

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, October 4, 2021

7:00 PM

Village Hall

Board of Trustees

*Village President Keith Pekau
Village Clerk Patrick R. O'Sullivan
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 7:23 PM.

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

VILLAGE CLERK'S OFFICE

2021-0697 Approval of the September 20, 2021, Regular Meeting Minutes

The Minutes of the Regular Meeting of September 20, 2021, 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 September 20, 2021.

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 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

Nay: 0

ACCOUNTS PAYABLE

2021-0730 Accounts Payable - Approval

The list of Accounts Payable having been submitted to the Board of Trustees for approval and the list 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 September 20, 2021, through October 3, 2021, in the amount of \$1,038,676.01.

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

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

Nay: 0

CONSENT AGENDA

Passed the Consent Agenda

A motion was made by Trustee Kampas, seconded by Trustee Milani, to PASS THE CONSENT AGENDA, including all the following items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:

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

Nay: 0

2021-0731 Payroll - Approval

The list of Payroll having been submitted to the Board of Trustees for approval and the list 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 September 27, 2021, in the amount of \$1,287,591.81.

This matter was APPROVED on the Consent Agenda.

2021-0687 Disposal of Equipment - Recommended Ordinance

The police department has thirty-three (33) computers, twenty-four (24) computer monitors, two (2) printers and four (4) televisions, (see attached memo) which are over five (5) years old, no longer operate, and serve no useful purpose to the police department. These electronic items have been replaced with newer equipment.

The police department requests to dispose of these outdated electronic items by donating them to Infinetec located at 7550 W. 183rd Street, Tinley Park, IL 60477.

I move to recommend to the Village Board to pass an Ordinance 5645, entitled: DISPOSAL OF VILLAGE EQUIPMENT (DONATION) - ALL ELECTRONIC AND COMPUTER RELATED TECHNOLOGY ITEMS THAT ARE OUTDATED AND/OR NO LONGER OPERATING.

This matter was PASSED on the Consent Agenda.

2021-0706 An Ordinance Amending Title 9 (Traffic) by Adding a New Chapter 13 (Fines and Permits for Overweight/Dimension Vehicles) to the Orland Park Village Code

The Village currently relies on State and County permitted overweight and oversized vehicles to contact the Orland Park Police Department's Traffic Unit prior to driving through Orland Park. It is staff's recommendation that the Board consider adopting a new ordinance that addresses overweight and over

dimension vehicles along with the permitting of such vehicles on Village maintained streets.

First, the ordinance will establish a formal Orland Park Police Department permitting process that will assist in monitoring, tracking, vetting and recording of all over-dimensioned and overweight vehicles utilizing Village streets. This new permitting process will include a standardized fee(s) based on weights and specifications that will allow the Village to capture revenue to offset potential construction and repair costs of Village streets impacted by these vehicles.

Second, the ordinance provides the ability for the police department to enforce and fine, through local adjudication, any non-permitted over dimensioned and/or overweight vehicle traveling on Village roads.

I move to adopt Ordinance 5646, entitled: AN ORDINANCE AMENDING TITLE 9 (TRAFFIC) BY ADDING A NEW CHAPTER 13 (FINES AND PERMITS FOR OVERWEIGHT/DIMENSION VEHICLES) TO THE ORLAND PARK VILLAGE CODE.

This matter was PASSED on the Consent Agenda.

2021-0705 Authorization to Sign the Oxcart Permit System User Agreement

Staff recommends that the Village utilize the Oxcart Permit Systems to administer all overweight and oversized permits as outlined in the corresponding ordinance being considered, which would amend Title 9 (Traffic) by adding a new Chapter 13 (fines and permits for overweight/dimension vehicles) to the Orland Park Village Code through a web-based solution. Oxcart is a widely used overweight and oversized vehicle permitting solution utilized by both the private and public sector. Oxcart is 100% free for local government use as all fees are paid by those end users requesting permits.

