

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, June 21, 2021

7:00 PM

Village Hall

Board of Trustees

*Village President Keith Pekau
Village Clerk Patrick R. O'Sullivan
Trustees, William R. Healy, Cynthia Nelson Katsenes, Michael R. Milani,
Sean Kampas, Brian Riordan and Joni Radaszewski*

CALL TO ORDER/ROLL CALL

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

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

VILLAGE CLERK'S OFFICE**2021-0442 Approval of the June 7, 2021, Regular Meeting Minutes**

The Minutes of the Regular Meeting of June 7, 2021, were previously distributed to the members of the Board of Trustees. President Pekau asked if there were any corrections or additions to be made to said Minutes. There being no corrections or additions,

I move to approve the minutes of the Board of Trustees Meeting of June 7, 2021.

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

PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS**2021-0457 Community Pride Award - Crystal Tree Golf & Country Club**

Mayor Pekau and the Village Board presented a Community Pride Award to Crystal Tree Golf & Country Club of Orland Park.

The Village of Orland Park would like to honor Crystal Tree Golf and Country Club for being a proud supporter of the Charles "Chick" Evans Scholarship Foundation. From its inception, Crystal Tree has focused on building a strong Caddie program. As a result, Crystal Tree has been very successful at preparing caddies for their young adult lives.

Because of their dedication to the young adults in our community, to date, over thirty (30) Crystal Tree caddies have been awarded scholarships.

This item was a presentation. NO ACTION was required.

2021-0443 Community Pride Award - Abby Noonan - Evan's Scholarship Recipient

Mayor Pekau presented a "Community Pride Award" to Abby Noonan in recognition of being named a recipient of the Evans Scholarship.

This item was a presentation. NO ACTION was required.

2021-0445 Community Pride Award - Dylan Manning - Evan's Scholarship Recipient

Mayor Pekau presented a "Community Pride Award" to Dylan Manning in recognition of being named a recipient of the Evans Scholarship.

This item was a presentation. NO ACTION was required.

2021-0446 Community Pride Award - Maeve Moran - Evan's Scholarship Recipient

Mayor Pekau presented a "Community Pride Award" to Maeve Moran in recognition of being named a recipient of the Evans Scholarship.

This item was a presentation. NO ACTION was required.

Trustees Riordan, Healy, Radasweski, Katsenes and President Pekau had comments with regards to the Evan's Scholarship recipients. (refer to audio)

2021-0447 Civic Center Advisory Committee - Appointment

President Pekau appointed Paul V. Shaheen to the Civic Center Advisory Committee. Paul V. Shaheen replaced Fred Garfield as he has resigned his appointment.

President Pekau had comments. (refer to audio)

I move to confirm the appointment of Paul V. Shaheen to the Civic Center Advisory Committee.

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 Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

Nay: 0

ACCOUNTS PAYABLE**2021-0449 Accounts Payable - 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 June 8, 2021, through June 21, 2021, in the amount of \$3,960,577.14.

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

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

Nay: 0

2021-0450 Payroll - 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 June 11, 2021 in the amount of \$1,327,204.44.

This matter was APPROVED on the Consent Agenda.

2021-0458 NIMEC 2021 Renewal - Village-owned Accounts

In 2007, the State of Illinois deregulated its electricity market. Prior to that, ComEd both generated and delivered electrical power to residential and commercial customers. Upon deregulation, ComEd was required to transfer ownership of its nuclear reactors to its parent company, Exelon, and the State of Illinois began allowing other energy generators to compete with Exelon. Com Ed continues to deliver power to residential and commercial customers, regardless of what supplier generates the power.

Since 2007, the Northern Illinois Municipal Electric Cooperative (NIMEC) has been providing electricity procurement services to the Village of Orland Park. NIMEC is a cooperative of approximately 137 northern Illinois municipalities, plus several park districts, water districts and libraries. The collective volume of the buying collaborative (\$15 - \$20 million/year) allows NIMEC to negotiate rates that are lower than what an individual municipality could negotiate on its own. Currently, NIMEC's member retention rate since inception is almost 99%.

Currently, NIMEC obtains bids for twelve (12) of the Village's largest Com Ed accounts, including the main water pump station, two (2) lift stations, the

Sportsplex, CPAC, Civic Center and John Humphrey Complex and five (5) large street light accounts. The current energy provider for the non-street light accounts is Constellation New Energy; the current energy providers for the street light accounts are AEP and Constellation New Energy. The contracts for all five (5) street light accounts expire in July 2021.

