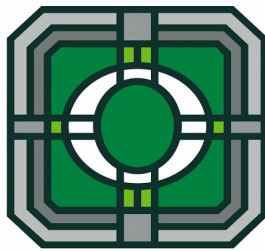


VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, January 20, 2025

6:00 PM

Village Hall

Committee of the Whole

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

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:00 P.M.

Present: 7 - President Pekau; Trustee Healy; Trustee Nelson Katsenes; Trustee Milani; Trustee Kampas; Trustee Riordan and Trustee Radaszewski

APPROVAL OF MINUTES**2025-0065 Approval of the January 6, 2025, Committee of the Whole Minutes**

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of January 6, 2025.

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

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

Nay: 0

ITEMS FOR SEPARATE ACTION**2023-0309 Founders of Orland Park Residential Planned Development**

Project: 2023-0309 - Founders of Orland Park
Petitioner: John McHale, Bridge Street Properties, LLC.
Project Representative: Caitlin Csuk, Rosanova & Whitaker, Ltd.
Location: 16101-11 Wolf Road
P.I.N.s: 27-20-101-013-0000, 27-20-101-011-0000
Parcel Size: approximately 15 acres

SUMMARY

The Public Hearing for this case occurred on November 19, 2024. In attendance were 6 Commissioners, the Petitioner and their project team, and members of staff. No members of the public attended the Hearing.

The Plan Commission denied the requested density modification for the proposed planned development, which significantly impacts key elements of the project, including the plat of subdivision, site plan, landscape plan, building elevations, and stormwater requirements. As a result, the Plan Commission's current recommendation cannot be approved as-is by the Village Board. This project will proceed to the Village Board once outstanding items are addressed by the petitioner.

Following the presentations by the Petitioner and Staff, the Commissioners discussed and posed questions on several key topics summarized below.

Site Layout

The Commissioners supported the overall site layout, including the 51% common open space, which far exceeds the required 20% amount of green space for the site. They also expressed support for the parking layout, which exceeds Code requirements. The dead-end stub streets, Yelnick and Yunker, were discussed and supported for their potential to ensure future connectivity as adjacent properties develop.

Overall, the Commissioners supported the site layout, noting that the proposed layout meets all bulk requirements such as setbacks, parking, and open space, except that the plan does not meet the density requirement due to the size of the detention pond.

Stormwater Management

Founders of Orland's stormwater management plan proposes a retention pond that occupies 3.44 acres of the site, reducing the net buildable area of the overall planned development down to 12.83 acres. The petitioner explained that the pond size was determined by site topography constraints and Village Code requirements. The Commissioners questioned why the pond could not be deeper to reduce its surface area. The petitioner's engineer responded that "We were tied to the outlet elevation underneath Wolf Road, we only have two feet of bounce where we would typically have four or five feet." The Commissioners mentioned flooding along Wolf Road to the south and commented how the proposed pond location would alleviate flooding concerns in this area. Engineering Staff confirmed that the pond design accounted for potential stormwater contributions from adjacent areas, and that the proposed layout conforms to code requirements.

Density

The petitioner requested a density modification from 6 du/net acre to 7.41 du/net acre with this proposed plan. The Commissioners discussed the proposed density and acknowledged the challenges the applicant faces regarding stormwater management, as ponds do not count towards the net density calculation of the site.

The petitioner stated in their presentation that the density modification request was the minimum adjustment necessary for the planned development, because 3.44 acres of the site are dedicated to stormwater management, which is excluded from the density calculation. The petitioners stated that the proposed density increase was necessary to make the project financially viable and maintain the overall design integrity of the site. They explained that reducing density to comply with the 6-unit per acre limit could change the building layouts and footprints. If the project were to move forward without the density increase, there would be about 17 fewer units in the planned development. Plans would need to be revised to reflect this change.

