

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, April 6, 2020

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 7:02 PM.

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

Absent: 1 - Trustee Fenton

VILLAGE CLERK'S OFFICE**2020-0248 Approval of the March 16, 2020 Regular Meeting Minutes**

The Minutes of the Regular Meeting of March 16, 2020, 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 March 16, 2020.

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

Nay: 0

Absent: 1 - Trustee Fenton

2020-0249 Approval of the March 21, 2020 Board of Trustees Special Meeting Minutes

The Minutes of the Special Meeting of March 21, 2020, 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 March 21, 2020

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

Nay: 0

Absent: 1 - Trustee Fenton

2020-0008 Release of Portions of Executive Session Minutes - January 2019 through June 2019 with Redactions

Legal Counsel and the Village Board re-reviewed the portions of Executive Session Minutes for January 2019 through June 2019 that have not been released for public viewing.

Legal Counsel and the Village Board indicated the portions of these minutes thereof that are now available for public inspection at this time including the redactions made.

Copies of these minutes were sent to the Board for review and comment at the March 17, 2020, Executive Session meeting.

I move to approve releasing for public inspection the Executive Session minutes from January 2019 through June 2019 except for portions thereof that are determined to be necessary to be kept confidential to protect the public interest or the privacy of an individual.

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 Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Village President Pekau

Nay: 0

Absent: 1 - Trustee Fenton

ACCOUNTS PAYABLE**2020-0265 Accounts Payable from March 17, 2020 - April 6, 2020 - Approval**

Trustee Healey noted that he will be abstaining from voting due to a conflict of interest. (refer to audio file)

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 March 17, 2020, - April 6, 2020, in the amount of \$2,947,748.71.

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

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

Nay: 0

Abstain: 1 - Trustee Healy

Absent: 1 - Trustee Fenton

CONSENT AGENDA

President Pekau removed Item F. Yasini Jewelers - Ordinance from the agenda.

Passed the Consent Agenda

A motion was made by Trustee Milani, 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 Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Village President Pekau

Nay: 0

Absent: 1 - Trustee Fenton

2020-0266 Payroll for March 20, 2020, and April 3, 2020 - 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 March 20, 2020, in the amount of \$1,041,480.85 and April 3, 2020, in the amount of \$1,173,726.57.

This matter was APPROVED on the Consent Agenda.

2020-0255 John Humphrey Complex Renovation Phase II RFP 20-008 Award

A Request for Proposals (RFP) for the John Humphrey Complex Phase II (RFP 20-008) was issued on February 17, 2020, by the Parks & Grounds Department. The RFP was scheduled to be opened on March 13, 2020; however, the submission deadline was extended to March 27, 2020, in an effort to ensure that multiple proposals would be received. The RFP was posted on Bid Net and was matched to four hundred and seventy-three vendors (473). Information was downloaded thirty-five (35) times. A total of one (1) proposal was submitted for the project by V3 Construction Group Ltd for \$448,300.00. Along with extending the submission deadline, with the assistance from Development Services, staff reached out to six (6) other contractors requesting proposal submissions during the extended closing period. Staff reached out to R Carlson and Sons, Morgan Wyatt, Coyle Construction, Mora Builders, Gallant Building Solutions and The J&T Group. Those six (6) contractors were either non-responsive or were not interested in the scope of the project.

Staff is requesting to award RFP 20-008, John Humphrey Complex Renovation Phase II, to the V3 Construction Group Ltd., not to exceed the FY2020 budgeted amount for this project.

I move to approve awarding RFP 20-008 for the John Humphrey Complex renovation Phase II to V3 Construction Group Ltd in an amount not exceed \$500,000.00.

This matter was APPROVED on the Consent Agenda.

2020-0035 2020 Neighborhood Road Improvement Program - Bid Award and Consulting Engineering Services Agreement

The 2020 Road Improvement Program includes the maintenance and reconstruction of various roadways/streets throughout the Village. The project also includes a sidewalk extension and reconstruction of a small parking lot at Wedgwood Estates Park. This project is bid annually, based primarily on recommendations from the Village's pavement management consultant, Applied Research Associates (ARA), of Champaign, Illinois.

For FY2020, streets scheduled for resurfacing and reconstruction are found in the following neighborhoods: Crystal Springs, Crystal Meadow, Crystal on the Green (Green Manor Court), Rolling Oaks (Oakland Drive), Elizabeth Avenue, Pluskota Drive, Salvatori Court, Trafalgar Court, Fairway Estates, four (4) Golfview neighborhoods, Park View Estates, 86th Avenue and Wedgwood Estates. 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.

To initiate the 2020 Neighborhood Road Improvement Program, an invitation to bid (ITB 20-010 Neighborhood Road Improvement Program 2020) was published on the BidNet Direct website from February 19th through March 5th, 2020.

BidNet Direct Data:

- Three hundred nineteen (319) vendors were matched on BidNet.
- Twenty-seven (27) vendors downloaded at least one of the proposal documents.
- Eight (8) vendors downloaded all documents.
- Five (5) bids were submitted electronically and in writing for consideration.

Bids were received from five (5) qualified contractors: Austin Tyler Construction of Elwood, Illinois; D Construction of Coal City, Illinois; Gallagher Asphalt Corporation of Thornton, Illinois; Lindahl Brothers, Inc. of Bensenville, Illinois and P.T. Ferro Construction of Joliet, Illinois. The sealed bids were publicly opened (electronically displayed) on Thursday, March 5th, 2020 by the Clerk's Office. All five (5) bid amounts were read aloud at 11:00 a.m. See attached Bid

Responsiveness Check sheet for bidder amounts.

Austin Tyler Construction of Elwood, Illinois was identified as the lowest responsible bidder for the 2020 Neighborhood Road Improvement Program with a submitted total project cost of \$5,191,223.20. This amount is below the engineer's estimate of \$5,594,308.92.

Staff has identified an additional road improvement project neighborhood, Mallard Landings Townhomes, that can be completed in 2020 with the cost difference between the low bid and the engineer's estimated cost. Mallard Landings Townhomes road improvements are estimated to cost \$308,000.000. Therefore, staff recommends Austin Tyler Construction of Elwood, Illinois, be awarded the contract for the 2020 Neighborhood Road Improvement Program in an amount not to exceed \$5,499,233.20 (\$5,191,233.20 plus \$308,000.00).

To facilitate the construction management for the various activities within the Neighborhood Road Improvement Program, staff requested a proposal for Phase III construction engineering services from the Village's road improvement consulting engineering firm: Baxter & Woodman Engineering of Mokena, Illinois. In addition to establishing a proficient and professional relationship with the Village, Baxter & Woodman has provided excellent construction management services to augment Public Works oversight of the Neighborhood Road Improvement Program projects from 2015 through 2019. 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 \$329,680.00.

On March 16, 2020, this item was reviewed by the Committee of the Whole, recommended for approval and referred to the Village Board of Trustees for consideration.

I move to approve accepting the bid from Austin Tyler Construction of Elwood, Illinois for the 2020 Neighborhood Road Improvement Program for an amount not to exceed \$5,499,233.20;

And,

Approve accepting the proposal from Baxter & Woodman, Inc. of Mokena, Illinois for 2020 Consulting Engineering Services associated with the 2020 Neighborhood Road Improvement Program in an amount not to exceed

\$329,680.00.

This matter was APPROVED on the Consent Agenda.

2020-0207 2020-2021 Road Salt Joint Purchasing Requisition - Renewal

For several years the Village of Orland Park has participated in the State Joint Purchasing Program of the Illinois Department of Central Management Services (CMS) in an effort to secure the best price for road salt. At this time of the year, the State of Illinois requires renewal of the option to participate in this program for next winter's road salt (2020-2021) allocation. In doing so staff must complete and submit an online survey indicating the anticipated tonnage for our 2020-2021 road salt requirements. CMS competitively bid staff's salt request last year, with this year being an optional one-time renewal. Being the second year of the contract, the vendor, Compass Minerals America is limited to a maximum of 10% price increase.

The salt allocation request for the previous 2019-2020 season was 4,800 tons. The Village of Orland Park's salt price is currently \$78.86 per ton. This salt purchase price expires in September of 2020, with the new price becoming effective at the beginning of October 2020. The Village's salt barn will be well-stocked to begin the 2020-2021 snow season; therefore, it is staff's recommendation to minimally decrease this year's allocation request to 4,200 tons. Per the CMS agreement, the Village is required to purchase a minimum of 80% of this request (3,360 tons). The Village also has the ability to purchase up to 120% of this request (5,040 tons). Upon receipt of the updated pricing later this year, staff will return to Committee and Board for approval of the vendor price and funding required for the 2020-2021 salt purchase.

I move to approve authorizing the Village Manager to renew and execute the Illinois Joint Purchasing Requisition with the Illinois Department of Central Management Services for road salt during the 2020-2021 snow season.

This matter was APPROVED on the Consent Agenda.

2019-0849 Yasini Jewelers - Development Petition for a Special Use Permit Amendment, Site Plan, Elevations, and Landscape Plan

The petitioner requests approval of a Special Use Permit for an Amendment to the existing planned development for Orland Square Mall Planned Development (Ordinance No. 468) to allow for the construction of a 3,434 square foot building intended for use as a jewelry store. In conjunction with the special use permit, the applicant seeks approval of a Site Plan, Elevations, and Landscape plan. No modifications to the Land Development Code are required in relation to the approval of this petition. The proposed building has a modern architectural vernacular, which is primarily distinguished by its use of dark gray and black masonry material. The building is accented by metallic gray and white aluminum clad cornices at the roofline and above the windows. The building massing is broken up through the use of varying heights and distance on all elevations.