On May 17, 2021, the Village Board of Trustee adopted Resolution Number 2117 entitled: "A RESOLUTION AUTHORIZING THE PARTICIPATION IN THE NORTHERN ILLINOIS MUNICIPAL ELECTRIC COLLABORATIVE (NIMEC) AND AUTHORIZING THE VILLAGE MANAGER TO APPROVE CONTRACTS WITH THE LOWEST COST ELECTRICITY PROVIDER BASED ON BIDS RECEIVED DURING 2021 BID PERIODS." In said Resolution, NIMEC was appointed as the Village's broker for purposes of obtaining an electricity supply for the Village's municipal needs. The Village Manager was authorized to negotiate energy rates directly with suppliers. Also, the Village Manager was authorized to sign the contract with the most optimal bidder and directed to place said contract on the first available Village Board regular meeting following the execution, for ratification by the Village Board.

On June 7, 2021, NIMEC held its annual street light bid, and AEP Energy, Inc. (AEP Energy) won the street light bid. On June 8, 2021, the Village Manager executed the contract AEP Energy for a term of twenty-four (24) months.

I move to affirm the contract with AEP Energy, Inc. for a term of twenty-four (24) months for electric generation supply for the Village's street light accounts.

This matter was APPROVED on the Consent Agenda.

2021-0451 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.

One (1) lot of five (5) gymnastics mats;

One (1) 1993 Honda Harmony215 Lawnmower, serial number MZBB6022711;

One (1) Trane RTU, Model YSC063G3RHA01000000000000000F0000000000,
Serial Number 160813495L;

One (1) Trane RTU, Model YSC063G3RHA01000000000000000F0000000000,
Serial Number 160814317L;

One (1) Trane RTU, Model YSC063G3RHA010000000000000000F0000000000,
Serial Number 162713683L; and

One (1) Trane RTU, Model YSC063G3RHA010000000000000000F0000000000,
Serial Number 162710884L.

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 5623 entitled: AN ORDINANCE AUTHORIZING DISPOSAL BY PUBLIC AUCTION OF PERSONAL PROPERTY OWNED BY THE VILLAGE OF ORLAND PARK, ILLINOIS.

This matter was PASSED on the Consent Agenda.

2021-0409 Pavement Marking - 2021-2023 Bid Award

An invitation to bid for pavement marking was hosted on bidnetdirect.com from May 21, 2021 to June 8, 2021. The bid requested unit pricing to be submitted for a three-year period from 2021 to 2023. Eighteen (18) organizations, seven (7) local to Illinois and eleven (11) out of state, downloaded the bid documents. Three (3) bids were formally submitted to the Village Clerk's Office and opened on June 8, 2021, at 11:00 a.m.

The Village received unit price bids from Marking Specialists Corporation of Cary, IL, RoadSafe Traffic System, Inc. of Romeoville, IL, and Precision Pavement Markings, Inc. of Pingree Grove, Illinois. The unit pricing bids by all three (3) contractors are shown in the attached Bid Tab. RoadSafe Traffic System, Inc., the low bidder, performs this type of work for municipalities and governmental agencies throughout the area. This contract will strictly use epoxy paint due to its durability. Based on its bid pricing and past performance per reference checks, it is staff's recommendation to accept the bid from RoadSafe Traffic System, Inc.

I move to approve awarding ITB 21-027 Pavement Marking 2021-2023 to RoadSafe Traffic System, Inc. of Romeoville, Illinois in the amount not to exceed \$75,000.00 for fiscal year 2021; and an amount not to exceed the Board approved funding for fiscal years 2022 and 2023;

And,

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

This matter was APPROVED on the Consent Agenda.

2021-0456 An Ordinance Amending Title 5, Chapter 8 of the Orland Park Village Code with Regards to Crime Free Housing

On January 18, 2009, the Village Board passed the Crime Free Rental Housing Ordinance. The ordinance regulated the rental housing market and requires the property owners to register their rental properties; attend a training class to familiarize themselves with the ordinance and the best practices for crime free rental housing. It also included provisions to require property owners to address criminal activity in rented units to include eviction of a tenant involved in criminal activity on the property. The ordinance was vetted by the Village with input from the ACLU, Shiver Center on Property Law, and our local realtor's association.

