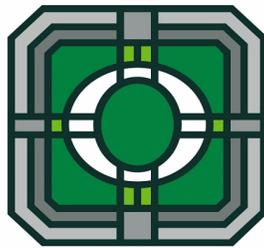


# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, October 21, 2024

7:00 PM

Village Hall

## Board of Trustees

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

## CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:01 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

### 2024-0778 Approval of the October 7, 2024, Regular Meeting Minutes

The Minutes of the Regular Meeting of October 7, 2024, were previously distributed to the members of the Board of Trustees. President Pekau asked if there were any corrections or additions to be made to said Minutes. There being no corrections or additions,

I move to approve the minutes of the Board of Trustees Meeting of October 7, 2024.

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

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

**Nay:** 0

## NON-SCHEDULED CITIZENS AND VISITORS FOR AGENDA-SPECIFIC PUBLIC COMMENT

Jim Olguin addressed the Board regarding the involuntary annexation on 82nd Avenue. (refer to audio)

## ACCOUNTS PAYABLE

### 2024-0797 Accounts Payable October 8, 2024, through October 21, 2024 - Approval

The lists of Accounts Payable having been submitted to the Board of Trustees for approval and the lists having been determined by the Board of Trustees to be in order and having been approved by the various Department Heads,

I move to approve the Accounts Payable October 8, 2024, through October 21, 2024, in the amount of \$6,363,159.18.

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

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

**Nay:** 0

## CONSENT AGENDA

### Passed the Consent Agenda

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

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

**Nay:** 0

#### **2024-0782 Payroll for October 11, 2024 - Approval**

The lists of Payroll having been submitted to the Board of Trustees for approval and the lists having been determined by the Board of Trustees to be in order and having been approved by the various Department Heads,

I move to approve the Bi-Weekly Payroll for October 11, 2024, in the amount of \$1,635,712.06.

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

#### **2024-0771 Special Event Permit for Orland Square Mall - Santa Arrival Party & Tree Lighting (400 people)**

At the December 6, 2021, Board meeting, the Village Board approved an ordinance amending the Special Events Permit authorizing the Village Manager to approve events under 100 persons and requires Village Board approval for larger events. Special events held on Village grounds are processed through Recreation and Parks, while events not held on Village grounds are processed through Development Services.

Orland Square Mall has submitted a Special Event permit for their Santa Arrival Party & Tree Lighting. Santa arrives by fire truck at 5:00 p.m. to light the tree outside by Cheesecake Factory. Taking place indoors will be a children's dance performance in the center court and carolers outside. From 4:00 p.m. to 6:00 p.m., outside, there will be two reindeer in a pen on the grass. The public will only be allowed to take photos of the reindeer. There will be a beverage truck providing hot chocolate only. An estimated 400 people are expected to attend.

I move to approve permitting Orland Square Mall to host an indoor/outdoor Santa Arrival Party & Tree Lighting on November 8, 2024, contingent upon meeting all of the Village's permitting requirements, payment of fees, and inspections.

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

**2024-0772 Special Event Permit for ZENB Pasta Sampling Event at Jewel (300 people)**

At the December 6, 2021, Board meeting, the Village Board approved an ordinance amending the Special Events Permit authorizing the Village Manager to approve events under 100 persons and requires Village Board approval for larger events. Special events held on Village grounds are processed through Recreation and Parks, while events not held on Village grounds are processed through Development Services.

ZENB Pasta will host an outdoor sampling event in the Jewel parking lot located at 9350 W. 159th Street from their food truck. They will not sell any product, they will be giving out 3-4 ounce samples to customers and educating them on ZENB products. The event will take place on November 9, 2024, from 10:00 a.m. to 4:00 p.m. An estimated 300 people are expected to attend.

I move to approve permitting ZENB Pasta to have a sampling at Jewel on November 9, 2024, contingent upon meeting all of the Village's permitting requirements, payment of fees, and inspections.

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

**2024-0777 Tyler Zero Cost Change Order to Allocate Hours for Data Conversion**

At the May 20, 2024, Board of Trustees meeting, the Board approved a Tyler change order for Tyler EPL services. In this change order Tyler assigned 450 hours as implementation hours and did not assign any hours to data conversion hours. To make this a zero cost change, this change order is to allocate 85.7142857 of the 450 implementation hours to 60 data conversion hours. The difference in hours between the two services is due to implementation hours being billed at \$175 per hour where data conversion hours are billed at \$250 per hour. According to Tyler there are more than enough implementation hours remaining to cover the remaining implementation tasks after this change order.