Except for the adaptive reuse and expansion of the existing building, the site plan remains mostly unchanged. Notable improvements include the installation of wide sidewalks and two (2) parking lot lights. The current building will be expanded from 1,611 square feet to 3,434 square feet. The proposed development conforms to all of the bulk regulations applicable to the COR Mixed-Use District, including lot size, lot coverage, floor area ratio, setback, off-street parking, and building height.

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

I move to approve a Development Petition for a Special Use Permit Amendment, and Site Plan, Elevations, and Landscape Plan for Yasini Jewelers to allow for the construction and operation a 3,434 square foot jewelry store located at 30 Orland Square Drive as recommended at the March 17th, 2020, Plan Commission meeting and as fully referenced in the motion below.

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

I move to approve the Preliminary Site Plan titled "Site Improvement Plans Yasini Jewelers", prepared by Woolpert, Sheet C-200, dated January 24, 2020, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. Screen all mechanical equipment either at grade or at the rooftop with landscaping or parapets respectively.
3. Submit a sign permit application to the Development Services Department for a separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Include the location of bicycle parking on the revised final site plan;

And,

I move to approve the Elevations titled "Yasini Jewelers", prepared by Nicholas Scarlatis, dated September 21, 2019, subject to the following conditions:

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Meet all final engineering and building code requirements;

And,

I move to approve the Preliminary Landscape Plan, titled "Jewelry Store", prepared by Ronald Daye, dated January 22, 2020, subject to the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.
2. Prior to final approval, comply with Section 6-305.6.b, regulations for plant diversity, and revise the landscape plan accordingly.
3. Prior to final approval, comply with Section 6-305.F.3.h and submit a Tree Survey and Tree Mitigation Plan.
4. Prior to final approval, provide a revised landscape cost estimate;

And,

I move to approve a Special Use Permit Amendment to the Orland Square Mall Planned Development (Ordinance No. 468) for Yasini Jewelers to allow for a jewelry store (commercial retail establishment) in the COR Mixed Use District subject to the same conditions as outlined in the Preliminary Site Plan motion.

This matter was APPROVED on the Consent Agenda.

2020-0240 Community Development Block Grant 2020 - Authorizing an Application for Sertoma Centre, Inc. Capital Improvements - Resolution

The Community Development Block Grant (CDBG) program is the primary community development program of the federal government and is funded by the U.S. Department of Housing and Urban Development (HUD). The federal government issues CDBG funds in various ways, one of which is the CDBG State Program which allows for the State to award grants to smaller units of general local government. Cook County primarily uses its CDBG funding to support capital improvement projects, social services, public-private partnership development, and planning in suburban Cook County. The grant is limited to \$400,000 maximum for local government applicants and does not require matching funds, although projects with a matching component are looked upon favorably.

The Village has been continually working with Sertoma on their proposed 3-story, 16-unit permanent supportive housing development for very low-income families with disabilities located at 14205 Union Avenue. The project was approved by the Board of Trustees on February 5, 2018 (Legistar File ID 2017-0671).

The proposed project is a good candidate for the Community Development Capital Improvement Block Grant as it will provide new public infrastructure that seeks to increase mobility and public safety in the Village. A newly constructed roadway known as 142nd Street, originally designed as part of the development petition for Sertoma Centre, will improve access for emergency vehicles to the site as well as the surrounding area. This public street will connect Union Avenue

to Oak Street which is located to the east of Sertoma Centre. New pedestrian sidewalks, landscape improvements, and street lighting are to be installed along Union Avenue as well as the proposed 142nd Street which is a significant improvement for a neighborhood that presently has neither.

The total project cost is estimated at \$423,969, with a request of \$301,962 from the Cook County Department of Planning and Development. The remaining amount of \$122,007, roughly a 30% match, will be paid for by Sertoma Centre, Inc. from the Illinois Affordable Housing Trust Fund.

I move to pass Resolution Number 2006, entitled: A RESOLUTION AUTHORIZING SUBMISSION OF AN APPLICATION FOR A COMMUNITY DEVELOPMENT BLOCK GRANT.

This matter was PASSED on the Consent Agenda.

2020-0263 Build Orland FY 2020

The 'Build Orland' program was instituted by the Village Board of Trustees in 2010. The goal of the program was to encourage new growth and development through the temporary reduction and deferral of permit and impact fees. In 2011 & 2012, the program was renewed but only for new residential projects. In summary, new residential projects received a 25% reduction on permit/impact fees and a 50% reduction on water tap fees. Additionally, projects were also allowed to defer the payment until final occupancy. Projects with pre-existing incentive/inducement agreements (i.e. sales tax sharing) were not eligible for the program. Additionally, projects with existing development/annexation agreements could only receive one 'discount' of fees, either those set by agreement or the Build Orland, whichever is greater.

From 2013 to now, the program was scaled back to only include the deferral of permitting fees until the final occupancy of single-family homes. This decision was based upon the increased stability in the housing market and the number of new housing starts in the Village.

For FY 2020, staff still recommends the continuation of the Build Orland program to allow payment deferral of permit fees until the final occupancy of single-family homes.

I move to recommend to the Village Board to approve an extension of the 'Build Orland' program for the FY 2020 to allow the payment deferral of permit fees for new single family residential permits.

This matter was APPROVED on the Consent Agenda.

2020-0252 15515 S. 95th Avenue Class 7c Resolution

The applicant, Rick Palmer, on behalf of Recreational Equipment, Inc. (REI), is petitioning for a resolution supporting a Class 7c tax incentive from Cook County pursuant to the abandonment of the subject property at 15515 S. 95th Avenue 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 incentive 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 Class 7c incentive may be renewed during the last year in which a property is entitled to a 10% assessment level or when the incentive is still applied at the 15% or 20% assessment level. A renewal application must be filed, along with a certified copy of a resolution or ordinance adopted by the municipality in which the real estate is located. The number of renewal period requests is limited to one.

The subject property was the former Staples retail store. The building has been vacant since approximately October 2017. The petitioner provided documentation showing that the water consumption for the subject property has been approximately 0 gallons since October of 2017. Business license records for the subject property show that the 2017 business license was renewed but records indicate that there has not been an active business license for the subject property since 2017.

The petitioner intends to remodel the subject property for use as an REI retail store. The petitioner anticipates that the investment in the property will be approximately \$2 million to re-occupy the space. REI currently employs 35 full time and 65 part-time employees in Cook County. The petitioner anticipates that the

remodel will create 10-15 construction jobs. After substantial occupancy, REI will create 15 permanent full-time jobs and 35 permanent part-time jobs. The current assessor verified valuation for 2017 was \$670,245, in 2018 \$632, 500, and in 2019 \$288,374. The valuation has decreased in each of the last three years. The petitioner has indicated that the investment planned for this project would not be feasible if it were not for the Class 7c designation. It is anticipated that after the investment the assessed valuation will increase over current levels and will provide more tax revenue than if the property remained vacant.

The petitioner has demonstrated that the subject property meets the following incentive evaluation criteria. The vacant space has been vacant for 2 years and 3 months; the property has stagnant or declining assessments in three of the last six years; and an analysis of the impact of the incentives an overall increase in relevant taxes and 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.

The petitioner has indicated that to their knowledge the subject property does not have any delinquent property tax payments to Cook County. A formal economic disclosure statement will be provided to Cook County upon the submittal of the incentive request.

I move to pass Resolution Number 2007, entitled: A RESOLUTION SUPPORTING AND CONSENTING TO A COOK COUNTY CLASS 7C REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE PROPERTY LOCATED AT 15515 S. 95th AVENUE IN THE VILLAGE OF ORLAND PARK.

This matter was APPROVED on the Consent Agenda.

2020-0025 Hope Covenant Church - 14401 West Ave - Text Amendment and Special Use

The Village of Orland Park was first notified that Hope Covenant Church was using its facility as an overnight shelter for the homeless in October of 2019. The Church had begun to offer a program in conjunction with Beds Plus, an organization that offers various support services to the homeless including overnight shelter, where one night a week (Tuesday) the homeless who are members of Beds Plus are provided dinner in the evening, are allowed to stay overnight and provided breakfast the next morning. The meals are either catered or donated by one of the Beds Plus volunteers.

Prior to the arrival of the overnight guests, the volunteers set up sleeping areas in the basement rooms of the Church. Representatives had indicated that there had been up to 30 members that stayed overnight in the church when the program first began.

After being made aware of the Church's operations, the Village contacted representatives of the Church to ask that they cease operations of the overnight shelter until the appropriate zoning approvals are granted and building permits were issued. After discussion amongst the Village Attorney and an attorney representing the Church, Hope Covenant agreed to have the facility inspected by the Village of Orland Park and work with the Village to obtain the appropriate approvals.

The Village of Orland Park Development Services Department staff inspected the Church on October 18, 2019. Representatives of Beds Plus and the pastor of Hope Covenant Church were present. During the inspection, the representatives of the Church explained the operations and cooperated with the Village staff.

The Village compiled the results of the inspection in a letter that was sent to the representatives of the Church on November 5, 2019. The letter outlined first, that because the Church was now allowing people to stay overnight the occupancy classification for the portion of the building where the overnight shelter was occurring had changed from A-3 assembly to an R-1 residential occupancy classification, in accordance with the 2018 International Building Code (IBC). The letter also outlined potential code deficiencies based on the description of the use provided by representatives of the Church and Beds Plus and the observations made during the on-site inspection.

