

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, May 6, 2019

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 6:58 P.M.

**Present:** 4 - Trustee Fenton, Trustee Dodge, Trustee Calandriello and Village President Pekau

**Absent:** 3 - Trustee Gira, Trustee Griffin Ruzich and Trustee Carroll

**OATH OF OFFICES****2019-0305 Oaths of Office - Village Officials**

On August 22, 2005, the Governor signed a Public Act abolishing local canvassing boards and their duties have been transferred to the county clerks.

The Cook and Will County Canvassing Boards met and declared that the following Village Trustees were elected for a full 4-year term:

Village Trustees - Full 4-year Term:

William R. Healy (elected)  
Michael R. Milani (elected)  
Cynthia Nelson Katsenes (elected)

The Honorable Mohammed M. Ghouse, Associate Judge of the Circuit Court of Cook County, administered the Oath of Office to William R. Healy. (refer to audio file)

President Pekau administered the Oath of Office to Cynthia Nelson Katsenes and Michael R. Milani. (refer to audio file)

The following Library Trustees were elected for a full 6-year term:

Library Trustees - Full 6-Year Term:

Bridget Mary Lindbloom (elected)  
Charles McShane (elected)

The Library Trustees will be sworn in during their May 20, 2019 Library Board meeting.

**NO ACTION was required.**

**ROLL CALL**

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

**VILLAGE CLERK'S OFFICE****2019-0302 Approval of the April 15, 2019, Regular Meeting Minutes**

The Minutes of the Regular Meeting of April 15, 2019, 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 April 15, 2019.

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

**Aye:** 4 - Trustee Fenton, Trustee Dodge, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Abstain:** 3 - Trustee Healy, Trustee Nelson Katsenes, and Trustee Milani

**2019-0318 St. Francis of Assisi Church - Raffle License**

St. Francis of Assisi Church is requesting a license to sell raffle tickets for their Grand Raffle from June 15, 2019, through October 19, 2019, at their church located at 15050 S. Wolf Road, Orland Park.

The purpose of this raffle is to help raise funds for parish improvements. The drawing will be held at 9:30 p.m. on Saturday, October 19, 2019, at St. Francis of Assisi Church.

I move to approve issuing a raffle license to St. Francis of Assisi Church to sell raffle tickets for their Grand Raffle from June 15, 2019, through October 19, 2019, at their church located at 15050 S. Wolf Road, Orland Park.

**A motion was made by Trustee Calandriello, 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

**2019-0317 St. Francis of Assisi Church - Raffle License**

St. Francis of Assisi Church is requesting a license to sell raffle tickets for their Raise the Roof event from May 15, 2019, through June 14, 2019, at their church located at 15050 S. Wolf Road, Orland Park.

The purpose of this raffle is to help raise funds for a new roof. The drawing will be held at 9:00 p.m. on Saturday, June 14, 2019, at St. Francis of Assisi Church.

I move to approve issuing a raffle license to St. Francis of Assisi Church to sell raffle tickets for their Raise the Roof event from May 15, 2019, through June 14, 2019, at their church located at 15050 S. Wolf Road, Orland Park.

**A motion was made by Trustee Calandriello, 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

## **PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS**

### **2019-0314 Plan Commission - Appointment**

President Pekau appointed Yousef Zaatar to the Plan Commission.

Yousef Zaatar is replacing Paul Aubin.

Trustee Dodge had comments. (refer to audio file)

I move to confirm the appointment of Yousef Zaatar to the Plan Commission.

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

**Aye:** 4 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Village President Pekau

**Nay:** 3 - Trustee Fenton, Trustee Dodge, and Trustee Calandriello

### **2019-0333 Plan Commission - Appointment**

President Pekau appointed Daniel Sanchez to the Plan Commission.

Daniel Sanchez is replacing David Shalabi.

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

I move to confirm the appointment of Daniel Sanchez to the Plan Commission.

**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:** 4 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Village President Pekau

**Nay:** 3 - Trustee Fenton, Trustee Dodge, and Trustee Calandriello

## **CONSENT AGENDA**

### **Passed the Consent Agenda**

**A motion was made by Trustee Dodge, seconded by Trustee Calandriello, 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

#### **2019-0298 Payroll for April 19, 2019 - 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 April 19, 2019, in the amount of \$1,084,967.82.

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

#### **2019-0299 Accounts Payable from April 16, 2019, through May 6, 2019 - 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 April 16, 2019, through May 6, 2019, in the amount of \$3,500,292.33.

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

#### **2019-0308 The Museum Development & Advisory Board - Appointment**

President Pekau appointed Michael Duffy to The Museum Development & Advisory Board. Michael Duffy is replacing Diane Chin who has resigned.

I move to advice and consent the appointment of Michael Duffy to The Museum Development & Advisory Board.

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

**2019-0309 Zoning Appeals Hearing Officer - Appointment**

President Pekau appointed Joseph Solek to the Zoning Board of Appeals. Joseph Solek is replacing Bill Healy.

I move to consent to the appointment by President Pekau of Joseph Solek to the Zoning Board of Appeals.

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

**2019-0311 Economic Development Advisory Board - Appointment**

President Pekau appointed Eric Vates and Joni Radaszewski to the Economic Development Advisory Board.

Eric Vates is replacing James Arrendondo who has resigned, and Joni Radaszewski is replacing Michael Milani.

I move to confirm the appointment of Eric Vates and Joni Radaszewski to the Economic Development Advisory Board.

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

**2019-0312 Recreation Advisory Board - Appointment**

President Pekau appointed James Arrendondo to the Recreation Advisory Board.

James Arrendondo is replacing Beth McElroy Kirkwood who has resigned.

I move to confirm the appointment of James Arrendondo to the Recreation Advisory Board.

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

**2019-0313 Metropolitan Exposition, Auditorium and Office Building Authority (Civic Center) - Appointment**

President Pekau appointed Shadin Maali and Ken Kovac to the Metropolitan Exposition, Auditorium and Office Building Authority (Civic Center).

Shadin Maali is replacing Mary Seery who has resigned and Ken Kovac is replacing Denis Ryan who has resigned.

I move to confirm the appointment of Shadin Maali and Ken Kovac to the Metropolitan, Exposition, Auditorium and Office Building Authority (Civic Center).

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

**2019-0214 An Ordinance Amending Title 8, Chapter 1, of the Orland Park Village code Regarding Part-time Police Officers - Ordinance**

The Police Department employs twelve part-time police officers. We are requesting to amend the ordinance to require applicants to be 21 years of age at the time of application to mimic the full time police officer requirement and to amend the other sections to allow us to send candidates to the part-time police academy for our civilian employees as they must be hired as part-time officers prior to enrollment in the academy.

I move to pass Ordinance Number 5399, entitled: AN ORDINANCE AMENDING TITLE 8, CHAPTER 1, OF THE ORLAND PARK VILLAGE CODE REGARDING PART-TIME POLICE OFFICERS.

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

**2019-0236 Renewal for the CodeRED Emergency Notification System - Expenditure Approval**

The CodeRED Emergency Notification System annual service is due for renewal. Staff is requesting approval in the amount of \$22,000 for this service effective June 1, 2019, to May 31, 2020.

CodeRED is an ultra-high-speed voice communication service for emergency notifications. The system allows us to call all or targeted areas of the village in case of an emergency or urgent situation that requires immediate attention. Our contract also allows us to use the system for general or non-emergency notifications.

The CodeRED system uses a phone number database to contact residents and businesses within the village with a voice message, and will also dispatch an email message and/or text message to residents and businesses that provide this additional information when they register.

The annual cost of the system is .75 per household or business and includes unlimited calls. The employee contact list feature is \$150. This feature is used by the police department for staff call outs.

I move to approve the CodeRED Emergency Notification System Service for a period of one year at a cost not to exceed \$22,000.

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

**2019-0212 Disposal of Certain Seized Vehicles at Public Auction - Ordinance**

The Police Department requests approval to declare one vehicle, a 2008 Chevrolet Tahoe, as excess property and to dispose of at public auction. This vehicle was seized by the department and forfeited to the Village by the Circuit Court of Cook County from a driver who was driving their vehicle while their

license was suspended for DUI.

I move to pass an Ordinance Number 5400, entitled: ORDINANCE AUTHORIZING DISPOSAL BY PUBLIC AUCTION OF PERSONAL PROPERTY (VEHICLES) OWNED BY THE VILLAGE OF ORLAND PARK, ILLINOIS

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

**2019-0219 An Ordinance amending Title 7, Chapter 1, of the Orland Park Village Code in regard to Business License Administrative Regulations - Ordinance**

The police department is seeking to amend Title 7, Chapter 1, Section 16 of the Orland Park Village Code, suspension, revocation and appeal to include any violation of federal or state law. Currently, the ordinance only allows for the suspension or revocation of a business license for a Village Code or ordinance violation(s).

I move to pass Ordinance Number 5401, entitled: AN ORDINANCE AMENDING TITLE 7, CHAPTER 1, OF THE ORLAND PARK VILLAGE CODE IN REGARD TO BUSINESS LICENSE ADMINISTRATIVE REGULATIONS

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

**2019-0253 2019 Neighborhood Road Improvement Program - Bid Award and Consulting Engineering Services Agreement**

The 2019 Road Improvement Program includes the maintenance and reconstruction of various roadways/streets throughout the Village. This project is bid annually based in part on recommendations from the Village's pavement management consultant, Applied Research Associates (ARA), of Champaign, Illinois.

For FY2019, streets scheduled for resurfacing and reconstruction are found in the following neighborhoods: Park Hill, Brentwood, and Ravinia Avenue between 143rd Street to 144th Place. In addition to pavement-related work, the repair and/or replacement of hazardous sidewalks, failed curbs and deteriorated storm sewer structures will be performed on an as-identified basis. In all of the above project areas, all non-compliant sidewalks, most notable at street crossings, will be upgraded to current ADA standards. These incidental sidewalk repairs are critical to the nature of this rehabilitation work and must be done.

Additionally, staff has identified a sidewalk gap that exists on the south side of 135th Street between 88th Avenue and St. Mary's Circle. Another sidewalk need has been identified at the Orland Park Health and Fitness Center. This sidewalk will connect the Health and Fitness Center building to Centennial Park for Fitness Center employee parking, due to the shortage of parking experienced there. Funding for sidewalk gap work is annually appropriated in the capital budget. There is \$29,570 allocated within the FY19 capital budget for the construction of sidewalk and pedestrian paths. To take advantage of the bid cost and known unit

pricing provided by the 2019 Road Improvement Program contractor, it is staff's recommendation that these sidewalk gaps also be completed through this program.

To initiate the 2019 Neighborhood Road Improvement Program, an invitation to bid (ITB 19-010 Neighborhood Road Improvement Program 2019) was published on the BidNet Direct website from March 20th through April 5th, 2019.

BidNet Data:

- Eight (8) vendors were sent a courtesy email.
- Twenty-six (26) vendors downloaded at least one of the proposal documents.
- Twelve (12) vendors downloaded all documents.
- Six (6) bids were submitted in writing for consideration.
- 304 vendors were matched on BidNet.

Bids were received from: Austin Tyler Construction of Elwood, Illinois; D Construction of Coal City, Illinois; Lindahl Brothers of Bensenville, Illinois; P.T. Ferro Construction of Joliet, Illinois; K-Five Construction of Westmont, Illinois; and M&J Asphalt Paving of Cicero, Illinois. The sealed bids were opened publicly by the Clerk's Office at 11:00 a.m. on Friday, April 5, 2019. (see attached Bid Responsiveness Check)

Austin Tyler Construction of Elwood, Illinois was identified as the lowest responsible bidder for the 2019 Neighborhood Road Improvement Program with a submitted total project cost of \$1,921,646.34. Therefore, it is staff's recommendation (award recommendation from Baxter & Woodman attached) that Austin Tyler Construction of Elwood, Illinois, be awarded the project for the 2019 Neighborhood Road Improvement Program in the amount of \$1,921,646.34 plus \$150,000.00 contingency for a total amount of \$2,071,646.34.