Staff recommended denying this modification because, in December 2023, Case

Number 2023-0996 involved a staff-initiated code amendment proposing the removal of net buildable acres in density calculations under the LDC. The amendment aimed to adopt a units-per-gross-acre formula for density calculations, in lieu of the current units-per-net-acre formula. The Board of Trustees denied this proposal. As a result of this denial, staff did not recommend the requested density increase for this case.

While the density exceeds the maximum 6 du/acre allowed by Code, the Commissioners recognized the petitioner's argument that the increase to 7.41 du/acre was necessary to preserve the layout and avoid reducing units by approximately 17. The Commissioners highlighted that the staff recommendation aligns with the Village Board's previous feedback regarding density; however, the Commissioners did emphasize the strength of the petitioners' case and encouraged them to present their arguments directly to the Village Board for further consideration.

Parking and Traffic

The Commissioners discussed traffic impacts and parking logistics, raising questions about the traffic impact study. Staff confirmed that the development is projected to generate approximately 30 vehicles during the morning peak hour. Parking arrangements were also reviewed, with Commissioners inquiring about on-street parking, driveway parking, and HOA regulations. Concerns were raised about residents potentially parking in driveways instead of garages. Staff clarified that while driveways are long enough to accommodate parked vehicles, they are not counted toward parking requirements. Even so, the proposed parking layout exceeds Code requirements and was supported by the Commissioners.

Trash Collection

The Commissioners discussed trash collection, with the petitioners explaining that residents would be responsible for bringing their trash bins to the street for pickup, as outlined in the HOA rules. Concerns were raised about the visual impact of trash bins near homes, particularly for those located closer to collection spots along the main road. In response, the petitioners agreed to include specific requirements for garbage can storage as a condition of approval. The final motion was amended to require that residents store trash bins inside their homes, except on designated collection days. move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case, with an added condition that trash bins are placed inside the residents' homes until trash collection day.

COMMITTEE OF THE WHOLE RECOMMENDED ACTION

The Plan Commission denied the requested density modification for the proposed planned development, which significantly impacts key elements of the project, including the plat of subdivision, site plan, landscape plan, building elevations, and stormwater requirements. As a result, the Plan Commission's current recommendation cannot be approved as-is by the Village Board. This project will

proceed to the Village Board once outstanding items are addressed by the petitioner.

The Committee of the Whole has several options to address the project:

1. Remand the project back to the Plan Commission to have the density not exceed the maximum R-4 regulations at 6 units per acre.
2. Recommend the Village Board amend the Plan Commission recommendation to include approval of the requested density increase, allowing the project to proceed as initially proposed by the petitioner to Village Board with a positive recommendation.
3. Recommend the Village Board deny the project in its entirety, allowing the project to proceed to the Village Board for final votes.
4. Any alternative motion provided by the Committee of the Whole.

Mayor Pekau had comments. (refer to audio)

Director of Development Service Steve Marciani had comments. (refer to audio)

Attorney Caitlin Csuk of Rosanova & Whitaker presented information of behalf of the petitioner. (refer to audio)

President Pekau had questions. (refer to audio)

Director Marciani responded to President Pekau. (refer to audio)

Trustee Healy had comments. (refer to audio)

President Pekau and Director Marciani responded to Trustee Healy's comments. (refer to audio)

Trustee Kampas had comments. (refer to audio)

Trustee Pekau had questions. (refer to audio)

Planner Marcus LeVigne responded to President Pekau. (refer to audio)

President Pekau had comments. (refer to audio)

Todd Kleven, Vice President of Land for Lennar Homes had comments. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

Mr. Kleven responded to Trustee Katsenes. (refer to audio)

Mike May, Civil Engineer for the property had comments. (refer to audio)

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

Planner LeVigne responded to President Pekau. (refer to audio)

President Pekau had comments. (refer to audio)

Motion 1 is a revised version of the Plan Commission's decision from the 11/19/24 public hearing. It approves all aspects of the project except for density, which will require the project to be revisited with alterations:

1. Regarding Case Number 2023-0309, also known as Founders of Orland Park Residential Planned Development, I move to remand the case back to the Plan Commission for reconsideration.