A custom website is created by Oxcart using the preferences and fee structures provided by the Village's adopted ordinance. The applicant simply creates an account, selects the dimensions of the vehicle, and the route requested as defined by ordinance. All permit reviews are then completed through an online dashboard by a designated Orland Park Police employee. Once approved, Oxcart collects and distributes all permit fees to the Village.

I move to approve the use of the Oxcart Permit Systems

And

To authorize the Village Manager to execute the agreement with Oxcart Permitting Systems for the permitting consolidation, subject to Village attorney review.

This matter was APPROVED on the Consent Agenda.

2021-0721 Second Addendum to Inducement Agreement - BMW of Orland Park

The Zeigler Auto Group is a family-owned and operated retail automotive dealership headquartered in Kalamazoo, Michigan. Zeigler has been the owner of the Orland Park BMW dealership since 2013, as well as the Nissan and Infiniti dealerships since 2016.

BMW is undergoing a project that includes the construction of a parking lot expansion. The expansion is to be located at 10902 W. 159th Street (the vacant parcel immediately east of the existing BMW dealership). Zeigler anticipates that the parking expansion will increase its sales capacity and will accommodate additional inventory.

On September 8, 2020, the Village Board of Trustees approved a sales tax sharing Inducement Agreement with Zeigler for the project. Zeigler will receive a 50/50 sales tax sharing above a base amount of \$495,534.58 (BMW's 2015-2019 average sales tax generation). If Zeigler BMW does not increase sales, and thus sales tax, above the base amount, then it would not collect any sales tax sharing. This is consistent with other sales tax sharing agreements the Village has authorized. The following is a summary of the proposed terms:

- BMW Parking Lot Expansion Project - anticipated to be not less than \$4,500,000.
- 50% of incremental sales tax sharing above the base sales tax amount of \$495,534.58 (base sales tax would remain 100% Village of Orland Park).
- Ten-year term - this is consistent with previous Inducement Agreements.
- Payments will be made quarterly by the Village of Orland Park, as the increment is produced and paid by the State of Illinois.
- Compliance with all Village of Orland Park zoning, building and other applicable codes is required.

The project has experienced delays due to various circumstances, including but not limited to material and labor shortages. The Second Addendum to the Inducement Agreement extends the completion date of the parking lot project from December 21, 2021 to June 30, 2022.

The proposed Second Addendum to the Inducement Agreement is attached.

I move to approve the second addendum to a sales tax sharing inducement agreement with Zeigler BMW as outlined above.

This matter was APPROVED on the Consent Agenda.

2021-0644 AN ORDINANCE AMENDING TITLE 4, CHAPTER 7 OF THE ORLAND PARK VILLAGE CODE IN REGARD TO DISCHARGES AND STORM AND SANITARY SEWERS

Village Code Title 4, Chapter 7 regulates discharges into the storm and sanitary sewers owned and maintained by the Village. A review of the section revealed a comingling of the requirements for the two (2) separate and distinct systems, as well as the definitions contained therein. The attached draft separates the definitions and the requirements for each system.

Storm Water Drainage Revisions

These revisions address prior drainage conditions, clarify that older non-compliant storm water discharges may remain in place until a permit affecting them is required, and specify a setback distance for storm water discharges not tied to a Village storm sewer. Furthermore, the proposed regulations address modifications which create adverse drainage impacts to adjoining properties. This section is in conformance with the Illinois Drainage Law, but it replicates the provision in the local code to allow MV citations to be utilized for pursuing compliance.

Sanitary Sewer Discharge Revisions

The proposed revisions reorient the prior regulations under a unified section separate from the aforementioned storm water regulations with no substantive changes therein. Additionally, a duplicative section regarding responsibilities of contractors and plumbers is deleted.

All other sections of Title 4, Chapter 7, including Enforcement, Tests and Inspections, and Penalties remain unchanged.

This matter was previously approved for recommendation at the September 7, 2021 Committee of the Whole Meeting.

This matter was APPROVED on the Consent Agenda.