I move to recommend to the Village Board to approve the change orders with Tyler Technologies for converting implementation hours to data conversion hours for zero cost;

AND

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

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

**2024-0715 9953 West 143rd Street - Abood Medical Spa Re-roof- Certificate of Appropriateness**

## Project

9953 West 143rd Street - Abood Medical Spa Re-roof- Certificate of Appropriateness

Legistar ID: 2024-0715

Project ID: COA-24-00480

## Petitioner

Alex Lebloch (Project Manager)

Adel Abood (Property Owner)

## Purpose

The purpose of this petition is to remove and replace the roof shingles on the existing structure at 9953 West 143rd Street.

Requested Actions: Certificate of Appropriateness

## Project Attributes

Address: 9953 West 143rd Street

P.I.N.(s): 27-09-200-017-0000

Comprehensive Plan Planning District: Downtown Planning District

Comprehensive Land Designation: Neighborhood Mixed Use

Existing Zoning: OOH Old Orland Historic District

Contributing Structure: Yes

Landmark: Yes

Existing Land Use: Personal Service Establishment (Medical Spa)

## Surrounding Land Use:

North: R-3 Residential District - Orland Park Elementary School

South: OOH Old Orland Historic District - Single-Family Detached Residential

East: OOH Old Orland Historic District - Commercial Retail Establishment (NiteLights)

West: OOH Old Orland Historic District - Mixed Use: 2nd Floor Residential, 1st Floor Commercial

**OVERVIEW AND BACKGROUND**

According to the 2008 Residential Area Intensive Survey by McGuire Iglesias and Associates, 9953 W. 143rd Street is classified as a contributing structure to the Historic District. The integrity of the building is listed as high and the condition excellent. This small, simple frame building was built around 1890 and had minor improvements in 2004; including a new front door, window replacements, and a

new concrete ramp from the sidewalk to the front door. The original materials and building elements have been unaltered. This is a fine example of a National style building with Folk Victorian detailing in the district. The building is a landmark.

## PROJECT DESCRIPTION & CONTEXT

### Old Orland Historic District

Per Section 6-209.G.1, the review and approval process for Contributing Structures and Landmarks for minor work require Plan Commission and Board approval. Minor work is defined as changes that do not have a substantial impact on the exterior appearance of the structure or site, including alteration, addition, or removal of exterior architectural elements such as doors, windows, fences, skylights, siding, exterior stairs, roofs, tuck-pointing etc.

The proposed work is to perform a tear off and re-roof. The existing asphalt shingles are a dark gray color, and the proposed shingles will be OC Duration shingles in the color Sierra Gray. All like materials will be used and the appearance of the building will not be substantially changed.

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

### Plan Commission Discussion

Present at the Plan Commission were 5 commissioners in person and members of staff. Discussion included project details and scope of work. Overall, the commissioners expressed support for the project. The Plan Commission recommended approval of the project unanimously per the Staff Recommended Action.

### Plan Commission Recommended Action

Regarding Case Number 2024-0715, also known as Abood Medical Spa Re-roof, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated September 17, 2024;

And

Staff recommends that the Plan Commission approve a Certificate of Appropriateness.

I move to approve the Plan Commission Recommended Action regarding Case Number 2024-0715, also known as Abood Medical Spa Re-roof - Certificate of Appropriateness.

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

**2024-0719 Anna B Antique's - Tear off and Re-Roof - Certificate of Appropriateness**

## QUICKFACTS

## Project

Anna B Antique's - Tear off and Re-Roof - Certificate of Appropriateness

Legistar ID: 2024-0719

Project ID: COA-24-00484

## Petitioner

David & Nila Rundle

## Purpose

The purpose of this petition is to remove and replace the hail damaged cedar shake roof on the Landmarked building located at 14330 Beacon Avenue.