A motion was made by Trustee Kampas, seconded by Trustee Nelson Katsenes, that this matter be REFERRED to the Plan Commission. The motion carried by the following vote:

Aye: 6 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, and Trustee Radaszewski

Nay: 0

Abstain: 1 - Trustee Riordan

2025-0035 Old Orland Corrugated Metal Pipe (CMP) Storm Sewer Replacement - RFP 24-069

Starting in 2001, the Village started an investigation into the flood prone areas of Old Orland. Christopher Burke Engineering identified seventeen (17) different issues that needed to be addressed. Some of these issues were installing new larger pipe, replacing failing pipe, diverting storm water away from Old Orland, and purchasing two (2) flood-prone properties. The Old Orland Corrugated Metal Pipe (CMP) Storm Sewer Replacement project is the last of the seventeen (17) projects identified in 2001.

The first part of the project is the replacement of the failing forty-eight inch (48") pipe under St. Michael Parish parking lot. The initial investigation showed that sinkholes had formed over the (CMP) that allows storm water to flow out of Old Orland under the parking lot of St. Michaels Parish. Further investigation revealed the CMP is failing. There are large holes in the pipe, and the bottom of the pipe is missing, which is causing water to erode the ground on the outside of the pipe, contributing to the sinkholes. These holes had been temporary repaired by attaching old street signs to the pipe that have now since failed. This (CMP) pipe

will be replaced with concrete pipe that is expected to last over 100 years.

The second part of the project is installing a new eight inch (8") storm sewer on Irving Avenue from the backyards of flood prone residents on the southern end of the block to the existing storm sewer that is on the northern end of the block that would alleviate flooding for most of the east side of Irving Avenue. This pipe material would also consist of concrete pipe and plastic pipe. Both of which have a life expectancy of over 100 years.

RFP 24-069 Old Orland Corrugated Metal Pipe (CMP) Storm Sewer Replacement, was published on BidNet Direct from November 27 through December 20, 2024. The details of the request are as follows: replacement of the CMP under St. Michael Parish parking lot, install a new storm sewer on Irving Avenue, and have the project completed before school resumes in the fall.

Through BidNet, forty-seven (47) entities viewed the solicitation, thirty-two (32) vendors downloaded at least one of the bid documents, and six (6) bids were submitted. Proposals were evaluated for completeness by Public Works staff, and a summary of the proposals is below:

P.T. Ferro Construction Co., of Joliet, IL - \$784,737.15

Bolder Construction, Inc., of Cary, IL - \$859,590.00

H. Linden & Sons Sewer and Water, Inc., of Plano, IL - \$880,250.00

Swallow Construction Corp, of West Chicago, IL - \$956,790.00

Scanlon Excavating & Concrete, of Kankakee, IL - \$923,892.50

Airys, Inc., of Joliet, IL - \$968,753.00

While PT Ferro has previously struggled with the Road Program, utility work has been completed well in the past. We believe this type of work is well-suited for them.

The cost estimates were evaluated/compared for similar past work related to storm sewer main installation and deemed fair and reasonable. Pricing included the new piping material, stone, and full restoration of the area, along with specialized equipment like a vactor truck, backhoe, trench boxes, and support vehicles during replacement.

Therefore, it is staff's recommendation to award P.T. Ferro Construction Co., of Joliet, Illinois, the Old Orland Corrugated Metal Pipe (CMP) Storm Sewer Replacement - RFP 24-069, in the amount of \$784,737.15, plus a \$78,500.00 contingency. Contingency is being requested for possible utility conflicts or

anything that comes up unexpectedly during the pipe replacement.