2021-0712 Fertilization and Weed Control - Contract Extension

On October 23, 2018, a request for proposals (RFP) for Turf Fertilization and Broadleaf Weed Control was issued for years 2019, 2020, and 2021. The RFP included the Village option to extend the contract for two (2) additional years (2022 and 2023). Eternally Green Lawn Care, Inc. of Frankfort, Illinois, was selected as the contractor, and a contract amount of \$189,162.50 per year was approved for 2019, 2020 and 2021. Below is a summary of the annual maintenance costs submitted by Eternally Green Lawn Care, Inc. via RFP 18-044:

Year 1 (2019): \$189,162.50

Year 2 (2020): \$189,162.50

Year 3 (2021): \$189,162.50

Year 4 (2022): \$192,945.75

Year 5 (2023): \$192,945.75

In 2020, however, the Village assumed responsibility for fertilization and weed control of the medians on 159th Street, which increased the overall costs by \$9,878.97 for fertilization and weed control services. To cover these additional costs for FY2021, a contract increase of \$9,878.97 from \$189,162.50 to \$199,041.47 was approved by the Board on February 1, 2021.

Based on the quality of service Eternally Green Lawn Care has demonstrated throughout the original contract, staff is requesting an extension of the contract for an additional two (2) years (2022 and 2023), with the agreed upon 2% price increase for 2022 submitted by Eternally Green Lawn Care, Inc. in RFP 18-044. This price increase is applicable to the adjusted 2021 contract amount, for a price of \$203,022.30 in 2022 and 2023. The 159th Street medians are included in this price.

I move to approve a two (2) year extension of contract C19-0039 with Eternally Green Lawn Care, Inc. of Frankfort, Illinois, for 2022 and 2023 for an amount not to exceed the annually budgeted amount.

AND

Authorize the Village Manager to execute the contract, subject to Village Attorney review

This matter was APPROVED on the Consent Agenda.

2021-0725 Oakley Avenue Stormwater Improvements - Bid

The Public Works Department previously responded to a flooding call between 14625 and 14635 Oakley Avenue. Staff cleared the blockage in the storm sewer line to alleviate the flooding. Upon investigation, it was found that the 21" CMP (Corrugated Metal Pipe) had deteriorated significantly, thus causing the blockage. Staff reached out to Christopher B. Burke Engineering (CBBEL) for recommendations for replacement. CBBEL recommended replacing the 21" CMP with a 27" PVC storm pipe to handle reoccurring flooding issues on Oakley Avenue.

Public Works published the Oakley Avenue Storm Pipe Replacement request on BidNet Direct on September 13th, 2021, and the ITB closed on September 27th, 2021. Seventeen (17) vendors viewed the documents, five (5) downloaded documents, and four (4) bids were received. A summary of the bid results is below:

-Bolder Contractors of Cary, Illinois - \$102,000.00

-Airy's Inc. of Joliet, Illinois - \$139,995.00

- Austin Tyler Construction of Elmwood, Illinois - \$144,522.00
- H. Lindon & Sons Sewer and Water, Inc. of Plano, Illinois - \$157,772.00

While Bolder Contractors forgot to sign its insurance form, this administrative correction doesn't deviate from core contract requirements and can be obtained before award. Based upon the bids received and excellent past performance of Bolder Contractors, staff recommends accepting the proposal from Bolder Contractors to perform the necessary stormwater improvements.

I move to accept the base bid, from Bolder Contractors of Cary, Illinois, and award the contract in the amount of \$102,000.00 plus a \$10,000.00 contingency, for a total amount not to exceed \$112,000.00;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review;

AND

To authorize the Village Manager to approve change orders not to exceed the contingency amount.

This matter was APPROVED on the Consent Agenda.