To facilitate the construction management for the various activities within the Neighborhood Road Improvement Program, staff requested and received a proposal for Phase III construction engineering services from Baxter & Woodman Engineering of Mokena, Illinois. In addition to establishing a proficient and professional relationship with the Village, Baxter & Woodman has provided excellent construction services to augment Public Works' staff duties in overseeing the Neighborhood Road Improvement Program projects from 2015 through 2018. Baxter & Woodman has also provided Phase I and Phase II Engineering Services, on an as-needed basis during that time.

The original 2015 Consulting Engineering Services contract with Baxter & Woodman included an extension option for 2016 and 2017. In January 2018, the Village Board approved entering into an amended Consulting Engineering Services contract for 2018 with the option to extend for 2019 and 2020 at the Board approved budget amount. Staff recommends approving the attached

proposal from Baxter & Woodman in an amount of \$132,450.00 plus \$20,000.00 contingency for a total amount of \$152,450.00.

I move to approve accepting the bid from Austin Tyler Construction of Elwood, Illinois for the 2019 Neighborhood Road Improvement Program for in an amount not to exceed \$2,071,646.34 (\$1,921,646.34 plus \$150,000.00 contingency);

And

Approve accepting the proposal from Baxter & Woodman, Inc. of Mokena, Illinois for 2019 Consulting Engineering Services associated with the 2019 Neighborhood Road Improvement Program in an amount not to exceed \$152,450.00 (\$132,450.00 plus \$20,000.00 contingency).

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

**2019-0258 Replacement of Two (2) 2019 Ford F450 4 x 2 Dump Truck Purchases - SPC Award**

The 2019 Fiscal Year Budget includes the replacement of two (2) medium duty dump trucks equipped with snow and ice control equipment for the Parks & Grounds Department. Due to the extensive lead time of the cab & chassis delivery it is staff's recommendation to utilize the SPC (suburban purchasing cooperative) contract #181 of the cab chassis with installed dump body and snow and ice control equipment from Currie Motors of Frankfort, Illinois for two (2) 2019 Ford F450 4 x 2 dump trucks in an amount not to exceed \$143,724.00. Currie can deliver the two (2) chassis cabs within 210-240 days.

I move to approve utilizing the Suburban Purchasing Cooperative pricing and accepting the proposal from Currie Motors of Frankfort, Illinois for the purchase of two (2) 2019 Ford F450 4 x 2 Dump Trucks, for an amount not to exceed \$143,724.00.

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

**2019-0252 Stormwater Easement 14610 Birch Street - Ordinance**

I move to pass Ordinance Number 5402, entitled: AN ORDINANCE AUTHORIZING ACCEPTANCE AND EXECUTION OF TEMPORARY CONSTRUCTION AND STORM SEWER EASEMENTS AND PAYMENT OF COMPENSATION THEREFOR (FAIRWAY STORMWATER PROJECT).

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

**2019-0262 2019 Sanitary Flow Monitoring - Proposal**

In 2015, RJN Group Inc. of Wheaton, Illinois (RJN) was selected by 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.

Following the results of the original 2016 flow monitoring and discussions between RJN and village staff, it was determined that a village-wide flow monitoring program would be beneficial to help guide the village's Sanitary Sewer Program. This proposal is for flow monitoring services directly related to the village's Sanitary Sewer Inflow and Infiltration Capital Improvement Program for Year 5.

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.

For 2019, after discussion with Utility Division staff, RJN has recommended the placement of flow meters at five (5) locations to further analyze upstream of the Wedgewood and Fairway Lift Stations. These locations are listed and shown in Exhibit A. By using five (5) flow meters to monitor the basins upstream of the lift stations, baseline flow assessment for two (2) of the village's critical lift stations will be provided. 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. This data will also help determine efficiency and capacity of the lift stations just immediately downstream of the meters. The total cost for the recommended 2019 flow monitoring program is \$44,325.00.

I move to approve accepting the proposal from RJN Group Inc. of Wheaton, Illinois for 2019 Flow Monitoring Services for a cost not to exceed \$44,325.00.

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

**2019-0259 94th Avenue (151st Street to 159th Street) and 151st Street (Harlem Avenue to 9500 west) Pavement Resurfacing - Phase One Design Engineering - Proposals**

94th Avenue and 151st Street are respectively classified as a Major Collector roadway and a Minor Arterial roadway, by the Illinois Department of Transportation (IDOT) and Chicago Metropolitan Agency for Planning (CMAP). These roads are formerly referred to as FAU (Federal Aid Urban) routes and they fall under the Village's maintenance jurisdiction. They are eligible for federal funding through

the CMAP Surface Transportation Program (STP) due to their functional classifications.

Due to their age and the amount of daily traffic, the pavement surface on both streets is deteriorating and will need to be resurfaced in the near future. The village's pavement management consultant, Applied Research Associates (ARA), has recommended the resurfacing of 94th Avenue within the next five years, and resurfacing of 151st Street within ten years. Resurfacing these roads along with ADA mobility improvements are anticipated within the next few years. The costs of construction and the costs of Phase 2 and Phase 3 engineering may be eligible for federal financial assistance. However, in order to be eligible, Phase 1 engineering must be completed by the Village utilizing local funds.

The application process for federal funding is administered through the Southwest Conference of Mayors. The next call for projects will begin in January of 2020 with funding approvals scheduled for the 2021 and 2022 construction seasons. In order to prepare these projects for the January submission, staff has requested proposals for Phase 1 engineering services. The project limits of 94th Avenue are from 151st Street to 159th Street, and the limits of 151st Street are from Harlem Avenue to approximately 9500 west.

With the intention of selecting one qualified and experienced consulting engineering firm, two separate proposals for each roadway were requested and submitted from five engineering firms: Baxter & Woodman, Inc. of Mokena, Illinois (BWI), Christopher B. Burke Engineering, Ltd. of Rosemont, Illinois (CBBEL), HR Green, Inc. of New Lenox, Illinois (HRGI); Strand Associates, Inc. (SAI) of Joliet, Illinois; V3 Companies (V3C) of Woodridge, Illinois. The proposal costs are as follows:

| Firm  | Project      | Proposal Amount |
|-------|--------------|-----------------|
| BWI   | 94th Avenue  | \$ 70,100.00    |
| BWI   | 151st Street | \$125,905.00    |
| CBBEL | 94th Avenue  | \$ 38,004.63    |
| CBBEL | 151st Street | \$ 46,582.55    |
| HRGI  | 94th Avenue  | \$ 24,675.00    |
| HRGI  | 151st Street | \$ 35,285.00    |
| SAI   | 94th Avenue  | \$ 56,100.00    |
| SAI   | 151st Street | \$ 75,900.00    |
| V3C   | 94th Avenue  | \$ 86,282.00    |
| V3C   | 151st Street | \$139,791.00    |

With a total cost of \$59,960.00 (\$24,675+\$35,285) for both projects, the lowest total fee for both projects was submitted by HR Green, Inc of New Lenox, Illinois. After reviewing the proposals, staff has determined that HR Green, Inc. would provide a thorough and professional service. Over the past several years, HR Green, Inc. has established an excellent working relationship with staff, which includes managing the Village's bridge inventory for annual inspections and reconstruction projects. As such, staff recommends accepting the proposal for Phase 1 engineering from HR Green, Inc. of New Lenox, Illinois in an amount not to exceed \$24,675 for 94th Avenue, and \$35,285 for 151st Street.

I move to approve accepting the proposals from HR Green, Inc. of New Lenox, Illinois for the 94th Avenue (151st Street to 159th Street) and 151st Street (Harlem Avenue to 9500 west) Pavement Resurfacing - Phase One Design Engineering in an amount not to exceed \$24,675 for 94th Avenue and \$35,285 for 151st Street.

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

**2019-0261 Storm Water Project Management Services - Monthly Retainer Contract Amendment**

In the near future, several key staff members are participating in the early retirement incentive from the village. The remaining staff will be encumbered with many current and planned storm water improvement projects in various stages.

Storm water improvement projects in progress include Mason Lane Storm Water Improvements, La Riena Re'al Storm Water Improvements associated with the 151st Street Improvement Project, Grasslands Dam Improvement in cooperation with the Metropolitan Water Reclamation District (MWRD), Tinley Creek Drainage Improvement in cooperation with the MWRD, 144th & Irving Culvert Replacement to 143rd Street, and Oakley Avenue Storm Water Culvert Replacement. Several other planned storm water related projects also need to be coordinated for future capital funding requests.

Christopher B. Burke Engineering, LTD. (CBBEL) provided the village with the initial Flood Study and has provided guidance in prioritizing the storm water improvements. CBBEL has provided engineering design plans, specifications and bid sets for most of the completed storm water improvements. To facilitate a continued success with the storm water improvement projects currently underway, staff reached out to CBBEL to provide a proposal for stormwater project management utilizing Travis Parry. Mr. Parry is very familiar and has been a tremendous asset with the village's storm water projects.

Both Development Services and Public Works have an existing Monthly Retainer Contract with CBBEL in the amount of \$8,500 per month. Christopher B. Burke Engineering Ltd. of Rosemont, Illinois has provided a proposal to amend the agreement and provide the added management level professional engineering services from Travis Parry for an additional \$9,600 per month. The agreement is

reviewed annually and can be adjusted based on the future needs of the Public Works Department.

I move to approve amending the Monthly Retainer Contract for Storm Water Project Management Engineering Services with Christopher B. Burke Engineering Ltd. of Rosemont, Illinois for an additional \$9,600.00 per month.

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

**2019-0083 Peony Place Subdivision - SP, VAR, SUB**

Historically, two (2) single family homes occupied the existing three (3) lot subject site. Both homes were legally demolished in early 2019; refer to building permits BP-18-03760 and BP-18-03761 both issued on December 27, 2018.

The home located at 14421 Second Avenue, according to the 2008 Residential Area Intensive Survey (historic building survey by McGuire, Igleski Associates), was constructed circa 1970 in the Ranch architectural type/style. The survey listed the existing structure as being in "Good" condition with "High" architectural integrity. The home was not a Landmark nor was it listed as contributing to the character or eligible as a contributing structure.

The home located at 9852 W. 144th Place, according to the 2008 Residential Area Intensive Survey (historic building survey by McGuire, Igleski Associates), was constructed circa 1885 in the Folk Victorian architectural type/style. The survey listed the existing structure as being in "Good" condition with "High" architectural integrity. The home was not a landmark or a contributing structure, but was listed as "contributing" to the character of the Historic District. In years since the survey was completed, the home had gone into significant disrepair and was being monitored through an active Village code enforcement case.

The 2008 survey classification as "contributing" denotes the potential for the structure to gain contributing structure status through preservation, rehabilitation, renovation etc. However, since Section 6-209 does not regulate the demolition of non-contributing structures in the same way it regulates contributing structures, such preservation, rehabilitation, renovation etc. is not obligatory by the property owner.

**CONTEXT & PROJECT DESCRIPTION**

The property is located west of Third Avenue, east of Second Avenue and north of 144th Place and is situated centrally in the residential area of the Old Orland Historic District. Single family residential homes surround the property on all sides. Just north of this development, is the recently constructed Kelly Grove subdivision, a redeveloped subdivision consisting of three (3) single-family homes of similar size and character.

The petitioner is proposing to subdivide three (3) existing lots, located at 14421

Second Avenue and 9852 W. 144th Place into a reconfigured three (3) lot subdivision. The lots are proposed as single family residential with detached garages at the rear. The proposed homes will be similar in size to recently constructed single family homes in the Historic District. The design and style of the new homes will meet the Village building code and Historic District regulations for new construction. The petitioner is requesting a variance to increase the maximum lot width from 50' to 62.5' for Lots 1 & 2. The petitioner is also requesting a variance to not install sidewalks within the parkway along both Second Avenue and Third Avenue.

