

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, April 15, 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., Patricia Gira,  
Carole Griffin Ruzich, Daniel T. Calandriello, and Michael F. Carroll*

**CALL TO ORDER/ROLL CALL**

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

**Present:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll and Village President Pekau

**VILLAGE CLERK'S OFFICE****2019-0255 Approval of the April 1, 2019 Regular Meeting Minutes**

The Minutes of the Regular Meeting of April 1, 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 1, 2019.

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

**Aye:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**2019-0257 Orland Park Rotary Club - Raffle License**

The Orland Park Rotary Club is requesting a license to sell raffle tickets beginning Tuesday, April 16, 2019, through Thursday, May 23, 2019, when the raffle drawing will take place between 6:30 p.m. and 8:30 p.m.

The purpose of this raffle is to raise scholarship funds for college-bound students from the community and local community service projects.

I move to approve issuing a raffle license to the Orland Park Rotary Club to begin selling raffle tickets on Tuesday, April 16, 2019, through Thursday, May 23, 2019, when the raffle drawing will take place at Silver Lake Country Club.

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

**Aye:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS****2019-0272 Baseball 4 All - Presentation**

Alex Snodsmith, Co-Chair of the LiveWell Committee presented a check to Baseball 4 All on behalf of the Village Employees.

A total of \$2,487 was collected from several different fundraisers organized by the LiveWell Committee that Village Employee's participated in over the year for Baseball 4 All.

Baseball 4 All is an organization that is proposing to create a baseball field that will be fully accessible, and ADA compliant for participants and spectators of all ages.

The Village is fully supportive of the community efforts to raise funds for the placement and development of a baseball field. Resolution 1716 was passed on July 3, 2017, stating the Village is in support of establishment of Village baseball fields accessible and usable by people with special needs.

A site has been identified within the John Humphrey Field Complex for such baseball field. The field will accommodate participants and spectators with special needs and will be fully compliant with the Americans with Disabilities Act.

President Pekau had comments. (refer to audio file)

**This was a presentation. NO ACTION was required.**

**2019-0250 The Veterans Commission - Appointment**

President Pekau appointed Mohanned El Natour to the Veterans Commission. Mohanned El Natour replaces Robert Wiczorek who resigned in early 2019.

I move to advice and consent the appointment of Mohanned El Natour to the Veterans Commission.

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

**Aye:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**2019-0275 The Technology Commission - Appointment of Chairman**

President Pekau appointed Sean Kampas to the position of Chairman on the Technology Commission. Michael Milani has resigned from the Technology Commission.

I move to advice and consent the appointment of Sean Kampas to the Technology Commission as Chairman.

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

**Aye:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**2019-0269 Honoring Village Trustee James Dodge for 30 years of service as of April 10, 2019**

President Pekau honored Village Trustee James Dodge for 30 years of service as of April 10, 2019.

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

**This was a presentation. NO ACTION was required.**

**CONSENT AGENDA****Passed the Consent Agenda**

**A motion was made by Trustee Carroll, seconded by Trustee Gira, 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 Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**2019-0270 Payroll for April 5, 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 5, 2019, in the amount of \$1,137,894.46.

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

**2019-0271 Accounts Payable from April 2, 2019 through April 15, 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 2, 2019, through April 15, 2019, in the amount of \$2,241,465.91.

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

**2019-0221 ITB #19-009 Park Court Repairs Bid Award**

An invitation to bid was issued on March 8, 2019, for the repair of tennis courts at Cachey and Brentwood Parks. The bid was opened on March 22nd, 2019. The ITB was posted on Bid Net and was matched to one hundred and ninety three vendors (193). Information was downloaded twelve (12) times. A total of three (3) bids were submitted for the project. U.S. Tennis Court Construction Company, of Lockport, IL submitted the only responsive bid. The Village has worked quite extensively with U.S Tennis in the past and they have always provided a quality product. Bids submitted from U.S. Tennis for repairs are as follows; Cachey Park Court Surface \$92,630, Cachey Park fencing \$26,300 and Brentwood Park \$11,380.

I move to recommend to the Village Board to award bid Park Court Repairs #19-009 to US Tennis of Lockport, IL., in an amount not to exceed \$130,310.00 for specified repair work at Cachey and Brentwood Parks.