This proposed ordinance amendment deletes the words "on or near the rental unit" and replaces them with the words "within the Village of Orland Park." The current language is ambiguous and open for different opinions on what distance is "near." This amended language provides clarity for both the tenant and property owner pertaining to criminal activity.

I move to adopt Ordinance 5624 entitled: AN ORDINANCE AMENDING TITLE 5, CHAPTER 8 OF THE ORLAND PARK VILLAGE CODE WITH REGARDS TO CRIME FREE HOUSING.

This matter was PASSED on the Consent Agenda.

PUBLIC WORKS

2021-0452 21-030 ITB - Silver Lake Water Main Replacement and 82nd Avenue Lining - Rejection

Christopher B. Burke Engineering Ltd (CBBEL) was selected to design the project and provide bidding documents along with construction oversight of the project.

21-030 Invitation To Bid (ITB) - Silver Lake Water Main Replacement and 82nd Avenue Lining was issued on May 28th, 2021. All documents were advertised on BidNet Direct.

Unknown to Village leadership and staff, CBBEL also posted the bid documents on Quest, another bidding platform used by agencies in order to attract additional bidders. CBBEL assumed that BidNet was directing the bidders to Quest in order to download drawings and specifications. (see enclosure 1 email from CBBEL's Senior Project Manager). The Quest platforms however, did not include all of the Village's required submittal documentation, such as certification of compliance, insurance requirements, and references.

Upon closing of the ITB on June 14, 2021, only one (1) vendor (out of the eight (8) that submitted) had fully downloaded the proposal documents on BidNet Direct

and the rest of vendors bidding on the project had used the Quest platform with the missing submittal documentation.

After reviewing options with Klein, Thorpe, and Jenkins, Ltd., the recommendation is to reject all bids as a result of the missing documentation. The project shall be re-advertised in short order and will only be advertised on BidNet.

Trustee Healy had questions. (refer to audio)

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

President Pekau had comments. (refer to audio)

I move to reject the eight (8) proposals received for 21- 030 RFP - Silver Lake Water Main Improvements and 82nd Avenue Lining.

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

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

Nay: 0

2021-0106 2021 Strategic Flow Monitoring - Proposal

In 2015, RJN Group Inc. of Wheaton, Illinois (RJN) was selected through a competitive proposal process to complete the Village's Comprehensive Sanitary Sewer Evaluation Project. An engineering consultant was required to guide the Village through the various technical processes required to conform to new mandates issued by the Metropolitan Water Reclamation District (MWRD) as it relates to the reduction of inflow/infiltration (I/I) into the Village's sanitary sewer system.

The consultant was tasked to "provide assistance in developing and implementing a Village-wide comprehensive sanitary sewer system evaluation & repair program." Section F, in the Village's scope of work, requires the consultant to assist in the establishment of programs, parameters and bid documents for short term and long term operational activities, including but not limited to, manhole inspections, smoke testing, flow monitoring and televising sanitary sewers. In 2020, the Village Board approved an additional five-year contract with RJN to continue assisting the Village with MWRD requirements through 2024. See attached contract.

Village staff determined that a Village-wide flow monitoring program would be beneficial to help guide the Village's Sanitary Sewer Program. Flow monitoring, in short, determines if there are differences in sanitary sewer flows during dry and wet weather conditions. The primary purpose of the flow monitoring project is to

provide the Village with a comprehensive and comparative assessment of the sanitary sewers. The attached proposal is for flow monitoring services directly related to the Village's Sanitary Sewer Inflow and Infiltration Capital Improvement Program for the next four (4) years.

For 2021, after discussion with Utility Division staff, RJN has recommended the placement of flow meters at eight (8) locations to further analyze these locations. These locations are listed and shown in Exhibit A of the task order proposal to original contract. By using eight (8) flow meters to monitor the basins in this location, it will provide baseline flow assessment outside the high priority area to determine future need for further evaluation and analysis. Having baseline data for these areas will be beneficial so that future inspections required under the MWRD IICP- Long Term Operation & Maintenance Program (LTOMP) can be quantitatively analyzed for flow reduction, and flow reduction efforts can be quantified following sewer rehabilitation activities in the area. The last Flow Monitoring program took place in 2019 with five (5) meters a total cost of \$44,325.00. The total cost for the recommended eight (8) meters for the 2021 flow monitoring program is \$48,420.00.