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

#### PLAN COMMISSION DISCUSSION

Commissioners indicated that this area has had historic flooding issues and requested further detail from staff regarding any site-specific flooding issues that were addressed as part of the review. Staff reiterated that the pocket issues of flooding in the Historic District are dealt with on a case by case basis and usually as incremental improvements. Improvements to the overall storm system in Old Orland were completed by the Village a number of years ago. Many projects in this District are often held to installing Stormwater Best Management Practices (BMP's), in this case the petitioner is required to install permeable pavement driveways. The commissioners also wanted verification of the sidewalks currently existing in the area. Staff explained that there currently exists one sidewalk along each of the perimeter streets surrounding the proposed subdivision. This configuration of one sidewalk along a street is common in the Old Orland Historic District. There were no comments from the public.

Commissioners were all in support of the project.

#### PLAN COMMISSION MOTION

On April 2, 2019, the Plan Commission voted unanimously (7-0) to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Preliminary Site Plan", prepared by DesignTek Engineering, LLC and dated March 11, 2019 and last revised March 22, 2019, subject to the following conditions:

1. Submit a Landscape Plan that includes parkway tree requirements and a tree mitigation plan before this project goes before the Village Board of Trustees, and;
2. Install permeable pavement in the driveways of all three lots, and;
3. Meet all final engineering requirements including required permits and approvals from outside agencies, and;
4. Meet all building code requirements, and;
5. Screen all mechanical equipment either at grade or on the rooftop;

and

voted unanimously (7-0) to recommend to the Village Board of Trustees to approve the preliminary plat of subdivision, titled, "Final Plat of Peony Place", prepared by DesignTek Engineering, LLC and dated January 3, 2019 and last revised March 19, 2019 for 14421 Second Avenue and 9852 144th Place into three single family lots subject to the same conditions outlined in the above preliminary site plan and the following conditions:

1. Submit a Record Plat of Subdivision to the Village for execution and recording;

and

voted unanimously (7-0) to recommend to the Village Board of Trustees to approve a variance for Lots 1 & 2 of the Peony Place subdivision to increase the maximum lot width from 50 feet to 62.5 feet as depicted in the above referenced site plan;

and

voted unanimously (7-0) to recommend to the Village Board of Trustees to approve a variance for the Peony Place subdivision to waive the required sidewalk along the east side of Second Avenue and the west side of Third Avenue as depicted in the above referenced site plan.

#### DEVELOPMENT SERVICES, PLANNING AND ENGINEERING COMMITTEE DISCUSSION

On April 15, 2019, this project was introduced to the Committee. The Committee members were in favor of the project. Trustee Ruzich appreciated the style of the home and reiterated that this area of Orland Park is the only area that supports the waiving of the brick requirements. Trustee Dodge mentioned it will be important for all of us to keep reminding the public of why sidewalks on both sides of the street are not always required in the Historic District. No changes were requested.

Since the Committee meeting, staff has issued an approved Certificate of Appropriateness for the elevations related to the proposed houses on lots 2 & 3 of the subdivision.

#### DEVELOPMENT SERVICES, PLANNING AND ENGINEERING COMMITTEE MOTION

On April 15, 2019, the Committee voted (3-0) to recommend to the Village Board of Trustees to approve the preliminary site plan titled "Preliminary Site Plan", prepared by DesignTek Engineering, LLC and dated March 11, 2019 and last revised March 22, 2019, subject to the following conditions:

1. Submit a Landscape Plan that includes parkway tree requirements and a tree

- mitigation plan before this project goes before the Village Board of Trustees, and;
2. Install permeable pavement in the driveways of all three lots, and;
  3. Meet all final engineering requirements including required permits and approvals from outside agencies, and;
  4. Meet all building code requirements, and;
  5. Screen all mechanical equipment either at grade or on the rooftop;

And

voted (3-0) to recommend to the Village Board of Trustees to approve the subdivision and the preliminary plat, titled, "Final Plat of Peony Place", prepared by DesignTek Engineering, LLC and dated January 3, 2019 and last revised March 19, 2019 for 14421 Second Avenue and 9852 144th Place into three single family lots subject to the same conditions outlined in the above preliminary site plan and the following conditions:

1. Submit a Record Plat of Subdivision to the Village for execution and recording;

And

voted (3-0) to recommend to the Village Board of Trustees to approve a variance for Lots 1 & 2 of the Peony Place subdivision to increase the maximum lot width from 50 feet to 62.5 feet as depicted in the above referenced site plan;

And

voted (3-0) to recommend to the Village Board of Trustees to approve a variance for the Peony Place subdivision to waive the required sidewalk along the east side of Second Avenue and the west side of Third Avenue as depicted in the above referenced site plan.

I move to approve the Preliminary Site Plan, Subdivision, Preliminary Plat, and Variances for Peony Place Subdivision, Case Number 2019-0083, as indicated in the fully referenced 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 DesignTek Engineering, LLC and dated March 11, 2019, and last revised March 22, 2019, subject to the following conditions:

1. Submit a Landscape Plan that includes parkway tree requirements and a tree mitigation plan before this project goes before the Village Board of Trustees, and;
2. Install permeable pavement in the driveways of all three lots, and;
3. Meet all final engineering requirements including required permits and approvals from outside agencies, and;
4. Meet all building code requirements, and;

5. Screen all mechanical equipment either at grade or on the rooftop;

And

I move to approve the subdivision and the preliminary plat, titled, "Final Plat of Peony Place", prepared by DesignTek Engineering, LLC and dated January 3, 2019, and last revised March 19, 2019, for 14421 Second Avenue and 9852 144th Place into three single family lots subject to the same conditions outlined in the above preliminary site plan and the following conditions:

1. Submit a Record Plat of Subdivision to the Village for execution and recording;

And

I move to approve a variance for Lots 1 & 2 of the Peony Place subdivision to increase the maximum lot width from 50 feet to 62.5 feet as depicted in the above referenced site plan;

And

I move to approve a variance for the Peony Place subdivision to waive the required sidewalk along the east side of Second Avenue and the west side of Third Avenue as depicted in the above referenced site plan.

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

**2019-0265 Village Code Amendment Title 5 Chapter 7 - Commercial Lighting - Ordinance**

I move to pass Ordinance Number 5403, entitled: AN ORDINANCE AMENDING TITLE 5, CHAPTER 7, OF THE ORLAND PARK VILLAGE CODE IN REGARD TO THE PROPERTY MAINTENANCE CODE.

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

**2019-0080 Townhomes at Colette Highlands Elevations**

On December 28, 2015, the Village Board of Trustees approved a 60 unit development on the remaining 3.6 acres of the former Colette Highlands Condominiums property (northwest corner of Park Station Boulevard and Somer Glen Lane). This was done via special use permit for a planned unit development, including site plan and elevations review. The case number for the original approval is 2015-0516.

On January 18, 2016, the Village Board of Trustees approved the nine (9) lot subdivision for this project.

On November 3, 2016, the petitioner's representative and architect for the project,

John Schiess, met with members of the various Colette Highlands HOAs to discuss proposed changes to the elevations of the buildings that were approved by the Board in December of 2015. The architect noted that no site plan changes were made and introduced the concept of the rooftop patios or roof-decks. The change was proposed to improve the marketability of the units and to give them a unique quality missing in the Orland Park market.

On December 19, 2016, the Development Services Planning and Engineering Committee heard arguments regarding the proposed rooftop balconies proposed as a revision to the Townhomes at Colette Highlands. A number of issues were raised by residents at the public meeting and these issues were sent back to the development team to resolve and bring forward for the January 16, 2017 meeting.

On January 12, 2017, the development team met with representatives of the local Homeowners Associations (stakeholders) to discuss ways to find a compromise. A compromise was reached at that meeting to prohibit rooftop patios/ roof-decks on the first three western-most units for buildings C, D, E, F, G and the first six southern-most units for building A.

At the January 16, 2017 Development Services, Planning and Engineering Committee meeting the development team returned to present this compromise to the Committee. The plan was endorsed by area residents.

This report will provide details of the current proposal to adjust the previously approved elevations for Buildings A, B, C, D, E and F. No changes to the approved site plan or landscape plan are proposed.

#### PROJECT DESCRIPTION & CONTEXT

The front building elevations for the proposed townhome buildings are mainly characterized by three levels with fenestration on each level. All three levels carry adequate fenestration with various types of bay windows present along the midsection of the elevations and a significant increase in the architectural push and pull has been integrated into the new elevations. Entrances are also highlighted with a small portico, in varying design, over each door. The elevations also demonstrate variety in building design through alternating use of materials such as brick, masonry, and siding.

The rear elevations are mainly characterized by two-car garages over which will be private balconies, patio doors and bedroom windows on the upper levels. The rear elevations include alternating use of materials such as brick, masonry, and siding. The units are predominantly brick. The major changes to the proposed rear elevations include longer private balconies, increased window fenestration, and more detailed garage doors.

The side elevations are predominantly brick and indicate a reduced amount of window fenestration but the elevation does include a new projected window with

two double hung windows and a small roof. The major changes to the proposed side elevations are the change in window fenestration and a change from a hipped roof to a gabled roof.

The first two floors of the front, rear and side elevations are predominantly brick and meet masonry requirements from the Building Code.

The color scheme for these buildings is attempting to be similar to surrounding color schemes from Sheffield Square and the existing townhomes in Colette Highlands. The color scheme is related to an earth tone color palette. Like the building options, color palettes will likely be optional to prospective homebuyers resulting in color variation through the community.

Major changes to the elevations include:

1. Gabled versus a hipped roof on the side elevations.
2. Varying design of portico over the front doors without columns.
3. Decorative guardrails are not included, but significant increase in the architectural push and pull.
3. No fourth floor level rooftop patios, nor associated interior staircases, which had been previously included on thirty-nine (39) of the sixty (60) townhome units.
4. Reduction of overall building height from 41'-6" to 38'-2"
5. Longer private balconies over the garages than originally proposed.
6. Increased window fenestration on rear elevation.
7. Decorative garage doors.

#### HOA Meeting

The Petitioner, Mr. Scott Shelton, met with members of the three (3) Colette Highlands HOAs (Single-Family, Condominium and Townhome HOAs) to discuss proposed changes. The petitioner provided a written verification and summary of this meetings to the Development Services Department, which took place on March 14, 2019, at the residence of Mr. Pat McLaughlin. Mr. Igor Blumin was also present. The group discussed NVR's position as the contract builder and seller from the lots owned by Parkview. Mr. Shelton shared the same proposed elevations that were submitted to the Village, our estimation of build out time and the approximate price point. Mr. Shelton also shared that we will not be building 4th floor decks. Mr. Shelton discussed that amendments will be needed from the Master HOA to add a new Colette town home HOA which will have its own maintenance. Mr. Shelton also discussed the role NVR has as well as the remaining responsibilities of Parkview as the developer. Each was supportive of NVR's desire to complete the project and supportive of the product elevations.

No variances to the Land Development Code or Building Code are proposed for this project.

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

**DETAILED PLANNING DISCUSSION**

Regarding the review of the project, the proposed revision to the elevations was reviewed administratively in compliance with Section 5-106 of the Land Development Code, which states "An appearance review is required for minor exterior site and building changes for all existing development, except single family residential and multifamily of fewer than six (6) units". Considering the prior Board approvals and that this was more than six units of multifamily development, the administrative review process was triggered particularly because no changes were made to the site plan.

**DEVELOPMENT SERVICES, PLANNING AND ENGINEERING COMMITTEE DISCUSSION**

On April 15, 2019, this project was introduced to the Committee. Trustee Ruzich verified with staff that the meeting took place with the previous developers and HOA representatives. The Committee members were in support of the project and the changes proposed.

**DEVELOPMENT SERVICES, PLANNING AND ENGINEERING COMMITTEE MOTION**

On April 15, 2019, the Committee voted (3-0) to recommend to the Village Board of Trustees approval of the Administrative Review for "Townhomes at Colette Highlands Elevations", case number 2019-0080, as indicated in the elevation drawings titled "Orland Park Townhomes", Sheets 1.0 - 1.6, prepared by B.L.R. Architects, dated 03/11/2019, subject to the following conditions:

1. Meet all final engineering and building code related items, and;
2. Any substantial alterations to the previously approved site plan and/or landscape plan for the Townhomes at Colette Highlands will require the resubmittal, review and approval of said plans, as determined by the Development Services Department, and;
3. The petitioner shall work with the Development Services Department to ensure that the location of all mechanical units are screened in accordance with the Land Development Code and located in an appropriate location, including A/C units, as determined by the Development Services Department, and;
4. Rear porches shall be stained/painted and not left as bare wood, as determined by the Development Services Department.

