

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, September 21, 2020

6:00 PM

Village Hall

Committee of the Whole

*Village President Keith Pekau
Village Clerk John C. Mehalek
Trustees, Kathleen M. Fenton, James V. Dodge, Jr., Daniel T. Calandriello,
William R. Healy, Cynthia Nelson Katsenes, and Michael R. Milani*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:01 P.M.

Present: 7 - President Pekau; Trustee Fenton; Trustee Dodge; Trustee Calandriello; Trustee Healy; Trustee Nelson Katsenes and Trustee Milani

PLEDGE OF ALLEGIANCE**APPROVAL OF MINUTES****2020-0634 Approval of the September 8, 2020 Committee of the Whole Minutes**

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of September 8, 2020.

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

Aye: 7 - President Pekau, Trustee Fenton, Trustee Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, and Trustee Milani

Nay: 0

ITEMS FOR SEPARATE ACTION**2020-0618 Pocketed Annexation - Review of Unincorporated Property**

In 2007, the Development Services Department conducted an analysis of unincorporated land within and adjacent to the Village's boundaries. The goal of the study was to determine if there was value in annexing additional properties. The properties were evaluated on a set of criteria that included an analysis of existing conditions, including: available utilities, floodplain, floodway, access, existing topography, wetlands, property maintenance issues, and whether the property could be voluntarily or involuntarily annexed.

The Illinois Compiled Statutes set out numerous provisions that can be utilized to involuntarily annex adjoining properties. If any of these conditions are applicable, the Village can annex the qualifying property without the consent of the owner. However, if this takes place the Village cannot impose conditions on the property and must allow the current use to exist until such time that the property is redeveloped or changes use.

If an owner chooses to voluntarily annex, then the Village has the opportunity to impose specific conditions of annexation that would bring the property into compliance with current Village code requirements.

The Development Services Department recently reviewed the results of the previous annexation study to determine if there were properties still available for

annexation that would benefit the Village. Properties were ranked based upon their priority and benefit to the Village. They are ranked as either high priority, medium priority or do not pursue.

High priority annexations include properties that are candidates for involuntary annexation which would also create a more unified boundary for the Village. Medium priority annexations would include areas that could be annexed, but would not necessarily provide significant benefit to the Village. This would include properties that may already be a part of ComEd right-of-way and are thus undevelopable. The do not pursue category identifies properties that could be annexed, but would bring with them specific issues that would cause the Village to expend additional resources in order to bring the properties into compliance. These do not pursue properties may also come with long-term maintenance costs.

The analysis removed those properties that were already annexed since 2007 Staff is seeking direction from the Committee of the Whole to pursue a full updated analysis. In addition to Development Services, this analysis would need to include cooperation with other Village departments (PW, Finance, Police, etc.) in order to determine the availability of utilities and the potential revenue increase from annexing the property.

After the analysis is completed, the Development Services Department will prepare reports for the Plan Commission and provide recommendations for the each of the listed properties. These properties will then be presented to the Village Board of Trustees to approve formal recommendations and direct staff to pursue voluntary or involuntary annexation for each respective property.

Trustee Dodge and Mayor Pekau made comments. (refer to audio)

Development Services Director Ed Lelo presented the item. (refer to audio)

Trustee Dodge made a comment. (refer to audio)

Director Lelo responded to Trustee Dodge's comment. (refer to audio)

Trustee Milani asked a question. (refer to audio)

Director Lelo responded to Trustee Milani's question. (refer to audio)

Trustee Dodge and Director Lelo made comments. (refer to audio)

Trustee Calandriello and Director Lelo made comments. (refer to audio)

Mayor Pekau made comments. (refer to audio)

I move to direct staff to analyze and update the 2007 annexation plan and present

the findings to the Village of Orland Park Plan Commission for formal presentation and recommendation to the Village Board of Trustees.

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

Aye: 7 - President Pekau, Trustee Fenton, Trustee Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, and Trustee Milani

Nay: 0

2020-0648 First Amendment to the Oak Lawn Regional Water System

As the Board is aware, the Oak Lawn Regional Water System (RWS) delivers Chicago water to the Village of Orland Park and other local southwest and southeast communities through the Village of Oak Lawn. In 2013, the RWS Supply and Service Agreement between the Village of Oak Lawn and the communities to which Oak Lawn provides water was finalized. This agreement included the design and construction of a fully redundant secondary transmission line which will deliver water needs to the southwest and southeast communities in the event of a catastrophic failure of the present transmission line, as well as other improvements to the water distribution system. It also provides the participating communities the ability to meet future water demands. Engineering and construction of several segments of the project have already been completed or are currently under way.

On September 9, 2020, as part of an update for participating customer communities, staff participated in a RWS meeting. The purpose of the meeting was to inform the Mayors of each of the respective customer communities on project status, as well as to discuss a much-needed amendment to the existing agreement in order to complete engineering and construction of the RWS approved improvements. To date, the RWS approved program cost is approximately \$216 million; however, due to multiple factors and delays, the project requires additional capital infusion to complete as intended.

Attached to the Committee packet is a copy of the handout presentation and supplemental documentation for the project. The presentation provides more details regarding the project, and the specifics to the amendment needed to move forward.

The following are the next steps for this project:

1. Approval of ordinances by each customer community to the RWS Water Sale, Purchase and Service Agreement. This ordinance needs to be approved prior to the deadline for amendment approval is October 31, 2020.
2. The Project Design Team will continue to complete various design packages and solicit bids.
3. The anticipated overall project completion timeline is 2024.

Village Manager George Koczwara presented an overview of the item. (refer to audio)

Programs and Engineering Services Director Khushid Hoda presented current status of item. (refer to audio)

Village Manager Koczwara made comments. (refer to audio)

Trustee Dodge made a comment and asked a question. (refer to audio)

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

Mayor Pekau asked a question and Director Hoda responded. (refer to audio)

Amrou Atassi of C.D.M. Smith made a comment and responded to Mayor Pekau's question. (refer to audio)

Director Hoda made a comment. (refer to audio)

Trustee Dodge made additional comments. (refer to audio)

Mayor Pekau made a comment. (refer to audio)

I move to recommend to the Village Board approval of the First Amendment to the Oak Lawn Regional Water System.

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

ADJOURNMENT: 6:34 P.M.

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

Aye: 7 - President Pekau, Trustee Fenton, Trustee Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, and Trustee Milani

Nay: 0

2020-0655 Audio Recording for the September 21, 2020, Committee of the Whole Meeting

NO ACTION

/LI

APPROVED: October 5, 2020

Respectfully Submitted,

/s/ John C. Mehalek

John C. Mehalek, Village Clerk