

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, July 1, 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 7:03 P.M.

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

Absent: 1 - Trustee Calandriello

PLEDGE OF ALLEGIANCE

VILLAGE CLERK'S OFFICE

2019-0493 Approval of the June 10, 2019 Special Meeting Minutes

The Minutes of the Special Meeting of June 10, 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 Special Meeting of June 10, 2019.

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

Aye: 5 - Trustee Dodge, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Village President Pekau

Nay: 0

Abstain: 1 - Trustee Fenton

Absent: 1 - Trustee Calandriello

2019-0484 Approval of the June 17, 2019 Regular Meeting Minutes

The Minutes of the Regular Meeting of June 17, 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 June 17, 2019.

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

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

Nay: 0

Absent: 1 - Trustee Calandriello

2019-0497 In Search of a Cure - Raffle License

In Search of a Cure is requesting a license to sell raffle tickets during their annual golf event on Thursday, July 25, 2019, at Silver Lakes Country Club.

Proceeds to go for charitable purposes.

I move to approve issuing a raffle license to In Search of a Cure to sell raffle tickets during their annual golf event on Thursday, July 25, 2019, at Silver Lakes Country Club.

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

Nay: 0

Absent: 1 - Trustee Calandriello

PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS**2019-0494 Proclamation Honoring Kismet as Orland Park Business of the Month-July 2019**

Mayor Pekau proclaimed July 1, 2019 as Kismet Day in the Village of Orland Park and honored The Ramazanowski Family with Orland Park Business of the Month-July 2019.

Kismet has been an Orland Park staple, serving THE BEST GYROS on the southwest side since 1977. Mayor Pekau will present the Orland Park Business of the Month plaque at Kismet on Monday, July 8, 2019 at noon.

Mayor Pekau and the Village Board of Trustees and thanked Kismet for over 40 years of service to Orland Park.

This was a proclamation. NO ACTION was required.

2019-0504 Recreation Advisory Board - Appointment

President Pekau appointed Mike Martinez to the Recreation Advisory Board and had comments. (refer to audio file)

I move to confirm the appointment of Mike Martinez to the Recreation Advisory Board.

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

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

Nay: 0

Absent: 1 - Trustee Calandriello

CONSENT AGENDA

Passed the Consent Agenda

A motion was made by Trustee Nelson Katsenes, seconded by Trustee Healy, 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: 6 - Trustee Fenton, Trustee Dodge, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Village President Pekau

Nay: 0

Absent: 1 - Trustee Calandriello

2019-0499 Payroll for June 28, 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 June 28, 2019 in the amount of \$1,296,973.18.

This matter was APPROVED on the Consent Agenda.

2019-0500 Accounts Payable from June 18, 2019 through July 1, 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 June 18, 2019 through July 1, 2019 in the amount of \$2,885,509.35.

This matter was APPROVED on the Consent Agenda.

2019-0456 Harris Enterprise Resource Planning - Software Maintenance

The Innoprise Community Development annual software maintenance fees paid in January were prorated for six months in anticipation of the new Tyler EnerGov system going live in July 2019. The EnerGov go-live date has been revised to September 2019, and staff has requested extending the Innoprise Community Development software maintenance an additional six months. The project change request amount for this is \$5,700.

I move to approve of the Innoprise Community Development software maintenance expenditure increase at a cost not to exceed \$5,700.

This matter was APPROVED on the Consent Agenda.

2019-0076 Upgrade of Village Network Core Switching Equipment - Additional Funds

The upgrade of Village Network Core Switching Equipment was approved by the Board in February 2019 in the amount of \$100,195, including a 5% (\$5,010) contingency. The Village is currently upgrading the core network switching equipment with this new technology so that the bandwidth and security demands of modern computing can be accommodated.

As work has progressed, the need became apparent to change components from the February 2019 proposal and to add an additional piece of equipment.

It was determined that sixteen (16) short distance fiber optic transceivers from the February proposal needed to be changed out to longer range fiber optic transceivers. The project change request amount for this is \$14,948.

In addition, the Police Department is requesting one additional fiber optic switch be added to the project for redundancy purposes. This switch would serve as a backup to serve Public Safety applications in the event the main fiber optic switch failed. The cost for this switch and implementation services is \$17,827.

The two new requests total \$32,775. When applying the previously approved contingency of \$5,010, the net requested amount is \$27,766.

I move to approve adding additional funds in the amount of \$27,766 to the Upgrade of Village Network Core Switching Equipment.

This matter was APPROVED on the Consent Agenda.

2017-0897 Century Medical Park II - Ordinance

On November 5, 2018, the Village Board of Trustees approved a Site Plan, Landscape Plan, Elevations, and Special Use Permit for a Planned Manufacturing Development with Modifications for Century Medical Park II located at 16045 S. 108th Avenue, which allows for the construction and operation of two medical office buildings, and is subject to conditions as stated in the ordinance.

I move to pass Ordinance Number 5417, entitled: ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED MANUFACTURING DEVELOPMENT WITH MODIFICATIONS FOR CENTURY MEDICAL PARK II (16045 S. 108TH AVENUE)

This matter was PASSED on the Consent Agenda.