I move to approve the Administrative Review for "Townhomes at Colette Highlands Elevations", case number 2019-0080, as indicated in the fully referenced motion below.

**THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)**

I move to approve the Administrative Review for Townhomes at Colette Highlands, as indicated in the elevation drawings titled "Orland Park Townhomes", Sheets

1.0 - 1.6, prepared by B.L.R. Architects, dated 03/11/2019, subject to the following conditions:

1. Meet all final engineering and building code related items, and;
2. Any substantial alterations to the previously approved site plan and/or landscape plan for the Townhomes at Colette Highlands will require the resubmittal, review and approval of said plans, as determined by the Development Services Department, and;
3. The petitioner shall work with the Development Services Department to ensure that the location of all mechanical units are screened in accordance with the Land Development Code and located in an appropriate location, including A/C units, as determined by the Development Services Department, and;
4. Rear porches shall be stained/painted and not left as bare wood, as determined by the Development Services Department.

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

**2018-0458 Hawkeye Hotels - Hampton Inn**

In 2004, plans were approved for the Main Street Village West development, with the un-built southern half to be a commercial strip center similar to the north completed half, except it included a 30,000 square foot retailer with a rear loading dock. The built portion of Main Street Village West commercial center currently consists of a mix of uses including retail, day care, and restaurants.

On May 10, 2016, a public hearing was held before the Plan Commission for the hotel project which included the establishment of two (2) hotels. The hotels would have been situated in the middle of the site, facing each other with a shared entry space plaza. The Plan Commission meeting was standing room only, comprised mainly of residents living near the proposed hotels. Approximately fifteen (15) residents spoke in opposition to the proposal. Most comments focused on the impact and scale of the proposed development. A summary of those concerns are provided below:

- Hotel use impacts (Noise, crime, drinking and parties, transients, all night activity)
- Viability of the proposed hotel's success due to the hotel across the street
- Inadequate public notification
- The scale of the project (Increased 5 story height and size, compared to the 2004 one story commercial building approvals)
- Traffic impacts (Reliance on 97th Avenue to reach signal at 163rd Street since 161st Street is not signalized, truck deliveries to site, heavy traffic spikes from the theater, parking)
- Property value impacts
- Landscape buffer (Many dead and missing plants leave buffer inadequate to screen hotels)

On May 16, 2016, the project was presented to the Development Services, Planning and Engineering Committee, where the project was referred without recommendation to the Board of Trustees. The project, however, was never presented to the Board and the project did not move forward.

#### PUBLIC HEARING NOTICE

It should be noted that the public hearing notice for this project stated that (153) rooms were proposed. However, an “efficiency study” was conducted by the petitioner after the public hearing notices were mailed, which concluded that (158) rooms would be the optimal number of hotel rooms. As such, the petitioner requested an adjustment of the proposed number of hotel rooms from (153) to (158). Other than an adjustment to the required number of parking spaces, the increase in hotel rooms resulted in no other changes to the exterior of the building, site plan, landscape plan, nor did it create any additional modifications. After a review of the proposed adjustment to the number of hotel rooms by the Village’s legal counsel, it was concluded that the increase from (153) to (158) rooms did not constitute a substantial change in the plan or substantial increase in intensity of the proposed project, and would therefore not require republication or new notices for the Plan Commission hearing. The change to the number of proposed hotel rooms is referenced in this staff report and will be reported to all in attendance at the Plan Commission meeting.

#### PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to construct one (1), five (5) story hotel buildings with a total of 84,514 square feet on a 3.89 acre vacant site. The building footprint will occupy 17,641 square feet. The site is located on the west side of LaGrange Road (US 45) within the Main Street Village commercial development. The petitioner has proposed a hotel with 158 rooms and 199 parking spaces. Required approvals include site plan and elevations, plat of consolidation and a special use permit amendment with modifications for the construction of a building greater than 50,000 square feet.

The subject site is located in the COR Mixed Use District, which permits the establishment of overnight accommodations provided that rooms are not rented for a period of more than thirty (30) days in buildings up to 50,000 square feet. However, as the proposed building is larger than 50,000 square feet, an amendment to the special use permit for Main Street Village West (Ordinance # 4156) is required. Six (6) modifications to the special use permit amendment are also requested, which are described in detail below.

Nearby land uses along both sides of LaGrange Road are generally commercial in nature, including several restaurants, a Marcus Cinemas movie theater to the south, and a Lifetime Fitness gym and a Homewood Suites hotel to the east. There is also an assisted living community to the northeast of the site on the east side of LaGrange Road. Behind the site is a residential area consisting of single-family houses and townhomes along the west side of 97th Avenue.

**PLAN COMMISSION DISCUSSION**

On April 2, 2019, this project was presented to the Plan Commission. The Board room was near full capacity, with the petitioner, 8-10 support staff, local resident, Village staff and all seven (7) Plan Commissioners in attendance. After Staff's presentation, the petitioner gave an overview of the Hawkeye Hotel company history and the proposed project. Following the petitioner's comment, several local residents took the opportunity to speak. Almost all comments from residents expressed concerns with or opposition to the proposed hotel development. Below is a summary of those concerns:

**1) Traffic / Parking**

Access to the proposed hotel site includes two (2) primary routes: 1) two (2) unsignalized curb cuts along LaGrange Road and 2) via a signalized intersection at 163rd Street and LaGrange Road, which connects to 97th Avenue, which connects to the west entrance to Main Street Village West. Residents expressed concerns that traffic to the hotel would increase the overall traffic on 97th Avenue, which abuts the subdivisions (Hummingbird Hill and Mistee Ridge) where most residents in attendance live. Residents also stated that traffic backups at the 163rd Street signal, especially after people leave the Marcus Theater, resulted in long wait times to turn onto LaGrange Road. As a signalized intersection at 161st Street and LaGrange Road does not yet appear to be something IDOT would support, many residents believe that the hotel would result in an overall increase in traffic, congestion and safety concerns.

The petitioner's traffic engineering cited data projections showing that traffic to the hotel would be relatively minimal, and that most visitors to the hotel, who would be primarily from out of town, would utilize the access points along LaGrange Road rather than 163rd Street / 97th Avenue. Plan Commissioners also noted that people leaving Main Street Village West wishing to head north, if traffic prohibited a left (northbound) turn, could turn southbound on LaGrange Road and take a permitted U-turn at 163rd Street. A representative of the ownership group of Main Street Village West expressed that in his observations, entering and exiting the development to/from LaGrange Road was not an issue, and that few people utilized 97th Avenue to access the site.

Residents also expressed concerns that visitors to the hotel would utilize 97th Avenue for on-street parking, further congesting the area. Residents requested that at the very least signage should be installed indicating that no parking was permitted on 97th Avenue. Staff indicated that parking restrictions were not handled based on projected concerns, rather in response to proven issues. As such, the Development Service and Village Police will be available to evaluate the need for parking restrictions on 97th Street in response to residents future concerns, should they come to light.

Residents also expressed concern that parking throughout the development was

inadequate. The petitioner and his traffic engineer countered by stating that forty-nine (49) additional parking spaces would be created as a part of the hotel development, and that peak times for the hotel, restaurants, daycare and adjacent commercial uses would not overlap. It was also clarified that parking stall width would meet Code requirements, even though a modification for parking stall depth was requested.

## 2) Landscape Screening

The petitioner's landscape architect was called upon to explain the design behind the west landscape bufferyard, which included a mix of evergreen and deciduous landscaping of various heights. The landscape architect explained that the evergreen tree species (white pine) was selected because it was native to Illinois, provided year-round screening, grew to approximately 50' and was a fast growing species. Also addressed were the use of low growing evergreens to screen vehicular headlights from intruding on adjacent residential properties. Some of the proposed landscaping would be located in Village right-of-way, which was agreed to by the Development Services Department under the condition that the hotel took full responsibility for the maintenance of said landscaping. This requirement will be detailed in the development agreement for this project.

Residents expressed concern that the landscaping screening would take many years to sufficiently screen the site. The petitioner indicated a willingness to revisit the site after (1) year of the landscaping being installed and identify any areas needing additional landscaping. A condition reflecting this has been added to the recommended motion.

## 3) Land Use Compatibility

Residents expressed concern about the proximity of a day care center to the proposed hotel. Concerns included increased traffic and potential harm to attendees of the day care by visitors to the hotel. The petitioner responded by stating that the typical clientele to the hotel was a business class visitor, and that the timing of when visitors to the hotel arrive and the day care closed would not coincide. It should be noted that both day cares and overnight accommodations (under 50,000 SF and provided that rooms are not rented for a period of more than thirty days) in the COR Mixed Use District.

Staff contacted the Village Police Department after the Plan Commission meeting to find out if the two (2) existing hotels that border residential subdivisions in the Village experience higher than normal calls. The Police Department indicated that there were no known chronic issues at local hotels, and that those areas do not experience a significant number of calls.

## PLAN COMMISSION MOTION

After feedback from the discussion at Plan Commission, the original motion was revised to include two (2) additional conditions, namely:

- 1) That the Petitioner shall instruct its third-party contractors that deliveries of supplies to the hotel shall enter and exit the site exclusively from LaGrange Road
- 2) That the Petitioner return within one (1) year of final installation of landscaping to add any additional landscaping deemed necessary by the Development Services Department to screen or further enhance the site.

#### DEVELOPMENT SERVICES, PLANNING AND ENGINEERING COMMITTEE DISCUSSION

On April 15, 2019, this project was presented to the the Development Services, Planning and Engineering Committee. Trustee Fenton mentioned that the architecture of the building facade seemed to be less appealing with less character than the previously submitted petition in 2016. Trustee Fenton requested some additional material/color articulation. Since the Committee meeting, the petitioner has provided an updated elevation that changed a specification for the accent stone on the front facade and added an additional brick color. This material used to be a mix of dark brown but is now proposed to be a white stone with an added brick specification with red undertones. The new material specification adds significant contrast to the building facade. A condition has been added to the motion that the petitioner work with staff to administratively update the final elevations to reflect the new elevation presented at the Board meeting.

Condition: "6) The petitioner work with Village staff to administratively update Sheets A1.2, A2.2, A3.1, A4.1 with updated material changes to reflect the intent shown on the Sheet titled "Hampton INN Orland Park, IL Exterior Proposal", and dated April 19, 2019".

Trustee Dodge asked about why the project had dropped down from two hotels down to one hotel. The petitioner indicated that parking was tight and there was push back from the adjacent restaurants in the Planned Development. Trustee Ruzich asked about the expected date of construction. The petitioner indicated that it may take up to 4-6 months but they are hoping to break ground by fall of 2019.

#### DEVELOPMENT SERVICES, PLANNING AND ENGINEERING COMMITTEE MOTION

On April 15, 2019, the Committee voted (3-0) to recommend to the Village Board of Trustees to approve the site plan as shown on "Preliminary Site Plan", prepared by Advantage Consulting Engineers, dated 05/02/2018, last revised 03/10/19, sheet SP1, subject to the following condition:

- 1) Meet all final engineering and building code requirements;
- 2) Update all project plans, data tables and documents to adjust the proposed number of hotel rooms from one hundred and fifty-three (153) to one hundred and fifty-eight (158);

3) That the petitioner shall instruct its third-party contractors that deliveries of supplies to the hotel shall enter and exit the site exclusively from LaGrange Road.

And

voted (3-0) to recommend to the Village Board of Trustees to approve the elevation drawings titled "Hampton Inn, Orland Park", Sheets A1.2, A2.2, A3.1, A3.2 and A4.1, prepared by Base4, dated 01/10/2019, subject to the following conditions:

- 1) Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;
- 2) Masonry must be of anchored veneer type with a minimum thickness of 2.625 inches;
- 3) Signs are subject to additional review and approval via the sign permitting process;
- 4) Meet all building code requirements;
- 5) Additional screening may be required upon further project review.