The letter addressed the applicable code requirements that would need to be verified, including categories of General and Site, Life/Safety, Accessibility, Mechanical, Electrical, Plumbing, and Health. The letter noted that because these items were called out based on a single site visit, it was imperative that the Church cease operations of the overnight shelter until such time that a licensed design professional could submit appropriate plans detailing the current design and construction of the existing facility and Development Services Department could review and advise about the necessary corrections in order to gain compliance to the applicable code requirements.

This is the same process that is followed for any new user that attempts to occupy a building in Orland Park. If that user begins operations before approvals are granted then they must stop until the appropriate plans are evaluated and new occupancy is granted based on applicable codes.

Additionally, per Section 6-209.B, overnight shelter as an accessory use to a place of worship is not listed as a permitted or special use in the Old Orland Historic District. As such, the letter indicated that the church must apply for a text amendment to allow overnight shelter accessory to a place of worship in the list of special uses in the OOH District and then apply for a special use permit to allow for this use. The specific text amendment language has been refined since the original letter and has been agreed upon by the members of the church and the Village of Orland Park.

On November 7, 2019, Hope Covenant Church confirmed that they would not cease shelter operations while the health and safety issues were addressed. On November 7, 2019, the Village filed a temporary restraining order and preliminary injunction for the Church to cease operations of the shelter. On November 8, 2019, the Circuit Court of Cook County held an emergency hearing on the motion. At the hearing the court ordered Hope Covenant Church to provide a plan by November 14, 2019, to correct life and safety issues. Hope Covenant Church did provide a response letter but did not provide the specific information requested in the letter sent by the Village.

On November 18, 2019, a hearing was held with the Circuit Court of Cook County where the court-ordered Hope Covenant Church to install smoke and carbon monoxide detectors prior to offering the shelter the following Tuesday. On November 25, 2019, the Village reached a tentative agreement with Hope Covenant Church that allowed the continuation of the use while the remaining outstanding safety issues were being addressed. The settlement agreement was unanimously approved by the Village Board of Trustees.

The settlement agreement outlined the responsibilities of Hope Covenant Church from the building and zoning code perspective. Within forty-five (45) days of the date of the agreement, the Church was required to provide plans prepared by a licensed design professional that demonstrate how Hope Covenant intended to use the subject property for an overnight shelter. This was required to include: the number of occupants, distribution of sleeping rooms, paths of ingress and egress from the sleeping area, locations of fire alarms, smoke detectors, and carbon monoxide detectors, exterior and emergency lighting, submittal of a request for interpretation from the State of Illinois for Accessibility Code applicability, policies and plans for food handling and service, and plans for either fire rating of corridors and partitions or a fire watch (monitors) in accordance with the applicable codes. The agreement noted that plans would not require structural modifications unless otherwise required by law.

A preliminary floor plan has been received and an initial meeting with the Village staff and architect representing the church has been held. Full building plans will be submitted after the zoning process is complete to ensure that any conditions of approval noted in the public hearing process can be incorporated.

The settlement agreement also required that the Church submit for a text amendment and special use permit to allow the overnight shelter use. The application has been submitted and is the subject of this review and report.

PROJECT DESCRIPTION

The proposed project will only cover a text amendment to the Land Development Code and the analysis of a special use permit. No physical changes are being proposed to the site or building as part of this review. The petitioner will be

required to submit for building permit review to verify compliance with applicable codes based on how the space will be used.

Text Amendment

When the text amendment was discussed, the tentative language was to provide an amendment to Section 6-209.B.4 that would allow overnight shelter accessory to a place of worship as a special use and then provide a definition for overnight shelter. The specific text amendment as published will be the following:

Amend the text of Section 6-209.B to add to #4 of the Table of Uses in said Section, as a Special Use, the following:

4. Civic and Institutional Uses:

“Overnight sleeping accommodations (shelter), without charge from 6:00 p.m. to 7:00 a.m., limited to one (1) such time period in seven (7) days, for people having no regular home or residence address, as an accessory use to an existing place of worship.”

The specific text amendment was compiled based on the Emergency Overnight Shelter Volunteer Manual provided by Beds Plus.

In the following section regarding the proposed special use permit, there will be a brief description of Beds Plus as well as how their standard operations will apply to Hope Covenant Church.

Special Use Permit

Based on the narrative provided by the petitioner, the mission of Beds Plus since 1988, has been to help vulnerable individuals stabilize their lives through housing and supportive services, and offer a range of national best practice-based services, including, homeless prevention services, emergency services, and housing services.

The subject of this special use permit approval is the emergency overnight shelter. Beds Plus’ partners with 15 faith-based organizations in ten municipalities throughout Southwestern Suburban Cook County for donated space and volunteers. The programs are being offered in Burbank, Countryside, Chicago Ridge, LaGrange, LaGrange Park, Oak Lawn, Palos Hills, Western Springs, Worth and Orland Park. In 2018 Beds provided 13,563 nights of shelter to 306 clients.

The emergency shelter overnight guests must document their connection to the Beds Plus catchment area (including seven townships in Southwest Suburban Cook County). All clients must have government-issued identification and agree to a full intake with a case manager before they’re issued a Beds Plus ID card and shelter access. Registered sex offenders and anyone with an outstanding warrant

are not accepted. Past felony convictions are considered before a client is accepted. The case manager creates service plans for the clients and provides additional recommendations for support services. The emergency overnight shelter runs from October 1st to April 30th.

Overnight Shelter Operations

According to the operations manual, Beds Plus provides a site manager in charge of the general operation of the site. They supervise all site volunteers and make sure that everyone involved is following Beds Plus policies and procedures. They monitor staffing levels and provide guidance and training to on-site volunteers.

Other volunteers support operations of the shelter and fulfill duties as assigned. Finally, the Beds Plus staff are responsible for client care and management. They oversee client registration, conduct intake, and serve on-call throughout the evening for client issues that may arise.

According to a response by the petitioner, the first shift consists of four to twelve volunteers. The case manager is on-site until about 10:00 p.m. but is on call all night. According to the petitioner's response, the number of guests varies but would be limited to not more than 49. The maximum occupancy will be determined by the applicable building code requirements. This will be verified when full plans are submitted and reviewed. This will also be added as a condition of approval.

Generally, overnight guests are bused from one of the Beds' daytime support centers to Hope Covenant Church at around 6:45 p.m. on Tuesday nights from October 1st to April 30th. The guests first take part in the intake process where their standing with Beds is evaluated to make sure they are allowed to stay overnight in the facility. Again nobody is allowed to enter until they are registered with the case manager.

Dinner service begins between 7:00 - 7:30 p.m. The volunteers serve the food. The food is prepared off-site and brought to the facility. The food service must comply with the FDA code in regards to a pot luck style of foodservice. The food being served to the public is not being prepared at a licensed commercial kitchen. As a result, the provision of the pot luck food service would be similar to that of a private party where each person brought a dish to pass. The people consuming the food need to be made aware and should have no expectation that this food is being prepared at a licensed facility or is being served by certified food handlers.

After dinner service, the guests either meet with the case manager or visit, play cards, or enjoy TV with the other guests and volunteers. Lights are turned out at 10:00 p.m. and TV is out by 11:00 p.m. All areas in the shelter are monitored every 15 minutes and doors to sleeping areas remain open. The operations manual advises volunteers on what to do in an emergency whether it is a fire or disaster or issue with one of the guests.

According to the manual clients are to be awake by 5:45 a.m. and will leave the shelter no later than 7:00 a.m. Based on a response from the petitioner the all clients are bused from the facility before 6:00 a.m. to avoid any conflict with the nearby schools. This will be added as a condition of approval.

Special Use Standards

The petitioner has provided responses to special use standards, which responses are attached for review.

SITE PLAN

No changes to the site are proposed. There have been some recent disturbances that the Police Department has received calls about some issues occurring in the Church parking lot. The police have requested that surveillance cameras be installed. Hope Covenant Church has agreed to this request. These should be shown on the building permit plans and the Police would like to comment on the best location for the cameras when they are installed.

MOBILITY

Vehicular/Traffic

Access to the site is not changing, there are two full access curb-cuts that open on to West Ave., and one that opens on to 144th Street, both are local roads.

The majority of overnight shelter guests are bused to the property in the evening and provided transportation from the property in the morning.

BUILDING ELEVATIONS

No changes proposed.

LANDSCAPE PLAN

No changes proposed.

I move to approve a Text Amendment, amending Section 6-209.B to add to #4 of the Table of Uses in said Section, as a Special Use, and a Special Use Permit for Overnight sleeping accommodations (shelter), for Hope Covenant Church and Beds Plus at 9955 144th Street and as fully referenced in the motion below.

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

I move to approve a Text Amendment, amending Section 6-209.B to add to #4 of the Table of Uses in said Section, as a Special Use, the following:

4. Civic and Institutional Uses:

“Overnight sleeping accommodations (shelter), without charge from 6:00 p.m. to 7:00 a.m., limited to one (1) such time period in seven (7) day, for people having no regular home or residence address, as an accessory use to an existing place of worship.”