Requested Actions: Certificate of Appropriateness

## Project Attributes

Address: 14330 Beacon Avenue

P.I.N.(s): 27-09-216-051-0000

Comprehensive Plan Planning District: Downtown Planning District

Comprehensive Land Designation: Neighborhood Mixed Use

Existing Zoning: OOH Old Orland Historic District

Contributing Structure: Yes

Landmark: Yes

Existing Land Use: Commercial Retail

## Surrounding Land Use:

North: OOH Old Orland Historic District - Retail

South: OOH Old Orland Historic District - Vacant Land

East: OOH Old Orland Historic District - Single Family Residential

West: OOH Old Orland Historic District - Single Family Residential

## OVERVIEW AND BACKGROUND

14330 Beacon Avenue is a local Orland Park Landmark according to the Local Register of Significant Places in Section 5-110 Landmarks Designation of the Land Development Code. It is also a contributing structure to the Old Orland Historic District.

The building is a well-preserved wood frame building that was likely constructed in the late 1880's or early 1890's. The wealth of Queen Anne decorations has survived since the house was built.

**PROJECT DESCRIPTION & CONTEXT**

The petitioner proposes to replace the existing cedar shingle roof on the building with like materials, so appearance will not change.

Section 6-209.F.3.e.1 states “New or replacement roofs of wood or asphalt shingles are appropriate...Asphalt shingles should be simple, flat and smooth, and in an appropriate color.” The proposed replacement roof material is appropriate and is similar in appearance to the existing shingles.

Per Section 6-209.G.1., changes to roofs are considered a minor change, which requires Plan Commission and Board of Trustees approval for Landmark Structures in the OOH District.

Overall, the project conforms to the Village’s Comprehensive Plan, Land Development Codes and policies for this area.

The Certificate of Appropriateness to replace the existing roof at 14330 Beacon Avenue, as depicted on the scope of work submitted by the petitioner, was administratively approved on September 26, 2024.

**PLAN COMMISSION DISCUSSION**

Present at the Plan Commission were 5 commissioners in person, 2 commissioners absent, the petitioner, and members of staff. Discussion included project history and scope of work. Overall, the commissioners expressed support for the project. The Plan Commission approved the project unanimously per the Staff Recommended Action.

**PLAN COMMISSION RECOMMENDED ACTION**

Regarding Case Number 2024-0719, also known as Anna B’s Antiques - Tear off and Re-Roof, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated September 26, 2024;

And

Staff recommends that the Plan Commission approve a Certificate of Appropriateness.

I move to approve the Plan Commission Recommended Action for Case Number 2024-0719 also known as Anna B’s Antiques - Tear off and Re-Roof - Certificate of Appropriateness.

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

**2024-0714 Lukasik Yoga & Wellbeing Center - Re-roof and Siding - 14314 Union Avenue - Certificate of Appropriateness**

Project

Lukasik Yoga & Wellbeing Center - Re-roof and Siding - 14314 Union Avenue - Certificate of Appropriateness  
Legistar ID: 2024-0714  
Project ID: COA-24-00479

Petitioner  
Ed & Susan Lukasik

#### Purpose

The purpose of this petition is to remove and replace the roof and siding of a landmarked building located at 14314 Union Avenue in the Old Orland Historic District.

Requested Actions: Certificate of Appropriateness

#### Project Attributes

Address: 14314 Union Avenue  
P.I.N.(s): 27-09-201-020-0000  
Size: 0.21 Acres

Comprehensive Plan Planning District: Downtown Planning District  
Comprehensive Land Designation: Neighborhood Mixed Use  
Existing Zoning: OOH Old Orland Historic District  
Contributing Structure: Yes  
Landmark: Yes  
Existing Land Use: Personal Services Establishment

#### Surrounding Land Use:

North: OOH Old Orland Historic District - Restaurant (Old Orland Oasis)  
South: OOH Old Orland Historic District - Commercial Retail/ Railroad  
Right-of-Way  
East: OOH Old Orland Historic District - Railroad Right-of-Way  
West: OOH Old Orland Historic District - Parking Lot

#### OVERVIEW AND BACKGROUND

This was the first general store in Orland Park. The building appears to be a series of buildings that were added onto each other. Most of them appear to date from the early 1880's to mid-1890's. The front is particularly well preserved.

According to the 2008 Residential Area Intensive Survey (RAI), the building at 14314 Union Avenue is a two-story Italianate structure in good condition with medium integrity. It was constructed circa 1885. The RAI lists this building as a contributing structure to the Old Orland Historic District. The structure is also listed as an Orland Park Landmark on the Local Register of Significant Places in Section 5-110 Landmarks of the Land Development Code. The building was originally constructed for commercial retail and now acts as a mixed-use property

with commercial retail on the main floor and two apartments on the second. The RAI indicates minor alterations have taken place, including the installment of synthetic siding, altered storefront, altered doors, and the covering of the transom over the door facing Union Avenue.

#### PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to replace the existing gray asphalt shingle roof on the house with Owens Corning shingles in the color Peppercorn, which is a dark gray color and similar to the existing roof. The siding, gutters, and downspouts are also going to be replaced. The siding will be vinyl siding with a wood grain texture in the color Light Maple which is similar to what is existing.

Section 6-209.F.3.e.1 states “New or replacement roofs of wood or asphalt shingles are appropriate...Asphalt shingles should be simple, flat and smooth, and in an appropriate color.” The proposed replacement roof material is appropriate and is similar in appearance to the existing shingles.

Per Section 6-209.G.1., changes to roofs are considered a minor change, which requires Plan Commission and Board of Trustees approval for Landmark Structures in the OOH District.

Overall, the project conforms to the Village’s Comprehensive Plan, Land Development Codes and policies for this area.

The Certificate of Appropriateness to replace the existing roof and siding at 14314 Union Avenue, as depicted on the scope of work submitted by the petitioner, was administratively approved on September 24th, 2024.

#### PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 5 commissioners in person, 2 commissioners absent, the petitioner, and members of staff. Discussion included project history and scope of work. Overall, the commissioners expressed support for the project. The Plan Commission approved the project unanimously per the Staff Recommended Action.

#### PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2024-0714, also known as Lukasik Yoga & Wellbeing Center - Re-Roof and Siding, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated September 24, 2024;

And

Staff recommends that the Plan Commission approve a Certificate of Appropriateness.

I move to approve the Plan Commission Recommended Action regarding Case Number 2024-0714, also known as Lukasik Yoga & Wellbeing Center - Re-Roof and Siding - Certificate of Appropriateness.

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

**2024-0612 Village of Orland Park Village Hall Generator Fence - 14700 Ravinia Avenue - Certificate of Appropriateness**

Purpose: The purpose of this petition is to install a fence to screen a generator in the rear of Village Hall.

Project Attributes

Location: 14700 Ravinia Avenue

P.I.N.(s): 27-09-401-037-0000

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

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

PROJECT DESCRIPTION & CONTEXT

Completed in 1989, the Village Hall was designated as a landmark structure. Any exterior work completed requires Plan Commission and Board of Trustees approval.

The Village of Orland Park installed a natural gas standby generator in the rear of the campus. The generator is capable of supplying Village Hall with enough energy to function normally in the case of a power outage, including critical hardwired systems like HVAC, computer, and security systems. With the installation of the generator, screening is required and is being proposed through this petition.

COMPREHENSIVE PLAN

Downtown Orland Park is centered around the LaGrange Road and 143rd Street intersection and served by the 143rd Street Metra station. The Downtown is separated into four Character Districts, each with a distinct identity, but all integrated via a well-connected transportation network. This area is envisioned to become the heart of Orland Park, with a unique sense of place and an emphasis on walkability and pedestrian scale. Civic buildings and open spaces will continue to be the focal points in the district.

DETAILED PLANNING DISCUSSION

Old Orland Historic District

Per Section 6-209.G.1, the review and approval process for Contributing

Structures and Landmarks for minor work require Plan Commission and Board approval.

Per Section 6-308.J.1, Service areas, utility areas, loading areas, storage areas, mechanical equipment, overhead doors, trash collection and recycling areas, and other potentially unattractive places shall be completely screened from view on all sides so that no portion of such areas are visible from streets, drives, and adjacent properties. Screening shall be accomplished by the use of walls, fencing, landscaping, or a combination of measures. Screening shall be equally effective in the winter and the summer seasons. Screening shall be architecturally compatible with the principal building in terms of design type, materials, and colors. Wherever possible, mechanical equipment shall be contained within buildings or shall be roof-mounted per Code requirements.

The proposed work is to install a fence around the natural gas standby generator to screen it from view. The fence is a PVC fence in the color Sierra Blend. The style is Galveston with CertaGrain texture and is eight feet in height.