And

voted (3-0) to recommend to the Village Board of Trustees to approve the preliminary landscape plan titled "Landscape Plan", prepared by Allied Nurseries, dated 03/01/2019, sheets L-1, L-2, and L-3, subject to the following condition:

- 1) Submit a final landscape plan and all required supporting documentation in coordination with final engineering submittal;
- 2) That the Petitioner return within one (1) year of final installation of landscaping to add any additional landscaping deemed necessary by the Development Services Department to screen or further enhance the site.

And

voted (3-0) to recommend to the Village Board of Trustees to approve a Special Use Permit amendment with modifications for Main Street Village West to allow for a hotel greater than 50,000 square feet in size, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

- 1) A modification to locate parking and a garbage enclosure in the setback between the building and the street;

- 2) A modification to locate off-street parking in the setback between the building and the street;
- 3) A modification to locate a storage shed is proposed in the side yard;
- 4) A modification to increase the number of permitted parking spaces by forty-one (41) spaces from one hundred and fifty-eight (158) to one hundred and ninety-nine (199);
- 5) A modification to reduce the number of required loading spaces from four (4) to one (1);
- 6) A modification to reduce the minimum parking stall depth from eighteen (18) to approximately seventeen (17) feet and the minimum drive aisle width from twenty-two (22) to approximately twenty-one (21) feet.

And

voted (3-0) to recommend to the Village Board of Trustees to approve the preliminary plat of consolidation titled "Plat of Consolidation - 16160 S. LaGrange Road", prepared by JLH Land Surveying, Inc., dated 02/18/2019 subject to the following conditions:

- 1) Submit a final Record Plat of Subdivision to the Village for execution and recording;
- 2) All dedications, jurisdictions and document numbers must be referenced on the plat for any necessary right of way dedications.

I move to approve the Site Plan, Elevations, Preliminary Landscape Plan, Special Use Permit Amendment with Modifications and the Preliminary Plat of Consolidation for Hawkeye Hotel - Hampton Inn, as recommended at the April 15, 2019, Development Services, Planning and Engineering Committee meeting and as noted below in the fully referenced motion:

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to approve the site plan as shown on "Preliminary Site Plan", prepared by Advantage Consulting Engineers, dated 05/02/2018, last revised 04/04/2019, sheet SP1, subject to the following condition:

- 1) Meet all final engineering and building code requirements;
- 2) Update all project plans, data tables and documents to adjust the proposed number of hotel rooms from one hundred and fifty-three (153) to one hundred and fifty-eight (158);

3) That the petitioner shall instruct its third-party contractors that deliveries of supplies to the hotel shall enter and exit the site exclusively from LaGrange Road.

And

I move to approve the elevation drawings titled "Hampton Inn, Orland Park", Sheets A1.2, A2.2, A3.1, A3.2 and A4.1, prepared by Base4, dated 01/10/2019, subject to the following conditions:

- 1) Screen all mechanical equipment either at grade or at the rooftop with landscaping or parapets respectively;
- 2) Masonry must be of anchored veneer type with a minimum thickness of 2.625 inches;
- 3) Signs are subject to additional review and approval via the sign permitting process;
- 4) Meet all building code requirements;
- 5) Additional screening may be required upon further project review.
- 6) The petitioner work with Village staff to administratively update Sheets A1.2, A2.2, A3.1, A4.1 with updated material changes to reflect the intent shown on the Sheet titled "Hampton INN Orland Park, IL Exterior Proposal", and dated April 19, 2019.

And

I move to approve the preliminary landscape plan titled "Landscape Plan", prepared by Allied Nurseries, dated 03/01/2019, last revised 04/07/2019, sheets L-1, L-2, and L-3, subject to the following condition:

- 1) Submit a final landscape plan and all required supporting documentation in coordination with final engineering submittal;
- 2) That the Petitioner returns within one (1) year of the final installation of landscaping to add any additional landscaping deemed necessary by the Development Services Department to screen or further enhance the site.

And

I move to approve a Special Use Permit amendment with modifications for Main Street Village West to allow for a hotel greater than 50,000 square feet in size,

subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

- 1) A modification to locate parking and a garbage enclosure in the setback between the building and the street;
- 2) A modification to locate off-street parking in the setback between the building and the street;
- 3) A modification to locate a storage shed is proposed in the side yard;
- 4) A modification to increase the number of permitted parking spaces by forty-one (41) spaces from one hundred and fifty-eight (158) to one hundred and ninety-nine (199);
- 5) A modification to reduce the number of required loading spaces from four (4) to one (1);
- 6) A modification to reduce the minimum parking stall depth from eighteen (18) to approximately seventeen (17) feet and the minimum drive aisle width from twenty-two (22) to approximately twenty-one (21) feet.

And

I move to approve the preliminary plat of consolidation titled "Plat of Consolidation - 16160 S. LaGrange Road", prepared by JLH Land Surveying, Inc., dated 02/18/2019 subject to the following conditions:

- 1) Submit a final Record Plat of Subdivision to the Village for execution and recording;
- 2) All dedications, jurisdictions and document numbers must be referenced on the plat for any necessary right of way dedications.

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

#### **2015-0659 The Residences of Southbridge - Planned Unit Development**

On March 21, 2016, the Village Board approved a Special Use for a Planned Development for the Residences of Southbridge, a 22 unit townhome development on two (2) acres of vacant property immediately adjacent to and north of Southbridge Church, located at 15500 S. 73rd Avenue.

Article 5. Section 5-101.F. of the Land Development Code states "if there is no activity after three (3) years of approval by the Board of Trustees of a special use and/or final plan, the special use and/or final plan shall expire unless an extension is granted by the Board of Trustees. (Ord. 4769 - 12/3/12)

It has been three (3) years since Board approval. In order to prevent the expiration of the approvals, the petitioner has requested a one year approval extension to March 21, 2020.

I move to approve the request of the petitioner and grant a one year extension of the approvals for the Residences of Southbridge Planned Development.

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

**2018-0645 Orland Park Business Center Planned Development Lots 5, 6, and 7 - Special Use Permit for Planned Development, Special Use Amendment, Special Use Permit for Site with Building Area Greater than 50,000 SF Site Plan, Elevations, Landscape Plan, Subdivision**

The petitioner seeks the approval of a special use permit to construct and maintain a three lot industrial/office planned development on lots 5, 6, and 7 of the Orland Park Business Center development. The proposed development includes the construction of a new 23,975 square foot light industrial/office building on the southern half of lot 5. The petitioner intends to re-subdivide lot 5 so that it can be incorporated into the proposed planned development. The petitioner proposes to construct a new 70,884 square foot light industrial/office building on lot 6. The petitioner will re-subdivide lot 6 and lot 7 to accommodate the planned development and to ensure shared access and parking amongst the users.

In 2006, the Village Board of Trustees approved a special use permit for planned development (Ordinance No. 4140) to allow the construction of two approximately 25,000 SF office/warehouse buildings with a shared loading area on Lot 5 in the Orland Park Business Center. Since that time only the building on north half of lot 5 has been constructed. The existing development was not completed as proposed due to the economic downturn that occurred shortly after the approval of the original project.

Similarly the Village received a petition to review and approve a special use permit for planned development that would allow the construction of two office/warehouse buildings on Lot 6 in the Orland Park Business Center. The plans were never approved by the Village Board of Trustees. As such the project was never constructed and the existing lot 6 remains vacant.

In 2005, the Village Board of Trustees approved a site plan, elevations and landscape plan for the construction of an ITT Technical Institute on lot 7 in the Orland Park Business Center. The for-profit educational institute operated at that location until it went out of business in 2016. All ITT locations nationwide were close in 2016. Since that time the building has been re-occupied by Elite Ambulance, a private ambulance company that also provides EMT training at the Orland Park location.

Orland Investors, LLC approached the Village to discuss the development of the

southern half of lot 5, and lot 6 in the Orland Park Business Center. They were the owners of lot 6 and 7 and had intentions to purchase the southern half of lot 5. The petitioner, an experienced developer in the office/warehouse sector, had interest in finishing what was started on the north half of lot 5 but wanted the ability to own the south half of the lot outright. To accomplish this, the existing lot must be re-subdivided in order to transfer ownership. In addition, they proposed a building on Lot 6 that was based on a need in the market that could not be met given the current building supply in the surrounding area. However, the size of the proposed building on lot 6 caused several code issues that would make developing the property a challenge.

The Village suggested that the developer incorporate all parcels that they intend to and actually own (South Lot 5, Lot 6 and Lot 7) to allow more flexibility in the development proposal. Given that the developer will own all parcels this gives them the unique ability to mitigate any proposed modifications to the current zoning code by allowing for incremental improvements across all three lots. Since all three parcels are under the same ownership this allows the developers to put the necessary ingress/egress easements and provide for shared parking amongst the users. The intent is to subdivide each of the lots so they can be sold in the future. However, the planned development requires that any future modifications will require an amendment to the entire planned development to ensure that the developer can accomplish the desired development without creating legal non-conformities in the future.

The site is just north of I-80 and is the southwest limit of the Village of Orland Park. The southern half of lot 5 will be developed to mimic the existing building on the north half of lot 5 with minor site and building changes proposed. The size of the building on lot 6 causes some issues with lot coverage and setbacks the proposed changes to the subdivision and the increased landscaped area being provided on Lot 7 allow the development to balance the overall all lot coverage amongst the three lots in order to provide for the necessary storm water management and appropriate buffering required by the landscape code.

The proposed building materials are primarily pre-cast concrete. The design of the buildings will be similar to those that already exist in the Orland Park Business Center. The petition includes a request for approval of a special use permit amendment, a special use permit for a site that has a building area that exceeds 50,000 SF, a subdivision, site plan, elevations, landscape plan and a special use permit for planned development with the following modifications.

- 1) Parking between the building and the street on the north front setback (Lot 7)
- 2) Increase in the number of overall parking spaces from 228 to 344 spaces (Lots 5b, 6, and 7)

Aside from the proposed modifications, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

**PLAN COMMISSION DISCUSSION**

The Plan Commission viewed the site plan and elevations favorably. A majority of the commissioners were pleased to see a development of this type moving forward. Commissioner Paul abstained from the vote because his son works for the architect representing the commissioner. Commissioner Schussler asked if the Village staff was requiring the extension of 184th Place. Staff responded that the cross access easement being provided would allow access between lot 6 and properties to the west but that the condition did not require a fully dedicated road.

Another discussion item was the screening of the mechanical units. The petitioner explained that they may be lowering the roof height. Staff indicated that they would continue to work with the petitioner to address the screening.

There were no members of the public in attendance at the hearing regarding this project.

**PLAN COMMISSION MOTION**

On March 19, 2019, the Plan Commission, by a vote of 6-0 (1 abstain) moved to accept as findings of fact of the Plan Commission the findings of fact set forth in the staff report, dated March 19, 2019 and recommend to the Village Board of Trustees approval of a special use permit amendment , a special use permit for planned development with modifications , site plan, elevations, landscape plan, site plan and elevations

**DEVELOPMENT SERVICES PLANNING AND ENGINEERING COMMITTEE DISCUSSION**

On April 15, 2019, this project was presented to the Development Services Planning and Engineering Committee. The Committee was supportive of the proposed development. Staff indicated that they would work with the petitioner to address any concerns related to roof top screening. After the Development Services Planning and Engineering Committee the project architect provided a revised elevation for the building proposed for Lot 6 that shows a raised parapet wall in locations where rooftop mechanicals are located. The Village Board motion is being amended to reflect the change.

**DEVELOPMENT SERVICES PLANNING AND ENGINEERING COMMITTEE MOTION**

On April 15, 2019, the Committee voted 3-0 to recommend to the Village Board of Trustees to approve of a special use permit amendment , a special use permit for planned development with modifications , site plan, elevations, landscape plan, site plan and elevations as fully referenced below.