Trustees Katsenes and Riordan had questions. (refer to audio)

Director of Public Works Joel Van Essen responded to their questions. (refer to audio)

I move to recommend to the Village Board to approve and authorize the execution of a Contractor Agreement between the Village of Orland Park and P.T. Ferro Construction Co., of Joliet, Illinois, as the lowest cost qualified responsive proposal for RFP 24-069 - Old Orland Corrugated Metal Pipe (CMP) Storm Sewer Replacement for a cost of \$784,737.15 plus a contingency of \$78,500.00 for a total not-to-exceed contract price of \$863,237.15.

A motion was made by Trustee Riordan, seconded by Trustee Healy, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

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

Nay: 0

2025-0039 Spoil Removal Services 2025-2026 - Contract Award

The Public Works Department annually contracts out spoils removal from the 108th Avenue Bulk Storage Facility. The spoils are generated throughout the course of the year from water main breaks, utility repairs, concrete repair work, and park projects. The spoils are divided up into three (3) categories: concrete, asphalt, and dirt, which consists of clay and topsoil.

Invitation to Bid (ITB) #24-067 Spoil Removal 2025-2026 was published on the BidNet Direct website on November 25, 2024. BidNet data indicates seven (7) vendors downloaded some or all documents for the bid. On January 6, 2025 at 11:00am, one (1) sealed bid was opened by the Clerk's Office, from Matthuis Trucking, Inc. of Mokena, IL.

Matthuis Trucking has satisfactorily performed this work for the Village since 2022, and Staff recommends awarding this Contract per the terms specified in the bid documents. Matthuis Trucking, Inc. of Mokena, IL was the only bidder at \$385.00/load for 2025 and 2026, and \$395.00/load for the 2027 option year. This price is deemed fair and reasonable being that Matthuis Trucking's price for the previous three (3) years was \$350.00/load. This 10% increase is deemed acceptable due to inflationary pressure on fuel and labor costs.

President Pekau had a question. (refer to audio)

Director of Public Works Joel Van Essen responded to President Pekau. (refer to audio)

I move to recommend to the Village Board to approve and authorize the execution of a Contractor Agreement between the Village of Orland Park and Matthuis Trucking, Inc. of Mokena, IL as the only qualified bid for ITB #24-067 Spoil Removal 2025-2026 for two (2) years 2025-2026 at an amount of \$90,000 for FY 2025 and \$90,000 for FY 2026, for a total cost of \$180,000, with an option to extend for one (1) additional year 2027 at a cost of \$90,000, for a total not-to-exceed contract price of \$270,000.00.

A motion was made by Trustee Milani, seconded by Trustee Kampas, that this matter be RECOMMENDED FOR APPROVAL to the Committee of the Whole. The motion carried by the following vote:

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

Nay: 0

2025-0070 Village's Redundant Water Supply, Completion of Pump Station By-Pass Connection

Director of Engineering Khurshid Hoda gave a presentation regarding the Village's redundant water supply and the completion of the pump station by-pass connection. (refer to audio)

President Pekau had questions. (refer to audio)

Director Hoda responded to President Pekau and continued presenting. (refer to audio)

President Pekau had comments. (refer to audio)

Director Hoda continued presenting. (refer to audio)

Trustee Kampas had comments. (refer to audio)

This item was a presentation. NO ACTION was required.

NON-SCHEDULED CITIZENS & VISITORS FOR PUBLIC COMMENT ON ITEMS RELEVANT TO VILLAGE BUSINESS

Katie Szafranski addressed the Committee regarding the number of massage licenses available. (refer to audio)

President Pekau responded. (refer to audio)

ADJOURNMENT: 6:39 P.M.

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

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

Nay: 0

2025-0109 Audio Recording for the January 20, 2025, Committee of the Whole Meeting

NO ACTION

/AS

APPROVED: February 3, 2025

Respectfully Submitted,

/s/ Brian L. Gaspardo

Brian L. Gaspardo, Village Clerk