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

#### PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 commissioners in person and members of staff. Discussion included project details and scope of work. Five of the commissioners expressed support for the project with 1 commissioner voting nay due to the fence having already been installed before any planning approvals could be given.

The case passed with 5 ayes, 1 nay, and 1 absent.

Motion: Regarding Case Number 2024-0612, also known as Village of Orland Park Village Hall Generator Fence, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

#### COMMITTEE OF THE WHOLE DISCUSSION

Present at the Committee of the Whole were 6 Trustees, the Mayor, and members of staff. The case passed with 7 ayes.

Motion: I move to recommend to the Village Board approve the Plan Commission recommended action for case number 2024-0612 also known as Village of Orland Park Village Hall Generator Fence;

AND

Recommend approving a Certificate of Appropriateness.

I move to approve the Committee of the Whole recommended action for case number 2024-0612 also known as Village of Orland Park Village Hall Generator Fence;

AND

I move to approve a Certificate of Appropriateness.

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

**2024-0720 9999 West 143rd Street - Shutay Realty Executives Re-Roof - Certificate of Appropriateness**

Project

9999 West 143rd Street - Shutay Realty Executives Re-Roof - Certificate of Appropriateness

Legistar ID: 2024-0720

Project ID: COA-24-00485

Petitioner

Robert Shutay (Property owner)

Purpose

The purpose of this petition is to remove and replace the roof shingles and gutters on the existing structures at 9999 West 143rd Street.

Requested Actions: Certificate of Appropriateness

Project Attributes

Address: 9999 West 143rd Street

P.I.N.(s): 27-09-200-001-0000

Comprehensive Plan Planning District: Downtown Planning District

Comprehensive Land Designation: Neighborhood Mixed Use

Existing Zoning: OOH Old Orland Historic District

Contributing Structure: Yes

Landmark: Yes

Existing Land Use: Office (Realty Executives)

Surrounding Land Use:

North: R-3 Residential District - Orland Park Elementary School

South: OOH Old Orland Historic District - Personal Service Establishment (Bill's Barber Shop)

East: OOH Old Orland Historic District - Mixed Use: 2nd Floor Residential, 1st

Floor Commercial West: BIZ General Business District - Multi-Tenant Commercial

West: BIZ General Business District

## OVERVIEW AND BACKGROUND

According to the 2008 Residential Area Intensive Survey by McGuire Igleski and Associates, 9999 W. 143rd Street is classified as a contributing structure to the Historic District. There are two main buildings on the property, the former Christ Evangelical Lutheran Church and a single-family home. The former church was built in 1898, and the last congregation was the Presbyterian Church which purchased the building in 1975. The single-family home was built in 1903 and served as the rectory for the church. Both buildings are currently used as office space for Realty Executives. The integrity of the former church building is listed as medium and the condition good. The integrity of the single-family home is listed as high and the condition excellent.

Both buildings are designated as landmarks.

## PROJECT DESCRIPTION & CONTEXT

### Old Orland Historic District

Per Section 6-209.G.1, the review and approval process for Contributing Structures and Landmarks for minor work require Plan Commission and Board approval. Minor work is defined as changes that do not have a substantial impact on the exterior appearance of the structure or site, including alteration, addition, or removal of exterior architectural elements such as doors, windows, fences, skylights, siding, exterior stairs, roofs, tuck-pointing etc.

The proposed work is to perform a tear off and re-roof of both the church, single-family home, and detached garage on the site. The existing asphalt shingles are a dark gray color, and the proposed shingles will be CertainTeed Landmark shingles in the color Georgetown Gray. They will also be replacing the gutters on both structures, which will remain white. All like materials will be used and the appearance of the building will not be substantially changed.

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

### Plan Commission Discussion

Present at the Plan Commission were 5 commissioners in person and members of staff. Discussion included project details and scope of work. Overall, the commissioners expressed support for the project. The Plan Commission recommended approval of the project unanimously per the Staff Recommended Action.

### Plan Commission Recommended Action

Regarding Case Number 2024-0720, also known as Shutay Realty Executives Re-Roof, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated September 23, 2024;

And

Staff recommends that the Plan Commission approve a Certificate of Appropriateness.

I move to approve the Plan Commission Recommended Action regarding Case Number 2024-0720, also known as Shutay Realty Executives Re-Roof - Certificate of Appropriateness.