Voted (3-0) to recommend to the Village Board approval of the preliminary site plan submitted by the petitioner, prepared by Architectural Studios Ltd., titled

“Orland Investors Orland Park Business Center - Lots 5A, 6, 7 Preliminary Site Plan,” and dated January 21, 2019, subject to the following conditions:

1) Meet all final engineering and building code related items;

and

Voted 3-0 to recommend to the Village Board approval of the elevations submitted by the petitioner, prepared by Architectural Studios Ltd., titled “Orland Investors Orland Park Business Center - Lots 5A, 6, 7 Building Elv. - Lot 5B,” and Orland Park Business Center - Lots 5A, 6, 7 Building Elv.- Lot 6,” and dated January 21, 2019, subject to the following conditions. All changes must be made prior to the Board meeting.

- 1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline; and
- 2) All masonry must be of anchored veneer type masonry with a 2.625” minimum thickness; and
- 3) Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
- 4) Work with Village staff to ensure proposed parapet wall meets screening and design requirements.

and

Voted 3-0 to recommend to the Village Board of Trustees approval of a landscape plan titled, “ TCB Development Orland Business Center 116th and 184th Orland Park, Illinois,” prepared by Beary Landscaping, dated July 7th, 2018 subject to the following condition:

- 1) Meet all final engineering and Land Development code requirements
- 2) Submit a Final Landscape Plan for review and approval.

Voted 3-0 to recommend to the Village Board of Trustees approval to authorize the execution of the plat of subdivision as shown on the plan submitted by the petitioner, prepared by Architectural Studios Ltd., titled “Orland Investors Orland Park Business Center - Lots 5A, 6, 7 Preliminary Site Plan,” and dated January 21, 2019, subject to the following condition to be met by the petitioner:

- 1) Submit a Record Plat of Subdivision to the Village for approval and recording.

Voted 3-0 to recommend to the Village Board approval of an amendment to the special use permit for planned development, for Lot 5 in the Orland Park Business Center, Ordinance No. 4140 to allow the proposed subdivision on Lot 5 and to

separate the south half of Lot 5 so that it can be included into the proposed planned development as depicted on the preliminary site plan submitted by the petitioner, prepared by Architectural Studios Ltd., titled "Orland Investors Orland Park Business Center - Lots 5A, 6, 7 Preliminary Site Plan," and dated January 21, 2019, subject to the following conditions:

1) Meet all final engineering and building code related items;

and

Voted 3-0 to recommend to the Village Board approval of a special use permit for planned development for two or more buildings as depicted on the preliminary site plan submitted by the petitioner, prepared by Architectural Studios Ltd., titled "Orland Investors Orland Park Business Center - Lots 5A, 6, 7 Preliminary Site Plan," and dated January 21, 2019, with modifications for

- 1) Parking between the building and the street on Lot 7
- 2) Increase in the number of parking spaces from 228 to 344 spaces.

Subject to the following conditions:

1) Meet all final engineering and building code related items;

and

Voted 3-0 to recommend to the Village Board approval of a special use permit for site that includes building area greater than 50,000 SF as depicted on the preliminary site plan submitted by the petitioner, prepared by Architectural Studios Ltd., titled "Orland Investors Orland Park Business Center - Lots 5A, 6, 7 Preliminary Site Plan," and dated January 21, 2019.

I move to approve an amendment to a special use permit for planned development, a special use permit for a planned development with modifications, and a special use permit for a site containing building area in excess of 50,000 square feet, site plan, elevations, landscape plan and a subdivision for Orland Park Business Center Planned Development Lots 5, 6, and 7 as recommended by the Plan Commission at the March 19, 2019 meeting and as fully referenced below. The motion fully referenced below includes a revision discussed at the Plan Commission and Development Services Planning and Engineering Committee to adjust the parapet wall to better screen mechanical equipment. Final approval of screening will come from site inspection.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to approve the preliminary site plan submitted by the petitioner, prepared by Architectural Studios Ltd., titled "Orland Investors Orland Park Business Center - Lots 5A, 6, 7 Preliminary Site Plan," and dated January 21, 2019, subject to the following conditions:

- 1) Meet all final engineering and building code related items;

and

I move to approve the elevations submitted by the petitioner, prepared by Architectural Studios Ltd., titled "Orland Investors Orland Park Business Center - Lots 5A, 6, 7 Building Elv. - Lot 5B," dated January 21, 2019 and titled, "Orland Park Business Center - Lots 5A, 6, 7 Building Elv.- Lot 6," subject to the following conditions. All changes must be made prior to the Board meeting.

- 1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline; and
- 2) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness; and
- 3) Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
- 4) Work with Village staff to ensure proposed parapet wall meets screening and design requirements.

and

I move to approve a landscape plan titled, "TCB Development Orland Business Center 116th and 184th Orland Park, Illinois," prepared by Beary Landscaping, dated July 7, 2018, subject to the following condition:

- 1) Meet all final engineering and Land Development code requirements
- 2) Submit a Final Landscape Plan for review and approval.

I move to approve the execution of the plat of subdivision as shown on the plan submitted by the petitioner, prepared by Architectural Studios Ltd., titled "Orland Investors Orland Park Business Center - Lots 5A, 6, 7 Preliminary Site Plan," and dated January 21, 2019, subject to the following condition to be met by the petitioner:

- 1) Submit a Record Plat of Subdivision to the Village for approval and recording.

I move to approve an amendment to the special use permit for planned development, for Lot 5 in the Orland Park Business Center, Ordinance No. 4140 to allow the proposed subdivision on Lot 5 and to separate the south half of Lot 5 so that it can be included into the proposed planned development as depicted on the preliminary site plan submitted by the petitioner, prepared by Architectural Studios Ltd., titled "Orland Investors Orland Park Business Center - Lots 5A, 6, 7

Preliminary Site Plan,” and dated January 21, 2019, subject to the following conditions:

1) Meet all final engineering and building code related items;

and

I move to approve a special use permit for planned development for two or more buildings as depicted on the preliminary site plan submitted by the petitioner, prepared by Architectural Studios Ltd., titled “Orland Investors Orland Park Business Center - Lots 5A, 6, 7 Preliminary Site Plan,” and dated January 21, 2019, with modifications for

1) Parking between the building and the street on Lot 7

2) Increase in the amount of parking spaces from 228 to 344 spaces.

Subject to the following conditions:

1) Meet all final engineering and building code related items;

and

I move to approve a special use permit for site that includes building area greater than 50,000 SF as depicted on the preliminary site plan submitted by the petitioner, prepared by Architectural Studios Ltd., titled “Orland Investors Orland Park Business Center - Lots 5A, 6, 7 Preliminary Site Plan,” and dated January 21, 2019.

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

## **PUBLIC WORKS**

### **2019-0328 2019 Neighborhood Road Improvement Program - Additional Work**

The 2019 Neighborhood Road Improvement Program (“Program”) includes the maintenance and reconstruction of various roadways/streets throughout the village. The Program is bid annually based in part on recommendations from the village’s pavement management consultant, Applied Research Associates (ARA), of Champaign, Illinois. Based upon the results of the FY2019 bid process, a recommendation to approve Austin Tyler Construction of Elwood, Illinois for the 2019 Program will be considered by the Village Board on May 6, 2019.

To accelerate improvement of the village’s overall road network, an expansion of this year’s Program has been requested. After evaluation of the Pavement Management 5-Year Plan, the following subdivisions are recommended to be added to the 2019 Program - Brentwood (north half); Arbor Pointe (including Grandview Drive); Golfview Condos (Brassie, Foxbend, Deerfield, and Sunset Ridge Courts); Persimmon Ridge/Persimmon Glen/Persimmon

Meadows/Ashford Estates; Seton Place and Tee Brook Villa. Austin Tyler Construction has advised that they are able to complete this additional work. The cost of the additional work will be based on the line item bid prices originally submitted for the 2019 Project. The total anticipated cost for this additional work, based on Austin Tyler's 2019 Program bid pricing is \$3,528,000. Exploration of funding requirements totaling \$3,840,000 for the expanded 2019 Program work has also been evaluated as per the Financial Impact section below.

To accommodate the construction management of the various activities within the expanded Program, staff requested and received a proposal for additional Phase III construction engineering services from Baxter & Woodman Engineering of Mokena, Illinois. Staff recommends approving the attached proposal from Baxter & Woodman in an amount of \$167,020.

Additionally, other miscellaneous services will be required based upon the expanded Program. Additional construction material testing and tree trimming services are expected due to the expanded work. Funding in the amount of \$20,000 for soil and material testing as provided by Construction & Geotechnical Material Testing, Inc. of Elk Grove Village is required. Tree trimming is performed as a proactive measure to prevent limb damage from the large road improvement equipment. The cost for additional tree trimming is estimated at \$75,000. The bid for tree trimming services was solicited through the Suburban Public Works Directors Association via the Village of Homewood. The bid award recommendation, pending Homewood's approval, contains two contractors; Homer Tree Care, Inc. of Lockport, Illinois for tree and stump removal, and Winkler's Tree Service, Inc. of LaGrange Park, Illinois for tree trimming. Staff is requesting to use Winkler's Tree Service, Inc. to provide tree trimming services in the neighborhoods included in the 2019 Program.

Finally, funding for pavement rejuvenator application is also being requested. Pavement rejuvenators are applied to streets within two years of reconstruction/resurfacing. ARA's most recent pavement condition evaluation has indicated a distinct benefit from the application of pavement rejuvenators. Due to recent budget constraints, pavement rejuvenator application has not been included in the 2019 road program. Funding in the amount of \$50,000 is being requested to reutilize pavement rejuvenators in the expanded road program.

Director of Public Works John Ingram had comments. (refer to audio file)

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

Director Ingram responded to Trustee Dodge's comments and questions. (refer to audio file)

Trustee Milani had questions. (refer to audio file)

Trustee Dodge responded to Trustee Milani's questions. (refer to audio file)

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

Director Ingram responded to Trustee Fenton's comments and questions. (refer to audio file)

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

Director Ingram responded to President Pekau's comments and questions. (refer to audio file)

Trustees Healy and Calandriello had comments. (refer to audio file)

Director Ingram responded to Trustee Calandriello's comments. (refer to audio file)

Trustee Calandriello had additional comments. (refer to audio file)

Trustee Dodge had a question. (refer to audio file)

Director Ingram responded to Trustee Dodge's question. (refer to audio file)

I move to approve utilizing the village's line of credit previously established at BMO Harris Bank for funding of the additional work related to the 2019 Road Improvement Program

And

Approve a revenue budget adjustment in the amount of \$3,840,000 and an expenditure budget adjustment in the amount of \$3,840,000.

And

Approve the 2019 Neighborhood Road Improvement Program - Additional Work for Austin Tyler Construction of Elwood, Illinois in an amount not to exceed \$3,528,000.

And

Accept the proposal from Baxter & Woodman, Inc. of Mokena, Illinois for expanded Consulting Engineering Services in an amount not to exceed \$167,020.

And

Approve additional construction material testing from Construction & Geotechnical

Material Testing, Inc. of Elk Grove Village, Illinois in an amount not to exceed \$20,000.

And

Approve tree trimming services from Winkler's Tree Service, Inc. of LaGrange Park, Illinois in an amount not to exceed \$75,000.

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

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

**Nay:** 1 - Trustee Dodge

## **DEVELOPMENT SERVICES, PLANNING AND ENGINEERING**

### **2019-0119 Seritage - Orland Square Mall - Sears Redevelopment REVISED 2019**

The 2019 petition for the revised Seritage-AMC project proposes the redevelopment of the former Sears building at Orland Square Mall, and is a scaled back version of the 2018 Seritage petition. The current petition will supplant the old Seritage-AMC petition that was approved by the Village Board in February 2018. Under the latest petition, all building improvements will occur within the footprint of the existing but closed Sears building, whereas the 2018 petition included a 50,000 square foot theater building addition. According to the petitioner, the current proposal will result in a reduction of 80,250 SF of overall development floor space as compared to the previously approved plan.