PUBLIC SAFETY

2021-0720 Resolution Expressing the Village's Thanks and Appreciation to the Brevard County, Florida, Sheriff's Department for Assistance to the Orland Park Police Department ("Paws and Stripes College")

The men and women of the Orland Park Police Department are its greatest asset. Sworn officers and tele-communicators are often times on the front lines of critical incidents and witness situations that result in a high degree of stress and anxiety following traumatic events. Additionally, victims, in particular children, are highly susceptible to depression, anxiety and post-traumatic stress disorder resulting from abuse or neglect. Recent studies, (Lass-Hennemann, J., Schafer, S. K., Romer, S., Holz, E., Streb, M., & Michael T. (2018). Therapy dogs as a crisis intervention after traumatic events? and Kimioka, H., Okada, S., Tsutani, K., Hyuntae, P., Okuizumi, H., Handa, S., Oshio, T., Park, S., Kitayuguchi, J., Abe, T., Honda, T., & Mutoh, Y. (2014). Effectiveness of animal assisted therapy: A systematic review of randomized controlled trials), have shown Animal-Assisted Intervention was able reduce stress and anxiety following critical incidents.

Based on empirical evidence and a recent study performed internally, the department sought and received Village Board authorization to develop a therapy dog program to assist employees and victims after a critical/traumatic event.

The Brevard County Sheriff's Office of Cocoa, Florida has a therapy dog training program whereupon a selected member of the department received forty (40) hours of certified training with an adopted therapy dog, "Leo" an eight (8) month old black Labrador in mid-September of this year. Both the training and the "Leo" were free to our agency. The Orland Park Police Department's Therapy Dog program has received substantial community support and over \$6,000.00 in citizen and non-profit organization donations.

The Village of Orland Park would like to express a heartfelt thank you to the Brevard County Sheriff's Office and its Paws and Stripes College for providing Leo, a black Labrador therapy dog to the Orland Park Police Department at no cost.

Trustees Katsenes, Kampas, and Milani had comments. (refer to audio)

President Pekau read the resolution and had comments. (refer to audio)

I move to adopt Resolution 2126, entitled: RESOLUTION EXPRESSING THE VILLAGE'S THANKS AND APPRECIATION TO THE BREVARD COUNTY, FLORIDA, SHERIFF'S DEPARTMENT FOR ASSISTANCE TO THE ORLAND PARK POLICE DEPARTMENT ("PAWS AND STRIPES COLLEGE").

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

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

Nay: 0

PUBLIC WORKS

2021-0729 Elevated Tank No. 7 Electrical Improvements - OMNIA Co-Op JOC Order Contract Proposal

In July and again in August of 2021, Public Works advertised Invitations to Bid (ITB) to perform electrical improvements for the Elevated Tank #7 Rehabilitation Project. On both advertisements, no bids were received for the electrical portion of the project. In order to complete the project, staff contacted CORE Construction of Peoria, Illinois to complete the work through an OMNIA Co-Op Job Order Contract proposal.

Job Order Contracting (JOC) is a project delivery method used to procure numerous, commonly encountered construction needs quickly and easily for a wide variety of renovations, repairs, and construction projects under one contract. These competitively bid contracts are based on established or published unit prices via a unit price book or a price list with a multiplier (coefficient) applied to the unit prices. The unit prices are used to price construction tasks associated

with the scope of work. Municipalities can take advantage of JOCs through purchasing co-ops such as Omnia.

The electrical improvements for the tower will include:

- New 120/240v electrical service fed from a new ComEd transformer;
- 4-gang meter socket;
- Furnish and install 14kW Kohler generator and automatic transfer switch;
- Provide a 100-amp panel;
- Demolition of existing electrical components within the water tower;
- Install new lighting fixtures;
- Furnish and install two (2) new heaters;
- Reinstall all existing control panels; and
- All equipment within the tower will be mounted on new stainless steel unistrut.

Alternate #1 proposed a required modification to the well house, due to a change in ComEd service from 480v 3-phase that is not required. New electrical service to the site will be 120/240v single phase power.

The electrical improvements for the well house will include:

- Removal of existing meter socket on exterior of well house;
- Remove existing wiring from ComEd transformer;
- New 100-amp, 120/240v single phase service to the building;
- Run new underground conduit to exterior of the building from the new meter socket;
- Removal of existing 480v disconnect on the inside of the well house;
- Provide new 100-amp service panel; and
- Install grounding per code.