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

**2019-0276 For Sales Tax Rebate and Real Estate Tax Abatement (Von Maur) - Ordinance**

The Village of Orland Park entered into a an intergovernmental agreement with Consolidated High School District 230, Orland School District 135, Orland Fire Protection District, Board of Library Trustees of the Village of Orland Park and Von Maur, Inc. The Village Board of Trustees previously determined it to be in its best interests to abate a portion of its taxes on the real estate of the former Carson Pirie Scott & Co. property, in order to encourage a commercial firm to redevelop the subject property, increase the tax base, and increase employment opportunities.

In addition, the Village has agreed to abate a portion of its sales tax received from the project. Annually, for a maximum of 10 consecutive years, unless extended by the Village Board, beginning with the period from November 1, 2019 through October 31, 2029, the Village shall pay to Von Maur a sum which totals 50% of the Village Sales Tax Revenue, for any twelve (12) month period that is attributable to gross sales originated by the development of the subject property.

Von Maur Inc. is required to remodel the exterior and interior of the existing facility and install major physical improvements at a cost in excess of \$25,000,000. Von Maur anticipates generating an additional tens of millions of dollars in new retail sales resulting in substantial additional tax revenue to the Village as well as providing employment for a substantial number of new employees generating an additional estimated average annual payroll of \$4,000,000 to \$5,000,000. Von Maur must receive occupancy no later than June 30, 2020.

Additionally, without this agreement Von Maur would reconsider its plans to renovate, remodel and improve the subject property and this project would not be possible.

I move to pass Ordinance Number 5397 entitled: AN ORDINANCE PROVIDING FOR SALES TAX REBATE AND REAL ESTATE TAX ABATEMENT (VON MAUR).

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

**2019-0260 Certificate Occupancy Village Code Section 5-1-4 Amendment - Ordinance**

New businesses are required to obtain a business license and Certificate of Occupancy prior to opening their business. Landlords (building owners) and property managers should be aware of the Village's requirements. Currently, some tenants are allowed by the landlord to move in and open their business without informing the Village and getting the proper permits and approvals. The Village often has issues obtaining occupancy and a business license after the business has entered the tenant space. The Development Services Department is proposing an amendment to Title 5 Chapter 1 Section 4 of the Village Code to regulate these violations. The proposed code amendment will educate the property owners and landlords as to the responsibility they have to provide the minimum safety code requirements. The local changes to the present code are red lined and highlighted in the attachments for clarity.

This item was reviewed at the February 18, 2019 Committee meeting and as a result, some language was changed.

This item was recommended for approval at the March 18, 2019 Committee meeting, however, the Village attorney suggested the penalty fees be changed to citations with fines so that the offender has the opportunity to appear in court.

On April 15, 2019, this item was reviewed by the Development Services Planning and Engineering Committee, recommended for approval and referred to the Village Board of Trustees for consideration of the ordinance.

I move to pass Ordinance Number 5398 entitled: AN ORDINANCE AMENDING TITLE 5 CHAPTER 1 OF THE ORLAND PARK VILLAGE CODE (BUILDING PERMITS AND FEES)

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

**2018-0499 Orland Ridge - Planned Development**

The purpose of this petition is to construct a mixed use planned development known as "Orland Ridge", that includes one hundred and four (104) attached dwelling units, one hundred and ninety (190) attached townhome units, a clubhouse, a conceptual site plan for up to a six (6) story and up to one hundred and twenty-two (122) room hotel, a conceptual site plan for a commercial area that includes up to 19,000 square feet of commercial retail space and up to 26,625 square feet of restaurant space on 57.72 acres.

**Requested Actions**

Rezoning from the E-1 Estate Residential Zoning District to the COR Mixed Use Zoning District

Site Plan, Landscape Plan, Elevations, Preliminary Plat of Subdivision and the six (6) Special Use Permits with modifications were unanimously recommended for approval at the February 19, 2019 Plan Commission meeting at the Development Services, Planning and Engineering Committee on March 18, 2019 and were unanimously approved by the Village Board of Trustees on April 1, 2019.

**Address**

Commonly known as Northeast Corner of West 171st Street and South La Grange Road (16727 S. La Grange Road to 16801 S. La Grange Road)

**PINs**

27-27-100-015-0000 and 27-27-100-019-0000

**Size**

57.72 Acres

Comprehensive Plan Planning District  
Regional Core Mixed Use District

Comprehensive Land Designation  
Regional Mixed Use

**Existing Zoning**

E-1 Estate Residential District

**Proposed Zoning**

COR Mixed Use District

**Existing Land Use**

The parcels are currently vacant and used for agricultural purposes with the

exception of the large jurisdictional wetland.

#### Proposed Land Use

Mixed Use Planned Development to include ranch and townhome single family attached dwellings, parks, amenities, preserved wetland, naturalized stormwater detention basins and a mix of commercial.