#### **PROJECT SUMMARY**

The petitioner seeks approval of a site plan, elevations, landscape plan, and special use permit amendment to Orland Square Mall planned development to allow the partial demolition and remodeling of the facades of the existing (former) Sears building in order to accommodate the movie theater, retail and restaurant spaces. Changes also include the demolition of the existing Sears Auto Service building, and the construction of 100 additional parking spaces in its place, as well as a more controlled vehicular and pedestrian circulation patterns in the parking lot and surrounding area. A new continuous landscape island with a sidewalk on Orland Square Drive increases pedestrian options and reduces the number of direct curb cuts from the parking lot aisles to the ring road. This project provides .65 acres of additional green space and brings the parking lot into compliance for Code-required parking islands.

The proposed remodeling includes a new 1000 seat AMC theater, 5 new restaurants, and new retail spaces and concourses. Approximately 8,000 square feet of second story building square footage on the northeastern side of the

existing Sears building will be demolished to accommodate one-story retail stores and potentially a rooftop outdoor dining area. All existing Sears' building facades will be refaced to reflect the AMC corporate image, with the exception of the northeast elevation, which will reflect the corporate images of the individual commercial tenants.

#### ANALYSIS

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area, with the exception of the listed modifications. The proposed improvements will incrementally improve both the functionality and the visual appeal of the south end of the mall with significant building architecture enhancements, a new pedestrian network, and expanded landscaping. The hope is that improvements such as this will spur more comprehensive changes to the entire mall. The petitioner requests approval for a special use amendment to the Orland Square Mall Planned Development and for a theater and retail space that will exceed 50,000 square feet. The theater use was listed in the Mall's original 1970's Zoning Permit as an intended use, and the mall building and site are already set up to accommodate large commercial facilities including circulation and parking. The petitioner's Traffic Study concludes that existing infrastructure, with some upgrades, can meet the project needs.

This AMC Theater is an example of the 'family entertainment' concept that is an innovative approach many large mall owners are now implementing throughout the nation to revitalize and invigorate aging indoor malls. The recent addition and success of entertainment establishments such as Gizmo's Fun Factory and Sky Zone Trampoline Park directly across Orland Square Drive show that recreational experiences are in demand. As Forbes magazine states, "The future of the malls is not about shopping. No longer is it good enough for malls to be passive places to buy stuff, they have to be engaging places to do stuff. Otherwise this particular retail format will be relegated to relic status."

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area, with the exception of the listed modifications.

#### PLAN COMMISSION DISCUSSION

On April 2, 2019, a public hearing was held before Plan Commission regarding the Orland Square Mall - Sears Redevelopment petition. No members of the public spoke regarding the project. Plan Commissioners spoke in support of the proposal.

#### PLAN COMMISSION MOTION

On April 2, 2019, Plan Commission voted 5-0 to accept as findings of fact the Plan Commission findings of fact set forth in the staff report dated April 2, 2019.

And

Voted 5-0 to recommend to the Village Board approval of the Preliminary Site Plan titled 'Seritage Redevelopment - Orland Square Site Plan', prepared by RA Smith Inc, sheet C200, dated 01.10.19, revised 03.19.19 ; and titled 'Proposed Floor plan' by Hobbs and Black Architects, dated 01.10.19, revised 03.19.19, sheet A-1, subject to the following conditions:

- 1) Meet Village requirements for parking lot pavement improvements as determined by Village inspection post-construction.
- 2) Repair concrete stairwell that connects upper to lower parking lots and include decorative safety lighting.
- 3) Work with Orland Fire to relocate Auto Center Fire Department connection prior to demolition.
- 4) Meet all final Engineering and Building Division requirements and approvals.

And

Voted 5-0 to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan titled 'Seritage Redevelopment - Orland Square Landscape Plan', prepared by RA Smith, Inc., and dated 01.10.19, sheets L100-L106, subject to the following conditions:

- 1) Meet conditions outlined in the most recent Hey and Associates review letter dated February 13, 2019, and all subsequent review letters.
- 2) Submit a Final Landscape Plan for Village approvals after Final Engineering approval.

Voted 5-0 to recommend to the Village Board approval of the Elevations titled 'Orland Square Sears Redevelopment - Elevations' prepared by 5o5 Design, sheets 1-14, dated 03.13.19; and as titled "Orland Square Proposed Elevations", prepared by Hobbs + Black Architects, sheet AD-1 and AD-2, dated 03.15.19, subject to the to the following conditions. All changes must be made and conditions met prior to the Board meeting.

- 1) All service doors and safety railings must match the color of the abutting building façade, unless otherwise regulated by Building and Fire Codes.
- 2) Screen all new mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 3) Meet all final Engineering and Building Division requirements.
- 4) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
- 5) Remove Directory Wall signs from the building elevations since they are not permitted by Code. Signs are subject to additional review and approval via the sign permitting process and additional restrictions will apply. Electronic message board signs are also not allowed.

And

Voted 5-0 to recommend to the Village Board approval of a Special Use Permit

Amendment for the Orland Square Mall Planned Development to allow the construction and operation of a movie theater, and for a commercial development with restaurants, that will continue to exceed 50,000 square feet, subject to the same conditions as outlined in above motions.

And

Voted 5-0 to recommend to the Village Board approval of the following Code Modifications for Seritage - Orland Square Mall / Sears Redevelopment petition project subject to the same conditions as outlined in above motions:

- 1) Exceed lot coverage.
- 2) Reduce landscaping requirements for buffers and foundation plantings.
- 3) Reduce parking setbacks and allow parking and drives located between the building and the street.
- 4) Reduce side and rear building setbacks.

Since Plan Commission, the following changes have been made and Board exhibits revised accordingly:

- 1) The petitioner requested some changes to the proposed building materials, as reflected on the revised elevations. In summary, the petitioner proposes to substitute the cultured stone with brick, and the proposed porcelain tile with a decorative high-polish CMU. The revised materials still meet Land Development Code requirements and the general appearance of the building elevations remain the same as those presented to the Plan Commission.
- 2) The large directory signs on the building have been removed per Land Development Code sign regulations and per the Plan Commission condition of approval.
- 3) The landscape plans were updated in response to some of the Village's landscape comments.

The Development Services Committee Chair has consented for this petition to skip Committee and move directly to the Village Board of Trustees for final consideration.

Trustee Fenton had comments. (refer to audio file)

Trustee Calandriello had questions. (refer to audio file)

Village Manager Joseph La Margo and Police Chief Timothy McCarthy responded to Trustee Calandriello's questions. (refer to audio file)

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

I move to approve the Site Plan, Landscape Plan, Elevations, and Special Use Permit with modifications for the Seritage - Orland Square Mall - Sears Redevelopment petition, as recommended at the April 2, 2019 Plan Commission meeting, and as fully referenced below:

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to approve the Site Plan titled 'Seritage Redevelopment - Orland Square Site Plan', by RA Smith Inc., sheet C200, dated 03-19-19; and titled 'Proposed Floor Plans' by Hobbs and Black Architects, sheets A-1 and A-2, updated 04.29.19, subject to the following conditions:

- 1) Meet the Village requirements for parking lot pavement improvements as determined by Village inspection post-construction.
- 2) Repair the concrete stairwell that connects upper to lower parking lots and include decorative safety lighting.
- 3) Work with Orland Fire to relocate Auto Center Fire Department connection prior to demolition.
- 4) Meet all final Engineering and Building Division requirements and approvals.

And

I move to approve the Preliminary Landscape Plan titled 'Seritage Redevelopment - Orland Square Landscape Plan', by RA Smith, Inc., sheets L100-L106, dated 03.19.19, , subject to the following conditions:

- 1) Meet conditions outlined in the most recent Hey and Associates review letter dated April 2, 2019, and subsequent review letters.
- 2) Submit a Final Landscape Plan for Village approvals after Final Engineering approval.

And

I move to approve the Elevations titled "Proposed Elevations" by Hobbs and Black Architects, sheet AD-1, dated 04.29.19; and titled "Proposed Materials", by Hobbs and Black Architects, sheet AD-2, dated 04.29.19, and titled "Orland Square Exterior Perspectives, by Hobbs and Black Architects, sheets 1, 2, and 3, dated 04.29.19, subject to the to the following conditions:

- 1) All service doors and safety railings must match the color of the abutting building façade, unless otherwise regulated by Building and Fire Codes.
- 2) Screen all new mechanical equipment either at grade level with landscaping or hidden behind the roofline.
- 3) Meet all final Engineering and Building Division requirements.
- 4) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.

And

I move to approve a Special Use Permit Amendment for the Orland Square Mall Planned Development to allow construction and operation of a movie theater and for a commercial development with restaurants that will continue to exceed 50,000 square feet, subject to the same conditions as outlined in above motions.

And

I move to approve the following Code Modifications for Seritage - Orland Square Mall / Sears Redevelopment petition project subject to the same conditions as outlined in the above motions:

- 1) Exceed lot coverage.
- 2) Reduce landscaping requirements for buffers and foundation plantings.
- 3) Reduce parking setbacks and allow parking and drives located between the building and the street.
- 4) Reduce side and rear building setbacks.

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

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

**Nay:** 1 - Trustee Fenton

#### **2019-0316 Village Code Amendment Title 5 Chapter 1-6 - Licensing and Bonding of Contractors - Ordinance**

The Development Services Department collects and enters in data for surety bonds for the majority of contractors working in the Village. A few contractor licenses are exempt from needing a surety bond based on Illinois law, such as plumbers, alarm and irrigation contractors. The bond amount is \$20,000 for every contractor, whether the permit is for the installation of one window, an above ground pool, a fence, or it is the general contractor of the construction of a new single family residence. \$20,000 on some jobs may be excessive, but on most it is largely under the cost of work involved. On average, the cost to the contractor is \$100 to purchase the annual surety bond, which is paid to their insurance company. Oftentimes the bond is not paid for and two weeks after the permit was issued, a letter is received by the Development Services Department that the bond has been canceled. In other words, it was never in force to begin with due to non-payment by the contractor, but the permit was issued and the permitted work was completed. The work that goes into the collection and recording and verification of the surety bonds is exorbitant. Hours are spent that could be utilized for tasks that could increase the efficiency of the department as a whole.

Surety bonds can only be pulled if the job is not completed to code. Based on recollection, there have been three bonds pulled in the last fourteen years. The homeowners knowing that the Village requires a surety bond feels safer that if the work isn't done to their liking, they can have the bond pulled; this is not the case. There have been numerous homeowners shocked and angered that the Village is not able to help them when the contractor does installations not in a workman like manner or the work deteriorates in a very short time after completion. Unfortunately, these cases are civil matters and the Village does not get involved; the Village looks at code compliance and not quality control.

It is staffs intent to inform the residences of the Village with a letter about the removal of the surety bonds and the importance that the homeowner verify the certificate of insurance and workers compensation and employers' liability insurance of any contractor hired to do work on their property. The letter would also inform them that it is the homeowner's responsibility to ensure a permit is obtained when required. The letter would also suggest that payment in full not be made to the contractor until the permit passes all of its inspections. It is the staffs intention to educate the homeowner instead of requiring a surety bond that seems to have a false sense of security to the homeowners and in reality very little actual recourse for the homeowner.

President Pekau had comments. (refer to audio file)

I move to pass Ordinance Number 5404, entitled: AN ORDINANCE AMENDING TITLE 5, CHAPTER 1, OF THE ORLAND PARK VILLAGE CODE IN REGARD TO LICENSING AND BONDING OF CONTRACTORS.

**A motion was made by Trustee Healy, seconded by Trustee Fenton, that this matter be PASSED. 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

## **PARKS AND RECREATION**

### **2019-0315 Cachey Park Basketball Courts Improvements**

On April 15, 2019, the Village Board approved bid award #19-009 for Park Court Repairs to U.S. Tennis for Court repairs and improvements at both Cachey and Brentwood Park tennis courts in an amount not to exceed \$130,310.00. Pricing for the bid was under the amount budgeted for court repairs in FY2019. Staff reached out to the vendor and received pricing for additional repair work for the two full size basketball courts at Cachey Park. U.S. Tennis reduced a previous quote for the work from \$20,850 down to \$19,000 for the work. The reduction saves the vendor time and money on staging as well as bringing the proposed work within the amount budgeted for FY2019. Staff would like approval to move forward with the additional work at Cachey Park reducing any further impact on

activities by having all the work performed at one time

Parks Director Gary Couch had comments. (refer to audio file)

I move to approve an amendment for the additional work to the Cachey Park Basketball Courts with U.S. Tennis of Lockport, IL for an additional \$19,000 for a total adjusted amount not to exceed \$149,310.00 for the additional specified work at Cachey Park Basketball Courts.