In order to complete the electrical improvements to the tower and the well house, including the addition of Alternate #1, staff recommends accepting OMNIA Co-Op JOC #R200103 base proposal of \$168,482.36, plus Alternate #1 of \$11,610.00, plus a contingency amount of \$16,800.00, for an amount not to exceed of \$196,892.36.

I move to accept the OMNIA Co-Op JOC Proposal #R200103, from CORE Construction, of Peoria, Illinois, and award a contract in an amount of \$180,092.36 plus a \$16,800.00 contingency, for a total amount not to exceed \$196,892.36;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review;

AND

To authorize the Village Manager to approve change orders not to exceed the contingency amount.

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

Nay: 0

2021-0727 Monument Sign Agreement - 159th St & Harlem Ave - Approval

In 2016, the Village adopted a Wayfinding and Branding Plan. Since that time, monument and directional signs throughout the Village have been systematically replaced. The FY2021 Public Works Department budget includes funding for the replacement of Village-wide monument signs.

Public Works staff has identified a monument sign at roughly 7000 W. 159th Street (just west of Harlem Avenue) as the next sign to be replaced. The area where the sign is located is on privately-owned property. Staff met with representatives for the property owner on August 31, 2021, wherein they agreed to enter into a formal agreement for the Village to remove the existing sign, cut down a tree, and construct the new brick monument sign.

The agreement, drafted by the Public Works Department, has been reviewed by the Village attorney and the attorney for TCCI, LLC with no further suggested changes.

Trustee Kampas had comments and questions. (refer to audio)

Director of Public Works Joel Van Essen and Village Manager Koczwara responded to Trustee Kampas. (refer to audio)

I move to approve entering into an agreement with TCCI, LLC to allow the Village to construct a brick monument sign on private property near 159th Street and Harlem Avenue

AND

Authorize the Village Manager to execute the agreement, subject to Village Attorney review.

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

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

Nay: 0

2021-0728 Monument Sign - 159th St & Harlem Ave - Approval

In 2016, the Village adopted a Wayfinding and Branding Plan. Since that time, monument and directional signs throughout the Village have been systematically replaced. The FY2021 Public Works Department budget includes funding for the replacement of Village-wide monument signs.

Public Works staff has identified a monument sign at roughly 7000 W. 159th Street (just west of Harlem Avenue) as the next sign to be replaced. The area where the sign is located is on privately-owned property. Staff met with representatives for the property owner on August 31, 2021, wherein they agreed to enter into a formal agreement for the Village to remove the existing sign, cut down a tree, and construct the new brick monument sign.

During the two (2) weeks that the bid was open for review, nineteen (19) firms downloaded either partial or complete bid packages. ITB 21-051 was opened on September 23, 2021, at which point two (2) companies had submitted bids. One (1) of the proposals did not include signed insurance form but was also not the lowest bidder. Both bid packages, as well as an audit of the bid submittals, are attached for reference. A summary of the bid prices is provided below:

- V3 Construction Group LTD of Woodridge, Illinois - \$67,985.00
- Schaeffges Brothers Inc. of Wheeling, Illinois - \$75,575.00

I move to approve awarding ITB 21-051 to V3 Construction Group LTD of Woodridge, Illinois for \$67,985.00;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

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

Nay: 0

2021-0668 Asphalt Pavement Maintenance II - Bid Award

An invitation to bid for asphalt pavement maintenance was published on the BidNet Direct website in mid-February, and six (6) bids were received. Matthew Paving, Inc. of Oak Lawn, Illinois was the low bidder and awarded the contract for the budgeted amount of \$755,000.00. Work has progressed well throughout the construction season.

The 2021 Asphalt Pavement Maintenance project is comprised of the required maintenance upkeep for Village facility parking lots, multi-use paths, and a large amount of asphalt roadway patching at various spot-locations throughout the Village. The parking lot maintenance includes patching, crack sealing, seal coating, and striping as needed per location.