#### Surrounding Land Use

North: Orland Hills - Mix of Commercial Retail and Restaurant

South: Tinley Park - Mix of Commercial Retail and Restaurant

East: Orland Hills - Primarily Existing Residential with a single commercial gas station located at the northeast corner of 94th Avenue and 171st Street

West: The Grasslands Cook County Forest Preserve

#### Preliminary Engineering

Preliminary engineering has been approved for this project.

#### PLANNING DISCUSSION

Inadvertently, the motion to approve the rezoning for Orland Ridge was not included in the recommended motion at the original Public Hearing at Plan Commission on February 19, 2019 or at the Development Services, Planning and Engineering Committee meeting on March 18, 2019. A recommendation by the Plan Commission is required by Code in order to motion on the rezoning at the Board level. The Village attorney recommended that the request for a rezoning go back before the Plan Commission for a recommendation. It was also recommended by the Village attorney that rezoning go directly from the Plan Commission to the Village Board of Trustees.

#### PLAN COMMISSION DISCUSSION, APRIL 2, 2019

Commission members were in support of the rezoning. There was no additional discussion. Please refer to the Detailed Planning Discussion in the Plan Commission Report attached in Legistar for more details.

#### PLAN COMMISSION MOTION

On April 2, 2019, the Plan Commission voted unanimously (5-0) to recommend to the Village Board of Trustees the approval of a Rezoning (Map Amendment) for Orland Ridge to be rezoned from the existing E-1 Estate Residential Zoning District to the COR Mixed Use Zoning District.

#### DEVELOPMENT SERVICES, PLANNING AND ENGINEERING COMMITTEE DISCUSSION, MARCH 18, 2019

On March 18, 2019, the project was introduced to the Development Services, Planning and Engineering Committee and all members were in support of the project. Trustee Fenton was in support of the project and made note of her trip to a similar project built by the developer in Naperville. She made note that the group that visited the project in Naperville noticed that the layout was monotonous due to



the straight layout of the road network and repetitive architecture. Efforts were made by staff, based on that meeting to push the design of the architecture. The layout of this project is very different from the one in Naperville in that the streets are shorter in block length, and also have curves and elevation change. Trustee Dodge was in support of the project and likes how the project is laid out as a mix of uses and would urge that the commercial pieces come in sooner than later. Trustee Ruzich was in support but had a question about the target demographics, enjoys that the project seems to be “self-contained” and appreciates the interconnectivity and external connectivity/mobility. There was some discussion about the utilization of Illinois American Water and that there needs to be clear communication to the future residents that they will likely pay more for their water than other residents and why this is the case.

I move to approve a Rezoning (Map Amendment) for Orland Ridge to be rezoned from the existing E-1 Estate Residential Zoning District to the COR Mixed Use Zoning District.

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

## **PUBLIC WORKS**

### **2019-0264 Fairway Estates Stage 3 Drainage and Water Main Improvements GMP - Change Order #1**

Public Works Director John Ingram reported that the Fairway Stage 3 Drainage and Water Main Improvement was approved by the Board in December, 2018 and awarded to Burke, LLC as a design-build project in the amount of \$2,714,550.00. Construction began in February, 2019 and is nearing completion. Restoration is also currently underway.

Similar to previous stages, the roadway asphalt restoration in Stage 3 was proposed as a temporary two inch (2”) patch over the utility trenches to provide a suitable driving and snow plowing surface. The subsequent road improvement program would then reconstruct the insufficient full depth of asphalt across the entire street. During Stage 3 the existing asphalt depth was found to be greater than the previous stages. Full depth reconstruction is not recommended. Financially a mill and overlay will be sufficient for road program improvements throughout Stage 3. However, with the installation of a proposed two inch (2”) patch, the asphalt material as well as several inches of stone would have to be removed and hauled away for disposal. To minimize wasted costs related to the road improvement program and provide a better stabilized base, staff requested a proposal from Burke, LLC for a five inch (5”) thick patch over the trenches. Burke, LLC provided the proposed change order in the amount of \$114,048.00 which is attached in Legistar. Staff reviewed the proposal and determined it to be very reasonable with the new price being \$50.00 per ton less. The change order exceeds the original board approved amount for the project by \$14,048.00. However, it will provide a cost savings to the road program. The cost for the asphalt patch would be split equally between the currently available project

Owner's Allowance and the funds allocated for the road improvement program.

Staff is requesting approval of a change order for Burke, LLC to provide a 5 inch (5") depth asphalt patch at a cost of \$114,048.00. With the project proceeding quickly and preparing for restoration, staff is requesting to expedite the approval for the change order.