**A motion was made by Trustee Dodge, 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

**2019-0327 Centennial Park Aquatic Center Stair and Tower Surface Restoration Bid #18-017 Contract Amendment**

On May 21, 2018, Centennial Park Aquatic Center Stair and Tower Surface bid #18-017 was awarded to Crossroads Construction of Lombard IL. Staff is requesting to amend the current contract and add additional work to the current scope. Several soft spots on the fiberglass staircase landings have been identified on the Lazy River Slide Tower staircase which could pose a safety hazard. Staff is requesting an additional \$9,842.00 be added to the contract for the removal of the existing fiberglass landings and installation of concrete decking pans. This work will be performed prior to the opening of the 2019 pool season.

Staff recommends amending the contract to Crossroads Construction of Lombard, IL for an additional \$9,842.00 for repair work to the Lazy River Staircase.

Parks Director Gary Couch had comments. (refer to audio file)

I move to approve amending the contract for bid #18-017, Centennial Park Aquatic Center Stair and Tower Surface Restoration for an additional \$9,842.00 to Crossroads Construction of Lombard, IL for repair work to the Lazy River staircase.

**A motion was made by Trustee Dodge, seconded by Trustee Calandriello, 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

**2019-0324 Centennial Park West 2019 Ticketed Concerts**

Village staff would like to gain approval to produce 1 ticketed concert event during the upcoming summer on August 24, 2019. This concert would feature Survivor and Lover Boy with 1 opening act at a total cost not to exceed \$172,000. A detailed budget for the concert is attached which includes projected ticket and alcoholic beverage sale revenue along with detailed projected expenses.

Double D Booking/duff entertainment will mediate the Village's offer to headliners as well as advance all show details (hotel, transportation, day of show hospitality) with the artists and provide all onsite management including a dedicated onsite production manager. These services are 15% of the performer's contractual fees.

The offer sheet from Duff entertainment, a subsidiary of Double D Booking has been submitted to the artist's agents and is attached in Legistar.

Trustees Dodge and Calandriello and President Pekau had comments.

I move to approve a FY2019 revenue budget adjustment in the amount of \$163,980 and a FY2019 expenditure budget adjustment in the amount of \$172,000.

**A motion was made by Trustee Dodge, 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

**FINANCE****2019-0301 Property Tax Appeal Board (PTAB) Appeals Representation - Resolution**

The Village's general legal counsel, Klein, Thorpe & Jenkins, Ltd. (KTJ), has been representing the Village, the Orland Park Library and the Orland Park Fire District as a group for all PTAB appeals involving tax year 2016 and prior. School Districts 135 and 230 are also members of the consortium. KTJ will be representing the consortium for tax years 2017 through 2019. Passage of this resolution will authorize KTJ to represent the Village for these tax years for all PTAB appeals.

I move to pass Resolution Number 1906, entitled: RESOLUTION AUTHORIZING INTERVENTION IN ALL 2017 THROUGH 2019 TAX YEAR APPEALS BEFORE THE STATE OF ILLINOIS PROPERTY TAX APPEAL BOARD

**A motion was made by Trustee Calandriello, seconded by Trustee Fenton, that this matter be PASSED. 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

### **2019-0303 Budget Adjustments 2nd Quarter 2019 - Approval**

A detailed spreadsheet (by fund) of budget adjustments is attached in Legistar showing an increase in revenues of \$90,147 and an increase in expenditures of \$90,147.

The increase in revenues is due to the following:

- Increase transfer from Home Rule Sales Tax Fund to Recreation and Parks Fund in the amount of \$26,328.
- Reduce transfer from Home Rules Sales Fund to Capital Improvement Fund in the amount of \$26,328.
- Increase revenue for rebates received from ComEd for LED street light conversion in the amount of \$90,147.

The increase in expenditures is due to the following:

- Increase expenditures for LED street lighting upgrade project in the amount of \$90,147.
- Reduce expenditures related to various IDOT projects in the amount of \$26,328.
- Increase transfer from Home Rule Sales Tax Fund to Recreation and Parks Fund in the amount of \$26,328.
- Reduce transfer from Home Rules Sales Fund to Capital Improvement Fund in the amount of \$26,328.
- Increase expenditures related to Helen Park - Path Improvements in the amount of \$26,328.

I move to approve increasing the FY2019 revenue budget by \$90,147 and increasing the FY2019 expenditure budget by \$90,147.

**A motion was made by Trustee Calandriello, 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

## MAYOR'S REPORT

### **2019-0323 Amending Section 1-5-2 of Title 1, Chapter 5 - Presiding Officer, President Pro Tem - Ordinance**

Previously the President pro tem nomination and the election would occur annually in December. Based on this recent nomination and election cycle, we deem it to be in the best interest of the Village and its residents to provide for the election of a President pro tem by the Corporate Authorities of the Village annually in May of each year.

Trustee Dodge had comments. (refer to audio file)

I move to pass Ordinance Number 5405, entitled: ORDINANCE AMENDING SECTION 1-5-2 OF TITLE 1, CHAPTER 5 OF THE ORLAND PARK VILLAGE CODE (PRESIDING OFFICER, PRESIDENT PRO TEM)

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

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

**Nay:** 1 - Trustee Dodge

### **2019-0310 Appointment of Mayor Pro Tem**

Mayor Pekau nominated Trustee Cynthia Nelson Katsenes as Mayor Pro Tem. The election of a Mayor Pro Tem is to be accomplished each May.

I move to approve the appointment of Trustee Cynthia Nelson Katsenes as Mayor Pro Tem.

**A motion was made by Trustee Dodge, seconded by Trustee Calandriello, 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

### **2019-0320 Amending Title 1 Chapter 8 - Repeal Ethics Standards of Conduct - Ordinance**

Ordinance 5395 was passed on April 1, 2019 by the Village Board of Trustees and it's been deemed in the best interest of the Village and it's residents to repeal this ordinance.

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

Trustee Calandriello had a question. (refer to audio file)

Village Manager La Margo responded to Trustee Calandriello's question. (refer to audio file)

Trustee Calandriello amended the motion. (refer to audio file)

Trustee Dodge and Village Attorney Friker had comments. (refer to audio file)

Trustee Calandriello made a motion to amend his original amended motion. A vote was taken and the amended motion did not pass. (refer to audio file)

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

Village Attorney Friker responded to President Pekau. (refer to audio file)

I move to pass Ordinance Number 5406, entitled: ORDINANCE AMENDING TITLE 1, CHAPTER 8 OF THE ORLAND PARK VILLAGE CODE (ETHICAL STANDARDS OF CONDUCT)

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

**Aye:** 4 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Village President Pekau

**Nay:** 3 - Trustee Fenton, Trustee Dodge, and Trustee Calandriello

#### **2019-0321 Ad Hoc Committee to Review Orland Park's Ethics Ordinance**

The purpose of the Ad Hoc Committee is to:

--Review the village's existing ethics ordinance & determine what improvements could be made.

--Make recommendations to the Village Board on updates to the ordinance.

Members of the Ad hoc Committee:

Carole Griffin Ruzich  
Kevin Scanlan  
Sean Kampas  
Ed Schussler  
Bill Healy - Chairperson

Goals for this Ad hoc Committee:

The overarching goal of this committee is to update our ethics ordinance as needed. Ensure that our elected officials, appointed officials and staff are held to

the highest ethical standards.

Orland Park Residency:

Every committee member is an Orland Park resident and is expected to work in the best interest of the Village of Orland Park.

The committee will operate for approximately 6 months and will decide their meeting frequency and whether to make their recommendations to the board at one time or periodically.

President Pekau amended the motion. (refer to audio file)

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

President Pekau responded to Trustee Dodge. (refer to audio file)

I move to approve for the Village Board to create an Ad Hoc Committee effective immediately to review the Ethics Ordinance of Orland Park and provide improvement recommendations to the Village Board;

And

To appoint the following persons to the Committee:

Carole Griffin Ruzich

Kevin Scanlan

Sean Kampas

Ed Schussler

Bill Healy-Chairperson

**A motion was made by Trustee Milani, seconded by Trustee Calandriello, 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

#### **2019-0325 Amend Title 1, Chapter 5, Section 7 (14) Board Committees - Ordinance**

Two Committees will be meeting on a different Monday which requires an amendment to the Village Code.

The following Committees will meet as follows:

On the first Monday of each month:

Public Safety

Parks and Recreation  
Public Works

On the third Monday of each month:

Finance  
Technology Innovation and Performance Improvement  
Development Services, Planning and Engineering

All other portions of Section 1-5-7-14-1 shall remain unchanged.

President Pekau had comments. (refer to audio file)

I move to pass Ordinance Number 5407, entitled: AN ORDINANCE AMENDING THE ORLAND PARK VILLAGE CODE (BOARD COMMITTEES) TITLE 1, CHAPTER 5, SECTION 7 (14)

**A motion was made by Trustee Fenton, seconded by Trustee Calandriello, that this matter be PASSED. 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

#### **2019-0338 Amending Title 7, Chapter 4, Section 10 - Bond and Forfeiture - Ordinance**

After many discussions with Village Attorneys and Development Services it was decided that the need for Bond's and Surety Bonds for Liquor Licenses was no longer needed except for in the case of businesses who manufacture & Distribute alcohol. The Illinois Liquor Control Commission requires Surety Bonds for Manufacturing Business such as Class H License holders (microbrewery and full service) and Class J license holders (winery).

I move to pass Ordinance Number 5408, entitled: AN ORDINANCE AMENDING TITLE 7, CHAPTER 4, SECTION 10 OF THE ORLAND PARK MUNICIPAL CODE (BOND AND FORFEITURE)

**A motion was made by Trustee Fenton, seconded by Trustee Calandriello, that this matter be PASSED. 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

**NON-SCHEDULED CITIZENS & VISITORS**

Resident Alyse Cerone addressed the Board. (refer to audio file)

Police Chief Timothy McCarthy responded to Ms. Cerone's concerns. (refer to audio file)

Resident Linda Sapit addressed the Board. (refer to audio file)

President Pekau responded to Ms. Sapit's comments. (refer to audio file)

**BOARD COMMENTS**

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

Village Manager Joseph La Margo had 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) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees; c) 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 Calandriello, that this matter be RECESS. 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) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees; c) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent.

**Report on Executive Session and Action as a Result of, if any.****2019-0319 Resignation, Severance and Release Agreement of Village Manager**

Village Manager Joseph La Margo has signed a Resignation, Severance and Release Agreement that has been given to the Mayor and Board of Trustees.

Monday, May 6, 2019, will be Village Manager La Margo's last day. Village Manager La Margo has been a village employee for over 13 years. Starting in 2006 as the Deputy Clerk/Public Information Officer then promoted in 2015 to Assistant Village Manager/Public Information Officer for 2 years; in April of 2017 became Interim Village Manager before being hired as Village Manager in September of 2017.

Trustee Calandriello made a motion to postpone the vote until after executive session. (refer to audio file)

I move to accept the Resignation, Severance and Release Agreement of Village Manager Joseph La Margo effective May 6, 2019.

**A motion was made by Trustee Milani, seconded by Trustee Healy, 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:** 1 - Trustee Calandriello

**2019-0326 Appointment of Interim Village Manager**

President Pekau appointed Thomas Dubelbeis as Interim Village Manager until a Village Manager is hired.

I move to approve appointing Thomas Dubelbeis as Interim Village Manager.

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

**Nay:** 1 - Trustee Calandriello

**ADJOURNMENT: 8:55 P.M.**

**A motion was made by Trustee Fenton, seconded by Trustee Dodge, 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

**2019-0349 Audio Recording for May 6, 2019 Board of Trustees Meeting**

**NO ACTION**

**/AS**

Respectfully Submitted,

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**John C. Mehalek, Village Clerk**