And

I move to approve a Special Use Permit for Overnight sleeping accommodations (shelter), without charge from 6:00 p.m. to 7:00 a.m., limited to one (1) such time period in seven (7) days, for people having no regular home or residence address, as an accessory use to an existing place of worship. Subject to the following conditions:

1. Meet all building code requirements, including required permits from outside agencies if required.
2. The petitioner must comply with the terms set forth in the Settlement Agreement executed by the Village of Orland Park on November 27, 2019.
3. The petitioner must restrict the total amount of overnight guests to the occupancy limits as defined by the Village of Orland Park building code or other applicable codes and ordinances.
4. The petitioner must submit plans for food service that meets the FDA code requirements for pot luck.
5. The petitioner must install surveillance cameras in the existing parking lot, the location of which will be determined in conjunction with the Orland Park Police Department.
6. The petitioner shall submit building permit plans outlining the proposed operations. In instances where the petitioner is seeking relief from a code requirement, they must indicate which specific section they are requesting relief from and provide an alternative to help mitigate the impact of the request.
7. The petitioner must institute a fire watch procedure for volunteers during overnight shelter operations until the sprinkler system and the fire alarm system in the building are evaluated and upgraded.
8. The overnight shelter operations will only be allowed from October 1st until April 30th.
9. The petitioner must submit specific interpretation requests for the Illinois Accessibility Code to the Illinois Capital Development Board. The Village cannot waive or vary any requirement of the Illinois Accessibility Code.
10. The petitioner and staff will work together to detail the protocol to accept a guest who is a "walk-in" and not a registered participant.

11. The petitioner shall comply with all lawful Proclamations and Executive Orders issued by the Village President of the Village of Orland Park, the President of the Cook County Board of Commissioners, the Governor of the State of Illinois and the President of the United States for the duration of disaster proclamations and shall follow and implement all applicable World Health Organization and Center for Disease Control (CDC) guidelines and recommended mitigation measures and strategies in connection with any disaster proclamation.

This matter was APPROVED on the Consent Agenda.

2020-0262 15440 S. 70th Court Donson Machine Class 6b Renewal Resolution

Thomas E. Sweeney, on behalf of Bettinardi properties, is requesting a resolution supporting the renewal of a Cook County Class 6b property tax incentive for the property located at 15440 S. 70th Court. The building is occupied by Donson Machine. Donson Machine is a manufacturing company specializing in machine parts for the hydraulic and medical industries.

Properties receiving the Class 6b will be assessed at 10% of market value for the first 10 years, 15% in the 11th year, and 20% in the 12th year. This constitutes a substantial reduction in the level of assessment, given that industrial real estate would normally be assessed at 25% of its market value. The incentive can be renewed during the last year in which a property is entitled to a 10% assessment level or when the incentive is still applied at the 15% or 20% assessment level. The number of renewal requests is not limited by Cook County.

They have been in business since 1978 and have over 165 employees; this is an increase from 75 in 2009. The Orland Park location currently has 15 employees; this is an increase from 8 in 2009. They hope to increase this number to 20. The business continues to grow and they have indicated a desire to move additional operations to Orland Park.

The property was originally approved for a Class 6b incentive in 2000. The incentive was renewed in 2009. The business continues to maintain a manufacturing use and would like to extend the current incentive. Donson Machine continues to expand its operations and employment in the Village of Orland Park and has done so with the assistance of the Class 6b designation.

As such, the Village of Orland Park supports and consents to the renewal of the Class 6b incentive and the continued industrial use of the property is necessary and beneficial to the Village's economy.

I move to pass Resolution Number 2008, entitled: A RESOLUTION SUPPORTING AND CONSENTING TO THE RENEWAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE PROPERTY LOCATED AT 15440 S. 70TH COURT IN THE VILLAGE OF ORLAND PARK.

This matter was APPROVED on the Consent Agenda.

2020-0257 10410 163rd Place Class 6b Renewal Resolution

Samir Wasef, the owner of Technofeed LLC, is applying for a resolution supporting the renewal of the current Cook County Class 6b property tax incentive. The business is located at 10410 163rd Place in Orland Park. The business manufactures a wide range of products used in animal feed with other industrial and environmental applications. The property was originally granted a Class 6b property tax incentive in 1997 and was subsequently renewed in 2009. The number of renewal requests is not limited by the County. The applicant has been in contact with Cook County and has indicated that they are eligible for renewal.

The business currently employs five full-time employees. The business has been in Orland Park since 2015. The incentive will help retain the existing business in Orland Park. The applicant has submitted the necessary supporting documentation, which has been included as attachments. The applicant has also provided an economic disclosure statement indicating that this and any other properties that the applicant owns in Cook County are up to date on their current property tax payments.

The business continues to operate for industrial purposes and the use of this incentive has helped keep the building occupied. The Village of Orland Park consents and supports the renewal of the Class 6b incentive and that it has determined that the industrial use of the property is necessary and beneficial to the local economy.

I move to pass Resolution Number 2009, entitled: A RESOLUTION SUPPORTING AND CONSENTING TO THE RENEWAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE PROPERTY LOCATED AT 10410 163rd PLACE IN THE VILLAGE OF ORLAND PARK.

This matter was APPROVED on the Consent Agenda.

2019-0834 66 Orland Square Dr Class 7c Resolution

The applicant, Steven J. Field, representing Field and Goldberg, LLC, is petitioning on the behalf of his clients, GW Property Group, LLC - Series 8 and BlitzLake Orland Park, LLC, for a resolution supporting a Class 7c tax incentive from Cook County pursuant to the abandonment of the subject property at 66 Orland Square Drive and the fulfillment of all other criteria associated with the Class 7c Ordinance.

In 2015, with support of the Village of Orland Park, Cook County granted a Class 7c tax incentive to the 83,944sf formerly vacant portion of 66 Orland Square Drive which is now home, to Gizmo's Fun Factory, Skyzone and Charter Fitness. Previous to the application for 7c the entire property was under PIN 27-10-400-0018-0000. As a requirement of the 7c incentive, in 2016 the existing

PIN was formally divided to create PIN 27-10-400-043 and 27-10-400-044. 27-10-400-044 (Gizmo's, Skyzone, and Charter Fitness) was granted the 7c incentive and 27-10-400-044, which includes the former Carson's Furniture and the vacant Suite A was not included in the 2015 tax incentive.

Suite A has been vacant since 2011. The Carson's Furniture space has been vacant throughout 2018 and 2019. At one point a third-party worked with the owner of the building to re-launch the Carson's brand however the space was never re-occupied. The space has been aggressively marketed and it was noted that a primary impediment to re-occupancy was the vacant spaces significant tax liability.

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 incentive 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 Class 7c incentive may be renewed during the last year in which a property is entitled to a 10% assessment level or when the incentive is still applied at the 15% or 20% assessment level. A renewal application must be filed, along with a certified copy of a resolution or ordinance adopted by the municipality in which the real estate is located. The number of renewal period requests is limited to one.

The owner of the property has provided the Village of Orland Park with an Economic Disclosure Statement containing: (i) a true and correct list of all the owner's real estate located in Cook County; (ii) as described in the Cook County's Code of Ethical Conduct, a list of all ownership interests in the Property; (iii) a statement that owner is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality; and (iv) a representation that owner is in compliance with all applicable laws, as required by the Cook County Tax Incentive Ordinance, Classification System for Assessment as

amended from time to time.

The petitioner intends to re-occupy the tenant space with a self-storage facility. The associated remodel is estimated to create 15 construction jobs. At substantial occupancy, the building will employ eight permanent full-time jobs and four part-time jobs. The petitioner submitted an affidavit of the owner, Mitch Goltz, attesting to the fact that the specific unit in question has been vacant since August 21, 2018. Utility bills were also submitted for documentation. The petitioner has also submitted historic listings for the subject property showing that it has been actively marketed. The petitioner also provided information indicating that the subject property's taxes have decreased consistently from 2016-2019.

The petitioner has demonstrated that the subject property meets the following incentive evaluation criteria. The vacant space has been vacant for 2 years; the property has stagnant or declining assessments in three of the last six years; and an analysis of the impact of the incentives an overall increase in relevant taxes and 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.

I move to pass Resolution Number 2010, entitled: A RESOLUTION SUPPORTING AND CONSENTING TO A COOK COUNTY CLASS 7C REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE 66 ORLAND SQUARE DRIVE AVENUE IN THE VILLAGE OF ORLAND PARK.

This matter was APPROVED on the Consent Agenda.

2018-0499 Orland Ridge - Development Petition for an Amendment to the Special Use for a Planned Development with Modifications, Site Plan, Landscape Plan

On November 8, 1999, the Village Board of Trustees approved the Annexation of this property, Ordinance 3312. At the time the proposed use for this site was expected to be a hospital, known as the "Orland Park Medical Center" - St. Francis Hospital. While the annexation was completed, the hospital was never officially petitioned. The property has been and is currently still being used for agricultural uses.

On April 1, 2019, the Village Board of Trustees approved the Site Plan, Landscape Plan, Elevations, Preliminary Plat of Subdivision and the six (6) Special Use Permits with modifications for Orland Ridge. The mixed-use planned development 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.

On April 15, 2019, the Village Board of Trustees approved the rezoning of the 57.72-acre property from E-1 Estate Residential Zoning District to the COR Mixed Use Zoning District. The motion to approve the rezoning for Orland Ridge was inadvertently 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. As a result, the motion for rezoning was taken separately back to the Plan Commission and Board of Trustees for approval.