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

## **DEVELOPMENT SERVICES**

### **2024-0546 14555 - 14567 82nd Avenue Annexation**

The two parcels at 14555 and 14567 82nd Avenue were first recommended for annexation at the July 15, 2024, Board of Trustees Meeting, but the item was postponed. Subsequent Board of Trustees meetings of August 5, August 19, and October 7, also resulted in postponements as well in an effort to work out a Memorandum of Understanding (MOU) with each affected property owner.

There have been several MOU discussions between Village legal counsel and the owners of the subject property. The Village has attempted to come to terms on a MOU to no avail. The Village is in agreement to having a separate MOU for each owner; however, details of some of the requested changes to the MOU template by the owner(s) are not recommended to be made per our legal counsel.

It is recommended that this annexation case moves forward, and an MOU, if desired by each individual property owner, be entered into within 90 days of the October 21, 2024, annexation decision.

President Pekau had questions. (refer to audio)

Attorney Ken Friker of Klein Thorpe and Jenkins responded to President Pekau. (refer to audio)

Trustee Healy had a question. (refer to audio)

Attorney Friker responded to Trustee Healy. (refer to audio)

President Pekau had comments and questions. (refer to audio)

Attorney Friker responded to President Pekau (refer to audio)

President Pekau had comments. (refer to audio)

Trustee Riordan had comments and questions. (refer to audio)

Attorney Friker responded to Trustee Riordan. (refer to audio)

President Pekau had comments. (refer to audio)

I move to adopt Ordinance 5945, entitled: AN ORDINANCE ANNEXING PROPERTY (14555-14567 82nd AVENUE - SURROUNDED UNINCORPORATED TERRITORY);

AND

Authorize the Village Manager to enter into a Memorandum of Understanding (MOU) within 90 days of the passage of this ordinance, subject to Village Attorney review.

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

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

**Nay:** 0

#### **2024-0773 Downtown Orland Park - Ordinance Proposing Special Service Area #12**

A Special Service Area (SSA) must be established for Downtown Orland Park ("DOP SSA") as a condition of the Ordinance granting a Special Use Permit for a Planned Development and as part of the terms agreed upon in the recently approved Redevelopment Agreement between the Village of Orland Park and Edwards Realty. The proposed SSA will be established to ensure long-term maintenance of Downtown Orland Park. The SSA, once established, will levy an additional property tax from properties within the proposed boundary to provide funding for the maintenance of the public improvements including roads, stormwater drainage, water features, public parking, seasonal decorations and Heroes Park. A map of the proposed SSA boundary is attached for reference.

In accordance with State statute, the attached ordinance is structured to announce a public hearing to take place at the Village Board meeting scheduled for November 4, 2024. A public hearing notice will be published by October 20, 2024 within the 15- to 30-day time period required prior to the public hearing, to inform the public of the upcoming public hearing. After the public hearing, a 60-day waiting period must be observed allowing for objection petitions prior to the Village Board adopting the Ordinance approving the SSA.

President Pekau had comments regarding this matter.

I move to adopt Ordinance 5946, entitled: AN ORDINANCE OF THE VILLAGE BOARD OF THE VILLAGE OF ORLAND PARK PROPOSING THE ESTABLISHMENT OF A SPECIAL SERVICE AREA IN THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS, AND THE LEVY OF TAXES FOR THE PURPOSE OF PAYING THE COST OF PROVIDING SPECIAL SERVICES IN AND FOR SUCH AREA TO BE KNOWN AS SPECIAL SERVICE AREA NUMBER 12 AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES.

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

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

**Nay:** 0

#### **2024-0765 Removal of Hearing Officers Text Amendment**

The proposed text amendment removes the role of Hearing Officers from the Land Development Code and transfers the duties and responsibilities to the Plan Commission.

Currently, Hearing Officers review variance applications for single-family residential properties and multi-family dwellings with fewer than six units, while all other variance applications are handled by the Plan Commission. The Plan Commission would be responsible for all variance requests within the Village with this change.

Hearing Officers are also tasked with appeals of administrative decisions, a responsibility that already overlaps with the Plan Commission's duties outlined in the Land Development Code. The proposed amendment eliminates all references to Hearing Officers, making the code clearer and concise.

If approved, the Plan Commission will oversee all variance requests under Section 5-109 and handle all appeals under Section 5-107, except when the appeal is a result to their own decision. In these cases, the Board of Trustees will take responsibility for hearing the appeals.