This agenda item was considered by the Public Works Committee and the Village Board of Trustees on the same night.

President Pekau had comments. (refer to audio file)

I move to approve accepting the proposal from Burke, LLC of Rosemont, Illinois for Fairway Estates Stage 3 Drainage and Water Main Improvements GMP - Change Order #1 at an additional cost of \$114,048.00.

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

**Aye:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

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

### **2019-0256 Amusement Device Operators Licenses - Removal & Addition**

Four (4) previously issued Amusement Device Operators Licenses are no longer in use and will be removed from the roster of active Amusement Device Operator Licenses and canceled. They are as follows: Babies R Us, Toys R Us, Mackey's Pub and Chaser Tag. In the future, should any of these businesses seek an Amusement Device Operator License, they will need to reapply.

In addition, one (1) application for Amusement Device Operators Licenses has been submitted on behalf of the following business: JRB Games, Inc d/b/a Fun Zone, located at 662 Orland Square Drive, Space F15B.

With the removal of four (4) and the addition of one (1) Amusement Device Operators Licenses to the Village, that will bring the total active licenses to 20. Currently the Village Code 7-6-2(B) allows 25 licenses in the Village.

I move to approve the removal of the 4 and the issuance of the 1 Automatic Amusement Device Operators Licenses. Amusement devices shall be installed meeting Village of Orland Park Codes.

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

**Aye:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

## FINANCE

### 2019-0238 Budget Adjustments - 1st Quarter 2019 - Approval

Finance Director Annmarie Mampe reported that a detailed spreadsheet (by fund) of budget adjustments is attached in Legistar showing an increase in revenues of \$537,477 and an increase in expenditures of \$537,477.

The increase in revenues is due to the following:

- Increase transfer from General Fund to Capital Improvement Fund in the amount of \$600,000.
- Reduce transfer from General Fund to Recreation & Parks Fund in the amount of \$245,000.
- Increase revenue for rebates received from ComEd for LED street light conversion in the amount of \$182,477.

The increase in expenditures is due to the following:

- Transfer funds related to the Village Hall main entry plaza rehabilitation from the General Fund to the Capital Improvement Fund in the amount of \$200,000.
- Transfer funds related to the soccer turf replacement at the Sportsplex from the General Fund to the Recreation and Parks Fund in the amount of \$155,000.
- Increase transfer from General Fund to Capital Improvement Fund in the amount of \$600,000.
- Increase expenditures for LED street lighting upgrade project in the amount of \$182,477.
- Reduce transfer from General Fund to Recreation & Parks Fund in the amount of \$245,000.
- Transfer funds related to the John Humphrey Complex improvements and the play unit replacement from the Recreation and Parks Fund to the Capital Improvement Fund in the amount of \$400,000.

I move to approve increasing the FY2019 revenue budget by \$537,477 and increasing the FY2019 expenditure budget by \$537,477.

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

**Aye:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

## OFFICIALS

### 2019-0278 Recognition of Trustee Gira, Trustee Ruzich & Trustee Carroll - Presentations

The Village Board of Trustees recognized Trustees Patricia A. Gira, Carole Griffin Ruzich and Michael F. Carroll for their service to the Village of Orland Park.

Trustees Carroll, Ruzich, and Gira thanked the Board and had comments. (refer to audio file)

**This was a presentation. NO ACTION was required.**

## NON-SCHEDULED CITIZENS & VISITORS

Jeff Dexter, the staff representative for AFSCME Council 31 addressed the board. (refer to audio file)

## BOARD COMMENTS

Trustees Fenton, Calandriello, Dodge, Gira, Carroll, Ruzich and President Pekau had Board comments. (refer to audio file)

## EXECUTIVE SESSION

I move to recess to a Closed Executive Session for the purpose of discussion of a) approval of minutes; b) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees; c) setting a price for sale or lease of village property; d) 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 Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

## RECONVENE BOARD MEETING

The roll was called to reconvene the Regular Meeting and Trustees Fenton, Dodge, Gira, Ruzich, Calandriello, Carroll 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) setting a price for sale or lease of village property; d) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent.

**2019-0300 Audio Recording for May 15, 2019, Board of Trustee Meetings**

**NO ACTION**

**ADJOURNMENT: 8:32 P.M.**

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

**Aye:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**/AS**

APPROVED: May 6, 2019

Respectfully Submitted,

/s/ John C. Mehalek

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**John C. Mehalek, Village Clerk**