PROJECT DESCRIPTION

The purpose of this petition is to consider an amendment to the Village Board approved Site Plan, Landscape Plan, and Special Use Permits for a Planned Development with Modifications to the Land Development Code for Orland Ridge. Due to final engineering changes, the petitioner is proposing alterations to the detention pond and to the adjacent cul-de-sac located at the northeast corner of the property. Additionally, changes are proposed to the previously approved public art component of the project.

There are no additional changes proposed to the previously approved Site Plan in regard to the remainder of the development's street layout, building setbacks, number of proposed lots, parks space and amenities, building elevations, or the number, size, type and location of residential units.

Per Section 5-101.K.4.e of the Land Development Code, if final engineering comments result in substantial alterations to the Village Board approved final plan, the petitioner/applicant shall return to the Plan Commission and restart the development review process, republishing in the event of a petition requiring a public hearing. Alterations to a final plan include items such as the enlargement of storm water facility sizes, change in street layout, and changes that result in variances to Village Board approved plans or modifications to Village Board approved special use regulations.

The petitioner is proposing changes to the items listed above and which trigger new modifications to the Land Development Code which were not previously approved by the Village Board. As a result, the project must be brought back through the development review process, with final consideration by the Village Board. The applicant seeks approval of the following modifications to the Special Use Permit for a Planned Development:

1. To allow for an increase to the side slope of the pond located at the northeast corner of the subject property from a 4:1 slope to a 3:1 slope (Section 6-409.E.18)
2. To allow for a private street located at the northeast corner of the subject property to be constructed without a cul-de-sac terminus and turn around, and for a reduction to the cul-de-sac standards stated in Table 6-405 (A) (2)

Changes are also proposed to amend one of the previous conditions included in the Village Board approved motion for Orland Ridge: "Based on proposed park land acreage and proposed park capital improvements; the developer will pay cash-in-lieu to the Village in the amount of \$76,371, based on the formula required by Village code, for the ½ acre shortage of required park land contribution and the developer will get the maximum credit of \$381,832 from the Village for the required cash donation for capital improvements. The developer will also pay \$100,000 towards a public art element for the project. The developer is required to work with staff on the selection, procurement, and installation of the required public art."

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

SITE PLAN

The proposed changes will allow for the enlargement of a storm water facility size, a minor change in street layout due to the removal of the previously approved cul-de-sac, and additional modifications to the Special Use Permit for a Planned Development as a result of final engineering comments discussed below.

Detention Pond

During the final engineering review process for Orland Ridge, Federal Emergency Management Agency (FEMA) updated their floodplain maps for Cook County. The area located at the northeast corner of the Orland Ridge development was re-classified as floodplain during this process. The impacted pond is located between 94th Avenue and the terminus of Keller Lake Drive, in the area to be constructed with the ranch villa-style units.

As a result of the floodplain map revision, the development now requires additional required compensatory storage to be added to the existing design volume of the detention pond basin, thus increasing the overall size of the pond at the northeast corner of the site. Additionally, the petitioner is requesting approval of a modification to allow for an increase to the side slope of the pond located at the northeast corner of the subject property from a 4:1 slope to a 3:1 slope, in accordance with Section 6-409.E.18.

The 25 foot required setback from the detention pond high water line will be maintained from all buildings, property lines, and roadways. No additional modifications to the Land Development Code are requested for pond setback variances.

Cul-De-Sac Design

Due to the changes to the pond size, the petitioner is proposing to convert the cul-de-sac adjacent to the detention pond and located at the east end of Keller Lake Drive into a dead-end private street without a turnaround area for vehicles.

The proposed modification to the Land Development Code will allow for the privately owned cul-de-sac to be constructed without a code compliant cul-de-sac terminus and turn around.

Per Section 6-405.A.5 of the Land Development Code, cul-de-sacs for multi-family residential areas shall meet the following design criteria requirements: each cul-de-sac shall have a terminus of nearly circular shape with a minimum right-of-way diameter of 120 feet and cul-de-sac streets shall not exceed 400 feet in length. Cul-de-sacs are also required to meet the additional items listed in Table 6-405 (A) (2), including a 90-foot paved section as measured from the back of curb and a minimum centerline radius of 175 feet. As proposed, the private street will measure approximately 205 feet in length, which meets code requirements. However, a modification must be approved to allow for a dead-end private street without a turnaround area and cul-de-sac terminus meeting the other code requirements listed above.

When the discussion regarding the modification to the private street began staff worked with the Orland Fire Protection District to make sure the site would maintain proper access for emergency vehicles. Ultimately, OFPD has commented and is in agreement with the street layout proposed by the petitioner.

Landscaping will be adjusted as part of this proposed modification. The final landscape plan is still under review and will be held to applicable Land Development Code requirements.

All the roads, including the impacted cul-de-sac at the east end of Keller Lake Drive, in this development will remain private except for 169th Place, which will be dedicated to the Village of Orland Park. The planting areas and the roundabout at the central intersection of 169th Place will be maintained by the developer through a maintenance agreement.

Public Art Component

The following condition was added at the Village Board meeting in regards to cash in lieu for proposed park capital improvements: Based on proposed park land acreage and proposed park capital improvements; the developer will pay cash-in-lieu to the Village in the amount of \$76,371, based on the formula required by Village code, for the ½ acre shortage of required park land contribution and the developer will get the maximum credit of \$381,832 from the Village for the required cash donation for capital improvements. The developer will also pay \$100,000 towards a public art element for the project. The developer is required to work with staff on the selection, procurement, and installation of the required public art.

The Village Board at the time approved this condition. The development agreement for Orland Ridge was reviewed at the February 17th Committee of the Whole. The Committee discussed the public art and decided not to utilize the

funding for the public art component. Instead, the developer will pay cash in lieu of the amount of \$76,371 for the park land contribution and continue to contribute \$100,000. This money, however, will be used for site enhancements including landscaping as opposed to being solely for public art. This approval will remove that condition from the previous Village Board motion and replace it with the discussion had at the Committee of the Whole meeting.

I move to approve the Site Plan, Landscape Plan, and Amendment to the Special Use Permits with Modifications for Orland Ridge Planning Development, as recommended at the March 3, 2020, Plan Commission meeting and as fully referenced in the motion below.

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

I move to approve the Preliminary Site Plan, sheets C3.0 - C.10, titled, "Grading and Drainage Plan," prepared by Kimley Horn and Associates, dated February 14, 2020.

And

I move to approve the Landscape Plan, titled "Overall Landscape Plan", prepared by Kimley Horn and Associates, Sheets L2.0 - L2.9, dated July 17, 2019, and last revised February 14, 2020.

And

I move to recommend to the Village Board of Trustees approval of an Amendment to the Special Use Permits for the Orland Ridge Planned Development. Modifications to the Special Use Permits include:

1. To allow for an increase to the side slope of the pond located at the northeast corner of the subject property from a 4:1 slope to a 3:1 slope (Section 6-409.E.18)
2. To allow for a private street located at the northeast corner of the subject property to be constructed without a cul-de-sac terminus and turn around, and for a reduction to the cul-de-sac standards stated in Table 6-405 (A) (2)

And

I move to approve to amend the originally approved motion for Orland Ridge, specifically Condition #8 listed under the Preliminary Site Plan, to read as follows:

Based on proposed park land acreage and proposed park capital improvements; the developer will pay cash-in-lieu to the Village in the amount of \$76,371, based on the formula required by Village code, for the ½ acre shortage of required park land contribution. The developer will also pay \$100,000 towards site enhancements including landscaping.

And

I move to approve that the developer's engineer work with the village engineer to minimize the impact of drainage water on the residential property located along the north property line.

And

I move to approve that the previous approvals for Orland Ridge, approved at the April 1, 2019, and April 15, 2019, Village Board of Trustees meeting, shall remain in effect, except as those amended in the motion above.

This matter was APPROVED on the Consent Agenda.

2020-0034 Orland Ridge - Development Agreement and Ordinance Approval

On April 15, 2019, the Village Board approved: (1) a map amendment rezoning the subject property from E-1 Estate Residential to COR Mixed-Use, and (2) a special use permit for a planned development with modifications to be known as "Orland Ridge" consisting of 104 attached Ranch Villa dwelling units, 190 attached Townhome units, a Club House, public and private streets, public art, recreational facilities, and a stormwater management system. The subject property is generally located at 16727-16801 S. La Grange Road, Orland Park, Illinois 60462.

The Development Agreement and Development Agreement Ordinance are attached to this report.

Development Agreement Summary

1. The development is located at 16727-16801 S. La Grange Road, Orland Park and consists of approximately 57.54 acres.
2. The developer is S. R. Jacobson Development Corporation of Bingham Farms, MI (Ann Arbor area). S. R. Jacobsen is known for developing higher-end, residential rental properties. They recently completed Ashwood Place Apartments in Naperville where ranch units are similar to Orland Ridge.
3. The development includes a mixed-use planned development consisting of 104 attached ranch villa dwelling units, 190 attached townhome units, a club house, private streets, roundabout, public art, recreational facilities, and a stormwater management system located on Lots 2 and 3 as depicted on EXHIBIT A of Development Agreement (attached). The Developer will also construct a public street within the development, 169th Place, connecting 94th Avenue to LaGrange Road.
4. The current owner of the property, SSM Health Care Corporation, a nonprofit organization of Missouri, will retain title to the commercial component parcel depicted as Lot 4 and the hotel parcel depicted as Lot 1 on EXHIBIT A of

Development Agreement (attached). The commercial area on Lot 4 consists of 19,000 square feet of retail space (conceptual at this time) and 26,625 square feet of restaurant space (conceptual at this time). The hotel area on Lot 1 consists of a 6-story 122 room hotel (conceptual at this time). The Owner will seek to have such parcels developed by a commercial developer subject to the terms and conditions of this Development Agreement or a new or Amended Development Agreement as may be required by the Village.