This case passed unanimously at the Plan Commission on October 15, 2024.

See Staff Report and Ordinance for proposed amendment text.

President Pekau had comments. (refer to audio)

Trustee Katsenes had comments. (refer to audio)

I move to approve the Removal of Hearing Officers Text Amendment;

AND

I move to adopt Ordinance 5947, entitled: AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE VILLAGE OF ORLAND PARK, AS AMENDED.

**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

## RECREATION AND PARKS

### 2024-0770 Recreation & Parks Program Guide Printing RFP #24-055

The Recreation and Parks Department produces three (3) seasonal program guides, which include comprehensive information and details regarding all programs, events, facilities and services offered by the department. The printed guide is delivered to 28,000 active households. The program guide continues to be the most effective marketing piece utilized by the department.

RFP #24-055 was issued September 23, 2024, resulting in four proposals (attached) by the October 7, 2024 deadline.

The Scope of Work (attached) includes printing and delivering 28,000 guides three times annually for a total of 84,000 guides per year. The term of the contract shall be 3 years beginning with the Summer 2025 guide and concluding with the Winter/Spring 2028 guide. The terms will include the option to extend the contract two (2) additional years (2029 and 2030).

The RFP required quotes for two (2) options. One, for a 112-page guide and a second for a 120-page guide. Both options request delivery within Orland Park.

Proposals, received by Indiana Printing and Publishing Company, Inc., RR Donnelly & Sons Company, Mercury Print Productions and One Step, Inc. are summarized in the attached spreadsheet.

Indiana Printing has produced the guide for the last 4 years. The quality of the brochure, turnaround time of proofs, delivery and responsiveness have been outstanding. As noted in the attached spreadsheet, the yearly cost to produce and ship the brochure is substantially less expensive than other proposals. As such, staff seeks approval to award RFP #24-055 to Indiana Printing and Publishing

Co., Inc for three years, with an option to extend for two (2) additional years.

President Pekau had comments and questions. (refer to audio)

Director of Recreation and Parks Ray Piattoni responded to President Pekau. (refer to audio)

President Pekau entertained a motion to amend the motion to reflect year one as \$57,312. It was moved by Trustee Kampas and seconded by Trustee Katsenes. All were in favor. (refer to audio)

Trustee Milani motion to amend the motion to add after "in year 3", the language "with an option to renew for two additional years, 2028 and 2029". It was seconded by Trustee Kampas. All were in favor. (refer to audio)

Trustee Riordan had questions. (refer to audio)

President Pekau responded to Trustee Riordan. (refer to audio)

I move to approve awarding RFP #24-055 to Indiana Printing and Publishing Company, Inc. for a total amount not to exceed \$57,312 in year 1; \$59,316 in year 2 and \$61,392 in year 3 with an option to renew for two additional years, 2028 and 2029;

AND

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

**A motion was made by Trustee Radaszewski, 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

## MAYOR

### 2024-0775 Amend Title 7 Chapter 4 - Number of Class A Liquor Licenses - Ordinance

Increase the number of Class A liquor licenses from sixty-seven (67) to sixty-eight (68).

President Pekau had a question. (refer to audio)

Interim Village Manager Jim Culotta responded to President Pekau. (refer to

audio)

I move to adopt Ordinance 5948, entitled: AN ORDINANCE AMENDING TITLE 7, CHAPTER 4 OF THE ORLAND PARK MUNICIPAL CODE, REGARDING THE AVAILABLE NUMBER OF CLASS A LICENSES ISSUED BY THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS.

**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

### BOARD COMMENTS

Trustee Radaszewski, Katsenes, Milani, Healy, Kampas, Riordan and President Pekau. (refer to audio)

### EXECUTIVE SESSION

I move to recess to a Closed Executive Session for the purpose of discussion of a) j) 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 Kampas, seconded by Trustee Nelson Katsenes, that this matter be RECESS. The motion carried by the following vote:**

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

**Nay:** 0

### RECONVENE BOARD MEETING

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

**ADJOURNMENT: 7:47 P.M.**

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

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

**Nay:** 0

**2024-0815 Audio Recording for October 21, 2024, Board of Trustees Meeting**

**NO ACTION**

**/AS**

Respectfully Submitted,

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**Brian L. Gaspardo, Village Clerk**