responses were received on May 7, 2020, with 29 consulting firms submitting their qualifications. Based on staff's previous experience with other similar RFQs, this level of response is unusually high. Typically, approximately 12 responses are received for this type of RFQ. All 29 submittals were considered "responsive" responses by the Finance Department.

The following consultants submitted their responses:

1. Baxter & Woodman Consulting Engineers
2. BLA, Inc.
3. Christopher B. Burke Engineering, Ltd.
4. Ciorba Group Consulting Engineers
5. Civil & Environmental Consultants, Inc.
6. CivilTech Engineering, Inc.
7. CKL Engineers, LLC.
8. DLZ Illinois, Inc.
9. Environmental Design International, Inc.
10. Engineering Resource Associates
11. ESI Consultants, Inc.
12. GEI Consultants
13. Gewalt Hamilton Associates, Inc.
14. GRaEF
15. Greeley & Hansen
16. HDR, Inc.
17. Hey & Associates
18. HR Green, Inc.
19. Interra
20. Intertek PSI
21. Jacobs
22. JSD Professional Services, Inc.
23. Kimley Horn Associates
24. Robinson Engineering
25. Strand Associates
26. Terra Engineering, Ltd.
27. Thomas Engineering Group
28. TranSystems
29. V3

The Village's Engineering Selection Team, with reviews from Village Manager's Office, went through a rigorous evaluation process. Each consultant's submittal was rated and ranked for each of the 16 engineering services and disciplines. Based on the evaluation criteria established in the RFQ (mentioned above), the Selection Committee recommends the following 18 consultants in various categories. The attached spreadsheet shows the categories that the 18

consultants are recommended for.

1. Baxter & Woodman
2. BLA, Inc.
3. Christopher B. Burke Engineering, Ltd.
4. Ciorba Group Consulting Engineers
5. Civil & Environmental Consultants, Inc.
6. CivilTech Engineering, Inc.
7. Environmental Design International, Inc.
8. Engineering Resource Associates
9. HDR, Inc.
10. HR Green, Inc.
11. Intertek PSI
12. Jacobs
13. JSD Professional Services, Inc.
14. Robinson Engineering
15. Strand Associates
16. Thomas Engineering Group
17. TranSystems
18. V3

Refer to the attached spreadsheet in the Board Packet that shows the engineering services and disciplines that each consultant is recommended for.

Trustee Dodge and President Pekau had questions. (refer to audio file)

Village Manager Koczwara responded to their questions. (refer to audio file)

I move to approve to entering into a master professional services agreement with the above listed of recommended consultants for a term not to exceed five (5) years, beginning October 1, 2020 and ends September 30, 2025.

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

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

Nay: 0

VILLAGE MANAGER'S REPORT

2020-0568 Intergovernmental and Subrecipient Agreement with Cook County for Coronavirus Relief Fund

Staff is seeking approval of a Resolution authorizing the execution of an Intergovernmental and Subrecipient Agreement with Cook County for Coronavirus Relief Funds. Funding has been provided by the Federal Government for distribution to local units of government, businesses and individuals to offset the

financial impact of the coronavirus response. The Village of Orland Park is eligible for up to \$475,099.25 to be distributed through Cook County under Cook County's proposed distribution formula.

The Coronavirus Aid, Relief, and Economic Security Act (CARES Act) was passed by Congress and signed into law by the President on March 27, 2020. The purpose of the CARES Act is to provide much-needed resources to help governments, businesses, and individuals to respond to the pandemic. Under the Act, Cook County received \$429,000,000 in funding from the United States Treasury. Cook County has chosen to allocate only \$51,000,000 of these funds to the 134 municipalities within Cook County. Allocations to each municipality were based on factors including the immediate needs of the municipality to respond to the pandemic, population, medium income, public health statistics, and social equitability factors. After consideration of these factors, the allocation of potential cost reimbursement for the Village of Orland Park is \$475,099.25.