5. Developer and Owner with regard to their respective parcels covenant and agree that they will execute all necessary directions and issue all necessary instructions and take all other actions necessary to perform their respective obligations hereunder with respect to the Subject Property.

6. 169th Place must be fully constructed by Developer including sidewalks and multi-use paths and connected to La Grange Road prior to final occupancy being granted for more than 50% of the residential units.

7. Developer and its successors will be responsible for the maintenance of the landscaping areas; lighting and the roundabout on and along 169th Place and shall cooperate with the Village to create a "fall back" or "dormant" Special Service Area, if needed. Refer to Section Seven of the Development Agreement. 169th Place will be labeled as Orland Ridge Drive.

8. All private park space, with the exception of the clubhouse and pool area, must be accessible to the general public and signage must be installed that indicates the public accessibility. The development may not be gated or outside public access otherwise restricted. The clubhouse must be equally available to all ranch villa and townhome residents of the development.

9. The developer shall install environmental educational signage around all wetlands and detention ponds.

10. The installation and maintenance of landscaping in all storm water management and wetland areas shall be performed by a qualified landscape contractor, as approved by the Village Development Services Department.

11. Water Supply - Developer shall be required to construct and install at its expense all necessary on-site water mains to service the residential parcels. The owner or its successors in interest shall be required to construct and install at its expense all necessary on-site water mains to service the commercial parcels. All water main routes shall be appropriately looped within the Subject Property in order to provide sufficient water circulation throughout the development. All such water mains shall be constructed and installed in accordance with the Code and final engineering plans approved by the Village and shall be subject to the conditions of the water supply agreement with Illinois-American Water Company. The Village shall enter into a water supply agreement with Illinois-American Water

Company for the bulk purchase of water and provide water to the residential and commercial parcels at standard Village water rates with a markup for any direct increase in cost resulting from the water supply agreement in accordance with Village water rates established from time to time. The Developer shall pay to Illinois-American Water Company and/or the Village the required water connection charge(s) based upon the size of the connection(s) in accordance with the requirements of Illinois-American Water Company and Village ordinances. The Developer must install separate water meters for each tenant space. The Developer shall install all water main extensions, appurtenances and bulk water supply metering equipment and vaults for supplying the development. The Developer shall be responsible for all maintenance of the installed water mains, appurtenances, and the booster station until formal acceptance thereof is provided by the Village. Multi-unit town-home buildings shall have separate water service connections for each unit.

12. Sanitary Sewers - The Developer shall be required to construct and install at its expense all necessary sanitary sewers to service the Subject Property in accordance with the Code and final engineering plans approved by the Village. The Village shall enter into an agreement with Illinois-American Water Company for sanitary sewer service for the residential and commercial parcels, for which the cost to the project shall be included in the water rates. Multi-unit residential townhome buildings shall have separate sewer service connections for each unit. Developer agrees that no surface water is to be discharged into the sanitary sewerage collection system and Developer will make adequate provision that this will not occur. The Developer shall maintain the sanitary sewer mains and appurtenances until final acceptance by the Village.

13. Streets, Street Lighting, Sidewalks - The Developer shall construct and install all sidewalks, walking paths, and ramps as shown in EXHIBITS B and C (and as modified in accordance herewith) and in accordance with the Code and approved engineering. All locations where sidewalk improvements and crosswalks are proposed should have a receiving Americans with Disabilities Act compliant sidewalk containing a cast iron detectable warning plate of the East Jordan Iron Works "Duralast" type, powder-coated brick red. If a necessary sidewalk is not available, the sidewalk extension should be signed accordingly with a "SIDEWALK CLOSED" sign or the sidewalk extension should not be constructed. Sidewalks, walking paths, and ramps on private property must be privately owned and maintained in perpetuity by the Developer and all successors in title.

The Developer shall construct all public and private street lights and all necessary electrical wiring required by the Village in order to meet all applicable Village standards. The Developer shall be responsible to own and maintain in perpetuity the public street lighting. Private ownership is dictated by the unique nature of the chose light standard.

The Village shall accept the dedication of 169th Place right-of-way (labeled as

Orland Ridge Drive on preliminary subdivision plat) upon the recording of the plat of subdivision for the Subject Property. An out-lot shall be established within the 169th Place right-of-way to cover the proposed traffic circle/roundabout and landscaped splitter island areas for the purpose of establishing private ownership and maintenance.

14. Special Service Area - 169th Place Improvements - With Developer's and Owner's cooperation, the Village will create a "fall back" or "dormant" Special Service Area pursuant to the Special Service Area Tax Law (35 ILCS 200/27-5, et seq.) to cover the Subject Property for the future maintenance, repair and replacement of the landscaping areas, lighting (including light fixtures and poles) and the roundabout on and along 169th Place, as delineated on EXHIBIT B, if said maintenance, repair, and replacement are not done by Owner and/or Developer in accordance with the Code. Owner and Developer will waive any statutory objections to the formation of said Special Service Area and will consent to the proposed future tax levy required for such maintenance, repair, and replacement. Owner and Developer will provide, by recorded covenants or conditions or other appropriate recordable documents, for all necessary cross access and shared maintenance among future lot or property owners for the landscaping, lighting (including light fixtures and poles) and roundabout on and along 169th Place.

15. Contributions - Impact Requirements - The contributions, impact, and exaction fees provided for in Section 5-112-H of the Code shall be paid to the Village by the Developer or Owner upon application for each building permit applicable to each dwelling/townhome unit, clubhouse, hotel, commercial site, and retail site. In accordance with the Final Plan Citation letter dated April 22, 2019, Paragraph 8, Page 2, the Developer will receive a credit of \$381,832.00 from the Village for the required cost donation for capital improvements.

In addition, the Developer shall make the following additional contributions:

a) Prior to the start of installation of utility infrastructure, Developer shall pay to the Village the sum of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) to be held in trust by the Village and to be used solely for the cost of site enhancements, including landscaping.;

b) The Developer shall contribute to the Village the sum of SEVENTY-SIX THOUSAND THREE HUNDRED SEVENTY-ONE DOLLARS (\$76,371.00), representing the amount due to the Village in accordance with the Code for the one-half (1/2) acre shortage of the otherwise required park land contribution.

Developer agrees that any and all contributions, dedications, donations and easements provided for in this Agreement substantially advance legitimate governmental interests of the Village, including, but not limited to, providing its residents, with access to and use of public utilities, streets, fire protection, and

emergency services. The developer further agrees that the contributions, dedications, donations and easements required by this Agreement are uniquely attributable to, reasonably related to and made necessary by the development of the Subject Property.

Current Request

The purpose of this request is as follows:

Review and approve, modify, or reject the major items (discussed above) related to the Orland Ridge development.

I move to approve the Orland Ridge Development Agreement at 16727-16801 S. La Grange Road, Orland Park, Illinois 60462;

And,

I move to pass Ordinance 5502 entitled ORDINANCE AUTHORIZING DEVELOPMENT AGREEMENT - (ORLAND RIDGE 16727-16801 S. LAGRANGE ROAD).

This matter was APPROVED on the Consent Agenda.

2020-0156 Stellwagen Farm Lease Renewal 2020

Mr. James Stellwagen has expressed interest in extending the lease agreement he has held for the farming of the Stellwagen Family Farm.

The Stellwagen Family Farm Foundation has requested that the \$3,125 generated in 2020 from this agreement go to the fund that maintains the farm. The lease includes a payment of \$125.00 per tillable acre (approximately 25 acres). The terms and conditions of this lease agreement match those of the previous agreement, but in this case, the lease would commence on March 1, 2020, and expire on December 31, 2020. Previous farm lease terms were from March to February of the following year, but at the request of Mr. Stellwagen and the Finance Department, future lease terms will be adjusted to January to December. The payment of the farm lease is due by December 15th of each year. A new farm lease for 2021 will be prepared in December 2020 upon a review of the site conditions at that time.

Village staff recommends the extension

I move to approve the 2020 farm lease agreement for the Stellwagen Family Farm Foundation with James Stellwagen.

This matter was APPROVED on the Consent Agenda.

2020-0267 Approval - Public Entity Risk Management And Loss Control Consulting Services

On February 21, 2020, staff issued a request for proposals for a consultant to perform a comprehensive evaluation of the Village's risk management program and a cost-effective plan assisting the Village in development and implementation of a best practice public sector risk management program. The objective is to enhance the Village's current risk management structure with the end goal of reducing the Village's overall cost of risk.

Six vendors were sent courtesy emails directly inviting them to participate; nineteen (19) vendors downloaded the RFP from BidNet Direct. Proposals were due March 16, 2020. Insurance Program Managers Group (IPMG) and Titan Safety Management, Inc./ LT Contractual Risk Solutions, Inc. submitted proposals. IPMG submitted an incomplete Pricing Guide (only included pages 2 & 3 of the 3-page Pricing Guide). IPMG cost per hour averages \$151.67/hour, where Titan/LT is \$125.00/hour.

Titan/LT specializes in implementing ground floor comprehensive risk management and safety solutions for local municipalities. The company has provided similar services to over seventy (70) local municipalities.