2018-0832 Akkawi Residence - 10841 W. 143rd Street - Rezoning, Subject to Annexation

The petitioner is requesting to annex and rezone a 4 acre property located at 10841 W. 143rd Street to the R-2 Residential District in order to construct a single-family detached home connected to Village water and sewer. The subject property is currently located in unincorporated Cook County. The site was previously utilized as a large estate lot with one single-family home, which has since been demolished.

The proposed rezoning and single-family home is compatible with the R-2 Residential District, the surrounding existing land uses and zoning districts, and the Comprehensive Plan designation for this area. The Village's Comprehensive Plan designates this area for future R-2 zoning. The surrounding area is generally comprised of a mix of single-family homes in the R-1 Residential District and R-2 Residential District. One of the properties directly to the west of the site is used as a governmental use by the South Cook County Mosquito Abatement District. The adjacent parcel directly to the east is located in unincorporated Cook County and is occupied by a single-family home.

Because the property is currently in unincorporated Cook County, approval of the rezoning request will be subject to annexation, which will be addressed separately at the Board level. The Annexation public hearing will be held at the Village Board of Trustees level at a future date.

I move to approve (upon annexation) of the Rezoning of the property located at 10841 W. 143rd Street from E-1 Estate Residential District to R-2 Residential District, as recommended at the June 4, 2019 Plan Commission meeting and as fully referenced below.

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

I move to approve (upon annexation) the Rezoning of the property located at 10841 W. 143rd Street from E-1 Estate Residential District to R-2 Residential District, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. The proposed development of a single-family home on this property must conform to all Village codes and ordinances, including the bulk requirements of the R-2 Residential District per Section 6-203 of the Land Development Code and the Building Code.
3. Submit a Plat of Dedication dedicating seventeen (17) feet south of the existing right-of-way on 143rd Street to the Village, resulting in a total fifty (50) foot right-of-way as measured to the street centerline, for execution and recording.

4. Driveway access to the site shall be provided from Oakland Drive. The existing gravel driveway connecting to 143rd Street shall not provide access to the future house on the property. The pavement of the existing gravel driveway shall be prohibited.
5. Provide four (4) parkway trees along Oakland Drive in accordance with Section 6-305.D.2 of the Land Development Code.
6. Submit a tree removal permit to the Village for review prior to the removal of any trees on site per Section 6-305.F.3 of the Land Development Code. Tree mitigation may be required if any existing trees are removed on site.

Approval of this petition is subject to annexation into the Village of Orland Park.

This matter was APPROVED on the Consent Agenda.

2019-0440 16155-16160 LaGrange Road Class 7C Resolution

The applicant, Wrigley Hospitality Inc., owner of the property at 16155-16160 Lagrange Road, as represented by Joanne Elliott, of Elliot and Associates, is seeking a Class 7C tax incentive from Cook County pursuant to the abandonment of the subject property at 16155-16160 Lagrange Road and the fulfillment of all other criteria associated with the Class 7C Ordinance. The Cook County Board of Commissioners adopted the Class 7C Commercial Urban Relief Eligibility incentive in 2014, aiming to encourage real estate development in the region. The incentive is intended to encourage commercial projects which would not be economically feasible without assistance. Unlike the more familiar Class 6B and Class 8 incentives, the 7C allows all commercial properties to apply instead of restricting the incentive to only those properties which currently have or are marketed towards industrial uses.

The five year incentive applies to all newly constructed buildings or other structures, including the land upon which they are situated; the utilization of vacant structures abandoned for at least 12 months, including the land upon which they are situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation.

Projects which qualify for the Class 7C incentive will receive a reduced assessment level of 10% of the fair market value for the first three years, 15% for the fourth year and 20% for the fifth year. Without the incentive, the commercial property would normally be assessed at 25% of its market value.

The subject property consists of vacant land. A parking lot was constructed on the site in conjunction with the Main Street Village West Shopping Center that was constructed north of the subject site, however the anticipated buildings were never

constructed on the subject site, and it has set idle for over 11 years.

Should the incentive be granted, the petitioner intends to spend approximately \$20,000,000 (including the \$1,050,000 land purchase) to construct an 83,357 square foot, 150 room hotel. The hotel will employ 30 full time and 15 part-time employees. The petitioner anticipates that 350 temporary construction jobs will be created as a result of this development.

The site has been vacant for more than 11 years. The Village has been aware of this vacancy. The property has been actively marketed.

Based on information gained from the Cook County Assessor, the assessed value of the property decreased in 2014 and 2016. Improvement of this property will improve the community by revitalizing a blighted site with a new hotel that will generate tax revenue and provide a needed service for residents, businesses, and visitors.

Without the incentive, the petitioner indicates that the current development project will not be economically viable. Specifically, the petitioner mentions that tax liability without the incentive is not sustainable for hotel use. The petitioner also notes that the assessed value may increase if any of the improvements made by their client are recognized by the County Assessor.