Staff has tracked all Village expenses related to the COVID-19 response. In accordance with the CARES Act guidelines, and upon the approval of the Intergovernmental and Subrecipient Agreement with Cook County, the Village will submit for reimbursement for COVID-19 related expenses through Cook County. The Intergovernmental and Subrecipient Agreement is a requirement of the Cook County reimbursement program.

Trustee Dodge had questions. (refer to audio file)

Village Manager Koczwara responded to Trustee Dodge. (refer to audio file)

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

Village Manager Koczwara had comments. (refer to audio file)

President Pekau had questions. (refer to audio file)

Village Manager Koczwara and Village Attorney Walsh responded to President Pekau. (refer to audio file)

President Pekau and Trustee Dodge had additional comments. (refer to audio file)

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

Village Manager Koczwara responded to Trustee Healy. (refer to audio file)

I move to pass Resolution number 2041, entitled: Resolution Authorizing the Village President to Execute an Intergovernmental and Subrecipient Agreement for Coronavirus Relief Funds with Cook County.

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

Nay: 0

2020-0572 Village Prosecutor Services RFP

The Village issued a Request for Proposal (RFP) for Village Prosecutor Legal Services. The Village of Orland Park is seeking to retain a qualified attorney to provide Village Prosecutor Services for the prosecution of municipal code violations and traffic offense violations. The professional service agreement shall not be an exclusive contract to provide prosecutorial services as the Village retains the right to engage additional legal counsel at its discretion.

EVALUATION PROCEDURES:

Staff evaluated the eight (8) submitted proposals and considered how well the proposer's methodology and deliverables meet the needs of the Village as described in the proposer's response to each requirement of the proposal. The evaluation process was not designed to simply award the contract to the lowest cost proposer. Rather, it was intended to help the Village select the proposer with the best combination of attributes, including price, based on the evaluation factors.

The selection committee evaluated all proposals received under this solicitation using the following points system:

- Completeness of proposal submitted 0 - 10
- References 0 - 10
- Demonstrated ability to provide requested services 0 - 20
- Individual attorney's or law firm's experience and of its assigned personnel 0 - 30
- Proposed compensation and contract terms 0 - 30

The selection of a service provider to act as the Village Prosecutor was based on the review committee's judgment as to the best match between the Village's needs and the background and proposal of the proposer.

After reviewing all of the proposals, the selection committee interviewed the attorney who scored the highest, Ms. Donna J. Norton, as well as contacting Ms. Norton's references. Based on her prosecutorial experience, pricing, the interview, and reference checks, staff recommends that Attorney Donna J. Norton be awarded the contract for Village Prosecutor Services.

Trustee Katsenes had questions. (refer to audio file)

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

Village Manager Koczwara responded to their comments. (refer to audio file)

I move to approve the proposal for the Village Prosecutor Services to Donna J. Norton, Attorney at Law.

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

Aye: 6 - Trustee Fenton, Trustee Dodge, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Village President Pekau

Nay: 0

Abstain: 1 - Trustee Calandriello

NON-SCHEDULED CITIZENS & VISITORS

Jeffrey Linnert and Lora Kreczmer addressed the Board. (refer to audio file)

BOARD COMMENTS

Trustees Fenton, Dodge, Healy, Katsenes, Milani and President Pekau had Board comments. (refer to audio file)

EXECUTIVE SESSION

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

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

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

Nay: 0

RECONVENE BOARD MEETING

The roll was called to reconvene the Regular Meeting and Trustees Fenton, Dodge, Calandriello, Healy, Katsenes, Milani and President Pekau were present.

Purpose of the Executive Session was for the discussion of a) approval of minutes; b) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent.

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

ADJOURNMENT: 8:35 P.M.

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

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

Nay: 0

2020-0597 Audio Recording for August 17, 2020 Board of Trustees Meeting

NO ACTION

IAS

APPROVED:

Respectfully Submitted,

John C. Mehalek, Village Clerk