I move to approve a budget adjustment to the Insurance Fund in the amount of \$67,500;

And,

I move to approve retaining the services of Titan Safety Management, Inc./ LT Contractual Risk Solutions, Inc. for a period of three (3) years in the not to exceed annual amount of \$67,500, with the option to renew for an additional three (3) years.

This matter was APPROVED on the Consent Agenda.

PUBLIC WORKS**2020-0242 SportsPlex HVAC Phase 2 Improvements Energy Savings Contract with CTS Group - Proposal**

The Sportsplex at 11351 W. 159th Street was opened in 2003. Over the past few years, Sportsplex personnel have received many complaints from patrons about inconsistent building temperatures. Due to the open areas of the Sportsplex and large window areas, the temperatures are difficult to maintain. Village staff installed small ceiling fans and attempted to adjust temperatures to no avail. Alternatives including window tinting were also considered.

In November 2014, the Village sought proposals from qualified Energy Services Companies (ESCOs) to conduct an investment grade audit of Village facilities

and to implement an Energy Performance Contract. In June 2015, the Village Board approved the authorization of the CTS Group of Chicago, Illinois (CTS) to conduct an Investment Grade Audit of Village facilities. CTS surveyed many of the Village facilities and provided recommendations to reduce energy consumption and maintenance costs.

CTS provides a turnkey solution including engineering with architectural fees/permits/drawings, project management and subcontractor work completion. CTS has completed several recommended upgrades and conversions for the first phase of energy savings at village facilities.

In July 2018, Village staff requested an evaluation from CTS to improve the comfort levels at the Sportsplex. CTS presented Village staff with recommendations, assisted with prioritizing and provided estimates for phasing the improvements. In November 2018, staff requested a more detailed recommendation and proposal for Phase 1 improvements to the existing HVAC system at the Sportsplex to a more energy-efficient system. And in 2019, CTS completed a turnkey solution for Phase 1 HVAC upgrades at the Sportsplex. Phase 1 upgrades included replacement of a rooftop unit (RTU-1); replacement of 11 variable air volume (VAV) boxes; replacement of six (6) ceiling fans with more efficient destratification fans; and the installation of doors between the walking track and gymnastics room to better control heating and cooling loads.

CTS has provided a proposal for Phase 2 upgrades at a not to exceed the amount of \$587,300.00. The scope of work includes replacement of rooftop unit (RTU-4) with a more energy-efficient model; disconnect area from internal ductwork return; provide new external return ductwork; and upgrade the electrical to the new RTU-4.

Staff recommends accepting the proposal for Phase 2 upgrades at the Sportsplex.

Assistant Village Manager Greg Summers had comments regarding this matter. (refer to audio file)

I move to approve waiving the bid process;

And,

Approve accepting the proposal for the Sportsplex RTU-1 Soccer Arena HVAC Energy Savings Contract and Improvements from CTS Group of Chicago, Illinois in a not-to-exceed amount of \$587,300.00.

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 Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Village President Pekau

Nay: 0

Absent: 1 - Trustee Fenton

DEVELOPMENT SERVICES, PLANNING AND ENGINEERING

2020-0243 Wolf Road, 143rd Street to 167th Street, Supplement #3

On July 8, 2005, the Village Board of Trustees approved a contract for Phase I Engineering Services for Wolf Road from 143rd Street to 167th Street for URS Corporation of Chicago, Illinois for a total professional fee of \$244,850.00.

On March 16, 2009, the Village Board of Trustees approved Supplement #1 for additional engineering services required by the Illinois Department of Transportation (IDOT) and Federal Highway Administration (FHWA) for this project for URS Corporation of Chicago, Illinois for a total professional fee of \$155,173.21.

On March 2, 2015, the Village Board of Trustees approved Supplement #2 for additional engineering services required by IDOT including traffic data, crash data, topographic survey, environmental surveys, intersection design studies, and Project Development Report for URS Corporation of Chicago, Illinois for a total professional fee of \$152,141.72.

In 2014, AECOM purchased URS Corporation and Village's engineering services contracts for this project were transferred to AECOM.

Since the approval of Supplement #2, IDOT has come up with new or modified design and engineering requirements resulting in the additional scope of services that were not included in the original prime agreement or subsequent supplements. The majority of additional scope involves the additional effort associated with new or updated IDOT design/policy requirements.

The following is a summary of scope items that need to be added to the project in order to complete the Phase I Engineering Study:

1. Roadway Geometry and Intersection Design Studies - This effort include the following five items:

- a. Wolf Road and 143rd Street Intersection Alignment
- b. CMAP 2050 Traffic Projections and Sensitivity Analysis
- c. Geometric Revisions at Potential Retaining Wall Locations
- d. Laurels of Spring Creek Development
- e. ADA/PROWAG Policy Updates

2. Noise Study and Report - The consultants completed a Traffic Noise Study in

2010 which utilized 2006 traffic data and design year of 2030 traffic projections. In 2011 and 2017, IDOT and FHWA issued an updated noise policy which made the 2010 study obsolete. These changes require completing a new noise study.

3. Location Drainage Study - This task includes the following six items:

- a. Hydraulic Report - Marley Creek (two crossings of Wolf Road)
- b. Hydraulic Report - Spring Creek
- c. Stream Surveys (two crossings)
- d. Revise Draft per IDOT Directions
- e. Revise LDS to Include Potential New ESR Limits
- f. Coordination with IDOT Hydraulics and Village of Orland Park

4. Structural Studies - This effort includes the following three items:

- a. Culvert Inspection and Culvert Condition Memorandum
- b. Retaining Wall Type, Size, and Location Plans
- c. Geotechnical Investigations

5. Project Development Report (PDR) Update - Based on the scope additions and revisions, AECOM will update the PDR including text, exhibits, and appendices.

Current Request

To complete the added scope of services outlined above and described in the attached AECOM's proposal, AECOM is requesting \$332,039 in additional professional fees. The engineering staff has reviewed and negotiated the scope of services and man-hours and is recommending this supplement for AECOM to complete Phase I Engineering Services.

Over the last several months, Village staff has worked with AECOM's team and with IDOT's input, reduced the Phase I scope of work required for its completion, specifically for geotechnical and structural design elements. Additionally, at staff's request and to show AECOM is working with the Village's on this project, they have eliminated \$17,505 in professional fees associated with Supplement #3.

I move to approve the proposal from AECOM of Chicago, Illinois for the Wolf Road, 143rd Street to 167th Street, Phase I Engineering Services, Supplement #3 for a not to exceed amount of \$332,039 in professional fees.

A motion was made by Trustee Healy, seconded by Trustee Nelson Katsenes, 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: 0

Absent: 1 - Trustee Fenton

PARKS AND RECREATION**2020-0258 CXT Prefabricated Concrete Restroom Facility Purchase and Delivery**

The Parks and Grounds Department solicited a quote for the purchase of two (2) new prefabricated concrete restroom facilities. A proposal was submitted utilizing the Sourcewell Cooperative contract (030117-CXT) by LB Foster who is the provider of CXT products. LB Foster was the provider of the permanent restroom facility that was installed at Centennial Park in 2019. The new restroom facilities for Centennial Park and Centennial Park West will match the existing building structure that was installed in 2019 at Centennial Park. Unlike the current facility, the two (2) new facilities will both have running water and be connected to the sanitary system.

Staff is requesting to purchase the CXT restroom facilities utilizing the Sourcewell Cooperative contract (#30117-CXT) and award the purchase and delivery of two (2) CXT, Cortez Model restroom facilities to LB Foster.

I move to approve a budget adjustment to the Park Development Fund in the amount of \$145,314

And

To use Sourcewell Cooperative purchasing contract (#030117-CXT)

And

To award the purchase and delivery of two (2) CXT Cortez model restroom facilities to LB Foster in an amount not exceed \$145,314.

A motion was made by Trustee Dodge, seconded by Trustee Nelson Katsenes, 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: 0

Absent: 1 - Trustee Fenton

2020-0259 Centennial Park Backstop Netting Purchase and Installation.

The Parks and Grounds Department solicited a quote for the purchase and installation of two (2) sets of protective netting and poles to be placed on Soccer Fields eight (8) and nine (9) behind the football goal posts that are to be installed. A proposal was submitted by Action Fencing of Mundelein, IL who is the provider of the current pole and netting system(s) being installed at the John Humphrey Complex renovation project. Utilization of the same system provides uniformity in

the maintenance and upkeep of the equipment.

Staff is requesting to waive the bid process due to time constraints, product matching and the COVID 19 pandemic and award the purchase and installation of two (2) sets of netting and poles to Action Fencing.

Trustee Dodge and Director of Parks Gary Couch had comments. (refer to audio file)

I move to approve a budget adjustment to the Park Development Fund in the amount of \$34,000

And

To waive the bid process

And

To award the purchase and installation of two (2) sets of netting and poles to Action Fencing of Mundelein, IL in an amount not to exceed \$34,000.00.

A motion was made by Trustee Dodge, seconded by Trustee Milani, 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: 0

Absent: 1 - Trustee Fenton

2020-0260 Centennial Park Soccer Field Grading Improvements

The Parks and Grounds Department solicited proposals for improvements to Centennial Park Soccer Field 8. Vendors were asked to provide a proposal for the grading, drain tile installation and sod restoration of the west side of soccer field 8 at Centennial Park. The work will enable the current soccer field to be utilized as a multi-sport field allowing expanded use of the location.