The petitioner has demonstrated that the subject property meets the following incentive evaluation criteria. The vacant spaces have been totally vacant for more than 7 years and the property has shown stagnant or declining assessments in three of the last six years. Plans for the hotel have been approved by the Village Board and the petitioner targets completion of the building in October of 2020. Redevelopment of this abandoned property will spur an overall increase in relevant taxes and will have a significant positive impact on the local community and Cook County. The Village of Orland Park has reviewed the Incentive Classification Initial Questionnaire (IC-IQ), and that the four eligibility factors which must be present to demonstrate that the area is in need of commercial development are satisfied and the village consents to and supports the application.

DEVELOPMENT SERVICES COMMITTEE MOTION

On June 17, 2019, the Development Services, Planning and Engineering Committee voted 3-0 to recommend approval of a resolution affirming the necessity and benefit from commercial uses and supporting the granting of Class 7C status pursuant to the Cook County Real Property Classification Ordinance for Certain Real Estate Located at 16155-16160 LaGrange Road in Orland Park, Illinois.

This case is now before the Board of Trustees for final consideration.

I move to pass Resolution Number 1915, entitled: A RESOLUTION

SUPPORTING AND CONSENTING TO A COOK COUNTY CLASS 7C REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE PROPERTY LOCATED AT 16155-16160 S. LAGRANGE ROAD IN THE VILLAGE OF ORLAND PARK

This matter was PASSED on the Consent Agenda.

2019-0496 Adoption of IBC 2018 and IRC 2018 - Village Code Amendments - Title 5, Chapter 1 - ORDINANCE

The Village of Orland Park currently uses the 2015 editions of the "International Building Code" (IBC/2015) and "International Residential Code" (IRC/2015) with Village amendments as the basis for its new construction regulations. The International Code Council (ICC) creates and revises this model IBC and IRC Code in three-year cycles as a standard for local municipal adoption.

The restructuring of this code being proposed for adoption by the Village consists of added definitions and clarifications, as well as the renumbering of code sections in the Village code to allow the Village code to be coordinated with the model IBC & IRC codes.

The proposed local changes are limited and intended to clarify existing rules by removing outdated construction standards. Building Division staff has highlighted these draft code changes and deletions for your review and will provide answers to any questions.

The Illinois Building Commission has been notified of Orland Park's intention to adopt a new building/residential code with amendments as required by a recent act of the 101st General Assembly. Revisions to Title 5, Chapter 1 of the Village Code are attached to the Board Packet.

I move to pass Ordinance Number 5418, entitled: AN ORDINANCE AMENDING TITLE 5, CHAPTER 1, OF THE ORLAND PARK VILLAGE CODE IN REGARD TO the BUILDING code

This matter was PASSED on the Consent Agenda.

PUBLIC SAFETY

2019-0503 Intergovernmental Agreement with Will County to allow the Will County Sheriff's Office to conduct Orland Park police officer-involved shootings occurring within portions of the Village located in the County of Will - Approval

Pursuant to the Police and Community Relations Improvement Act, 50 ILCS 727/1-1 et seq. no investigator involved in the investigation of an officer involved death may be employed by the law enforcement agency that employees the police officer involved in the officer-involved death.

The police department therefore is seeking to enter into an Intergovernmental Agreement to authorize the Will County Sheriff's Office to conduct investigations of Orland Park police officer involved shootings occurring within portions of the Village located in the County of Will.

This item is being considered by the Public Safety Committee and the Village Board of Trustees on the same night.

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

Police Chief Timothy McCarthy responded to President Pekau. (refer to audio file)

I move to approve the Intergovernmental Agreement between the County of Will and Village of Orland Park to conduct Orland Park police officer-involved shootings occurring within portions of the Village located in the County of Will at no cost to the Village of Orland Park;

And

Move to authorize the Village Manager to execute the agreement upon approval of the Board.

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: 0

Absent: 1 - Trustee Calandriello

BOARD COMMENTS

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

Chief of Police Timothy McCarthy and President Pekau responded to Trustee Dodge's comments and questions. (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) collective negotiating matters between the village and its employees, or their representatives, or deliberations concerning salary schedules for one or more classes of employees.

RECONVENE BOARD MEETING

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

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) collective negotiating matters between the village and its employees, or their representatives, or deliberations concerning salary schedules for one or more classes of employees.

Report on Executive Session and Action as a Result of, if any.

2019-0469 Release of Portions of the May 20, 2019 Executive Session Minutes

On June 17, 2019, this item was placed on the agenda but was not presented. The meeting was adjourned after Executive Session.

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

I move to approve releasing the verbatim portion of the May 20, 2019, Executive Session minutes titled "Investigation Jones Day" immediately.

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

Nay: 0

Absent: 1 - Trustee Calandriello

ADJOURNMENT: 8:45 P.M.

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

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

Nay: 0

Absent: 1 - Trustee Calandriello

2019-0531 Audio Recording for July 1, 2019 Board of Trustee Meetings

NO ACTION

/AS

Respectfully Submitted,

John C. Mehalek, Village Clerk