Director of Public Works Joel Van Essen had comments regarding this matter. (refer to audio)

I move to approve accepting the task order proposal under the 2020-2024 contract from RJN Group Inc. of Wheaton, Illinois for 2021 Flow Monitoring Services for a cost not to exceed \$48,420.00;

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

A motion was made by Trustee Healy, seconded by Trustee Kampas, 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 AND PLANNING

2020-0639 LaGrange Square - Ordinance Granting an Amendment to a Special Use Permit for a Planned Development with Modifications to the Land Development Code

On December 21, 2020, the Village Board of Trustees approved a Special Use Permit Amendment to the Orland Square Planned Development (Ordinance No. 468) to allow for a Planned Development with a total of four (4) buildings and to allow for three (3) restaurants with drive-through facilities in the COR Mixed-Use

District, Site Plan, Landscape Plan, Elevations, and Subdivision for LaGrange Square located at 45 Orland Square Drive.

The proposed site plan consists of a total of five (5) restaurants within four (4) buildings, three (3) restaurant drive-through lanes, a total of two-hundred (200) parking spaces, and new landscape areas. The existing lot is to be subdivided into three (3) lots. As part of the project, a modification to the Land Development Code was approved to allow for a drive-through facility and parking lots to be located within the setback areas between the building façades and the streets (Section 6-210.F.4).

The Ordinance for Granting an Amendment to the Special Use Permit for a Planned Development with Modifications is now before Village Board of Trustees for consideration.

Director of Development Services Ed Lelo had comments regarding this matter. (refer to audio)

President Pekau had comments. (refer to audio)

I move to adopt Ordinance 5625 entitled: ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE - LAGRANGE SQUARE (45 ORLAND SQUARE DRIVE).

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

2021-0436 Hampton Inn - Inducement Agreement

Wrigley Hospitality, Inc. is planning to develop a 5 story, 158 room, 85,200 sq. ft. Hampton Inn by Hilton Inn hotel on a 3.88 acre property located at 16160-16168 LaGrange Road. The project has previously petitioned with the Village but has been delayed by market conditions as a result of the COVID-19 pandemic.

Wrigley Hospitality, Inc. has requested to participate in the Village of Orland Park's Economic Development Incentive Programs to assist with its proposed project. The Hotel Incentive Program (New Hotels) would allow Wrigley Hospitality, Inc. to receive 40% of the transient occupancy tax generated at its location for up to ten (10) years. The Village currently collects a 5% transient occupancy tax.

Wrigley Hospitality has also requested a sales tax sharing incentive to receive 50% of the sales tax generated at its location for up to ten (10) years. The Inducement Agreement also includes the Orland Park Commercial Impact

Program that allows for a 25% reduction on permit and water tap fees. The Commercial Impact Program is estimated to save the project approximately \$58,000. The following is a summary of the proposed terms:

Hampton Inn Development Project - anticipated to be approximately \$15,000,000.

40% sharing of transient occupancy tax.

50% sharing of sales tax.

Ten-year term - is consistent with previous Inducement Agreements.

25% reduction on permit/water fees (estimated to save the project approx. \$58,000).

Maximum return to developer (including permit/water fee reduction) = 25% certified project costs or \$3,750,000, whichever comes first.

Job Creation/Retention (25-30 jobs).

I move to approve a transient occupancy tax and sales tax sharing Inducement Agreement with Wrigley Hospitality, Inc. as outlined above pending approval of all Village planning, zoning, and building requirements.

A motion was made by Trustee Milani, 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

BOARD COMMENTS

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

EXECUTIVE SESSION

I move to recess to a Closed Executive Session for the purpose of discussion of a) approval of minutes and b) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees.

A motion was made by Trustee Kampas, seconded by Trustee Nelson Katsenes, that this matter be 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

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) approval of minutes and b) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees;

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

ADJOURNMENT: 7:55 P.M.

A motion was made by Trustee Milani, 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

2021-0471 Audio Recording for June 21, 2021, Board of Trustees Meeting

NO ACTION

/AS

Respectfully Submitted,

Patrick R. O'Sullivan, Village Clerk