Proposals were submitted by two (2) vendors, V3 Construction Group and Semmer Landscapes. The Village of Orland Park has current relationships with both vendors. Both vendors provide a high level of professionalism and a quality end product.

Semmer Landscape submitted a proposal for \$26,200 while V3 Construction Group submitted a proposal for \$21,200.

Staff is requesting to waive the bid process for these services due to a combination of the condensed time line required for completion and regrowth of the turf to an acceptable level for athletic play and the current COVID 19

pandemic. Staff is requesting to award the grading, drain tile installation and restoration services to V3 Construction Group.

I move to approve waiving the bid process;

And,

To award the Centennial Park soccer field grading improvements to V3 Construction Group in an amount not to exceed \$25,000.

A motion was made by Trustee Milani, seconded by Trustee Calandriello, 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: 0

Absent: 1 - Trustee Fenton

2020-0261 Portable LED Light Tower(s) Equipment Purchase

The Parks and Grounds Department solicited quotes for the purchase of portable LED light tower(s). Proposals were submitted by three (3) vendors, Altorfer Power Systems of Elmhurst, IL, O' Leary's Contractors Equipment of Chicago, IL and Martin Implement of Orland Park, Illinois.

Proposals for twelve (12) portable LED light towers were submitted. Each of the three (3) vendors that submitted proposals are dealers for different manufacturers of light towers which do have some varying specifications. Staff ensured that all three (3) vendors were submitting proposals for comparable products based upon the Village's desired specifications. Prime specifications that the Village specified were as follows, 30-amp twist lock outlet, light mast height, Kubota engine and pintle hitch.

Staff is requesting to waive the bid process and award the purchase and delivery of twelve (12) portable LED light towers to O' Leary's Contractors Equipment of Chicago, IL. While Altorfer Power and Martin Implement did provide Cooperative purchase pricing, O'Leary's was able to provide the lowest per-unit pricing and the lowest per-unit freight cost.

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

Parks Director Gary Couch responded to her questions. (refer to audio file)

I move approve waiving the bid process;

And,

Move to approve O' Leary's Contractors Equipment for the purchase of twelve (12) Doosan, Model LCV8 portable LED light towers in an amount not exceed \$106,809.

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 Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Village President Pekau

Nay: 0

Absent: 1 - Trustee Fenton

VILLAGE MANAGER'S REPORT

2020-0264 SD 135 Indoor/Outdoor Recreation Agreements

Village Staff, along with Village Attorney Walsh, have been working with staff from School District 135 regarding the renewal of Intergovernmental Facilities Agreements. These agreements are renewed every five years between the Village and School District 135 for use of various indoor and outdoor recreational facilities.

These facilities are used to accommodate use of fields/courts at Center School, Prairie School, Jerling Junior High/Liberty School, Park School, High Point School/Orland Junior High, and Meadow Ridge School/Century Junior High as well as the Village's summer camp. The previous agreements expired in August 2019 and were extended through the end of 2019 via an understanding with the former Assistant Village Manager. The attached new agreements would be valid through 2025.

The use of these facilities benefits both School District 135 and the Village. In exchange for use of their facilities, in the Indoor Recreation Agreement, the Village is obligated to pay for increased costs of indoor air conditioning during periods where the Village uses those facilities. However, these fees are waived so long as the Outdoor Recreation Facility Agreement is in effect, which agreement requires the Village to fertilize the School District athletic fields and inspect the playground equipment monthly (both of which the Village also uses). Under these agreements, the Village schedules use of the outdoor recreation fields and the School District schedules use of the indoor recreation facilities. These arrangements have been the practice for the last several iterations of the contracts

I move to approve the Intergovernmental Agreement Between the Village of Orland Park and The Board of Education of Orland School District #135 providing for use of Outdoor School Facilities for Village Scheduled Recreational Purposes and authorize the Village President to execute the same on behalf of the Village;

And,

I move to approve the Intergovernmental Agreement Between the Village of Orland Park and The Board of Education of Orland School District #135 providing for use of Indoor School Facilities for Village Scheduled Recreational Purposes and authorize the Village President to execute the same on behalf of the Village.

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 Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Village President Pekau

Nay: 0

Absent: 1 - Trustee Fenton

2020-0269 Term Limits Referendum Question - Resolution

The Village of Orland Park currently has no term limits. At the Village Board meeting of November 19, 2018, the Board adopted Resolution #1811 calling for a referendum at the November 3, 2020, General Election on the question of term limits for the Village President, Trustees and Clerk. This referendum would enact that the offices of Village President, Village Trustee and Village Clerk be limited to serve no more than three (3) full four (4) year terms in the same office after the passage of a public referendum beginning with the Consolidated General Election on April 6, 2021.

Due to the substantial increase of voter participation in a Presidential General Election, having this question presented on the November 3, 2020 ballot would insure the greatest opportunity for Orland Park Residents to voice their opinion.

Question:

SHALL THE TERMS OF OFFICE FOR THOSE PERSONS ELECTED TO THE OFFICES OF VILLAGE PRESIDENT, VILLAGE TRUSTEE AND VILLAGE CLERK IN THE VILLAGE OF ORLAND PARK AT THE APRIL 6, 2021 CONSOLIDATED ELECTION AND AT EACH ELECTION FOR ANY OF SUCH OFFICES THEREAFTER, BE LIMITED SUCH THAT NO PERSON SO ELECTED MAY SERVE MORE THAN THREE (3) FULL FOUR (4) YEAR TERMS IN THE SAME OFFICE?

Per Attorney Frickery, this resolution must be readopted due to an Election Code provision, whereas, no Resolution initiating the submission of a public question may specify an election which will occur more than one (1) year after the said Resolution was adopted.

I move to pass Resolution Number 2011, entitled: A RESOLUTION PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE VILLAGE OF ORLAND PARK THE QUESTION OF WHETHER THE TERMS OF OFFICE OF THE

VILLAGE PRESIDENT, VILLAGE TRUSTEES AND VILLAGE CLERK SHOULD BE LIMITED IN NUMBER.

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 Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Village President Pekau

Nay: 0

Absent: 1 - Trustee Fenton

2020-0270 Memorandum of Understanding between Village of Orland Park, IL and Village of Tinley Park, IL for back-up Inspection Services

The Village of Orland Park and Village of Tinley Park have been working together since the beginning of the COVID-19 pandemic to help support each other's essential services. Both Villages continue to provide inspection services for building, plumbing, mechanical, electrical and health. Orland Park and Tinley Park staff agree that continuous operations of building and health inspections are an essential function of municipal government.

As a result of discussions between both Villages, the memorandum outlines how inspection services will continue despite potential personnel disruptions. The provisions in the memorandum are as follows:

Backup Inspection Plan - The Villages agree that inspection services can be mutually utilized in the event the primary inspector from one of the Villages is unavailable.

Responsibilities - Each municipality should only reach out as a last resort or an emergency situation. Health inspections shall be limited to emergency call-outs, temporary food events where the primary inspector is unavailable. Building, plumbing, mechanical, and electrical inspections will be limited to emergency situations, and the absence of a licensed inspector due to preplanned vacation or unexpected illness.

Each Village will still be responsible for final approval within their jurisdiction regardless of who performs the inspection. The Villages will work together to provide relevant code sections regardless of who performs the inspection.

This is great opportunity intergovernmental cooperation. This item is now before the Village Board for consideration.

I move to approve the execution of a memorandum of understanding between the Village of Orland Park and the Village of Tinley Park to Provide Backup Inspection Services.

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 Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Village President Pekau

Nay: 0

Absent: 1 - Trustee Fenton

2020-0170 Review Revised Ethics Policy

The Ad Hoc Committee was created for the purpose of drafting and recommending to the Board of Trustees an ordinance to establish ethical standards of conduct for Village Officials and providing a guide for conduct in Village matters and secondly to establish a process for a review of complaints of alleged violations of that ethics ordinance.

Members of the Ad hoc Committee:

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

The Ad Hoc Ethics Committee has met several times and has worked with Attorney Dennis Walsh of Klein, Thorpe, and Jenkins Ltd. Toward that end, the Committee has prepared the draft ethics ordinance for the Board of Trustee's consideration. This item was placed on the Committee of the Whole's agenda March 2, 2020 for review and discussion. Feedback was provided from the Board of Trustees.

It was decided to gather a list of feedback from the Board of Trustees and all volunteer commission members. Members of the Ad Hoc Ethics Committee reconvened to review all comments and questions received. Attorney Walsh made corrections to the ethics ordinance and put together responses to all comments and questions, further clarifying any concerns and explaining why some changes were not made to the ordinance.

The final draft was reviewed and now is placed before the board for review. The consensus of the Ad Hoc Ethics Committee was to introduce the corrected draft ethics ordinance to review but to vote on passing the ordinance at a subsequent meeting to allow the Board of Trustees time to review all changes and to have the public present, when passing said ordinance.

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

This item was for discussion only. NO ACTION was required.

BOARD COMMENTS

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

ADJOURNMENT: 7:45 PM

A motion was made by Trustee Dodge, seconded by Trustee Calandriello, that this matter be ADJOURNMENT. 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: 0

Absent: 1 - Trustee Fenton

2020-0274 Audio Recording for April 6, 2020 Board of Trustees Meeting

NO ACTION

/AS

APPROVED: August 20, 2020

Respectfully Submitted,

/s/ John C. Mehalek

John C. Mehalek, Village Clerk