Work has been progressing smoothly, but staff has identified additional roadway locations in need of patching. Most notably, the Wedgewood neighborhood located north of 143rd Street, east of 84th Avenue to 82nd Avenue (isolated crumbling surface locations); Royal Oaks Lane (rutting); and Marley Creek east of Marley Creek Boulevard (surface adhesion failure) are specific locations that would benefit from the repair work.

In order to complete this work during this construction season, an additional invitation to bid, ITB 21-053 Asphalt Pavement Maintenance II, was published on the BidNet Direct website from September 16th until September 30th. BidNet data indicates eighteen (18) vendors partially or fully downloaded documents for the bid. On Thursday, September 30th, at 11:00am, two (2) sealed bids were opened by the Clerk's Office for the project. Bids were received from:

Advantage Paving Solutions Inc. of Joliet, Illinois - \$72,216.00
M&J Asphalt Paving Company Inc. of Cicero, Illinois - \$101,280.00

The costs were evaluated against historical pricing and the low bid is comparable in costs. Advantage Paving Solutions previously worked for the Village of Orland Park in 2018 when it completed parking lots and path paving work. See attached ITB 21-053 Bid Tabulation and Responsiveness Check Sheet for grand total pricing submitted by each bidder above. While Advantage Paving Solutions Inc. forgot to sign its insurance form, this administrative correction does not deviate from core contract requirements, and can be obtained before award.

Therefore, it is staff's recommendation that Advantage Paving Solutions Inc. be awarded the Asphalt Pavement Maintenance II project in the amount of \$72,216.00.

Trustee Kampas had comments. (refer to audio)

President Pekau had a question. (refer to audio)

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

I move to recommend the Village Board to accept the bid from Advantage Paving Solutions Inc. in an amount not to exceed \$72,216.00;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

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 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

Nay: 0

DEVELOPMENT SERVICES AND PLANNING

2020-0681 Metro East Townhomes - Development Petition for Special Use Permit for a Planned Development, Site Plan, Landscape Plan, Elevations, Plat of Subdivision

The property, located at 9300 W 143rd Street, is west of John Humphrey Drive at the eastern edge of the Village Center Zoning District. Across 143rd to the south are the Humphrey Drive Wetlands and several detached houses in unincorporated Cook County, fronting 143rd Street. To the north and east of the property is the Heritage 4 Subdivision (142nd Street) and Grosskopf's Subdivision (Christine Court) respectively, which in combination present as one (1) neighborhood of single family homes, zoned R-3 Residential. Directly to the east of the property, fronting 143rd Street, are several residential parcels zoned a mix of R-1 and R-2. The adjacent parcel to the west is also zoned Village Center District and currently has no redevelopment plans. The two (2) properties are loosely separated by a drainage easement determined by the Army Corps of Engineers to be a jurisdictional Water of the United States. The site has a gentle slope from a high point at the east towards the drainage easement along the western side of the site.

The Comprehensive Plan identifies the site as a part of the Downtown Planning District, and calls out both the petitioned 5-acre site and the 5-acre site to the west as a 'Development Opportunity' for downtown mixed use, which could include a wide range of land uses. However, it includes the caveat that development of this area requires an appropriate buffer to the abutting neighborhood.

The proposed development provides a transition from the more intensive commercial activity at the downtown triangle and Orland Crossing to the existing residential neighborhoods. The petition proposes forty-two (42) townhomes in eight (8) attached-dwelling buildings. A stormwater detention basin and pedestrian promenade provide a focal point and amenity for the development.

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

Trustee Kampas had comments. (refer to audio)

President Pekau made a motion to amend the motion to add the remaining portions of the motion listed under "This Section for Reference" which states:

I move to approve the Preliminary Site Plan titled "Preliminary Site Plan", prepared by Gary R Weber Associates, Inc., dated September 24, 2020, and last revised September 23, 2021, 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 rooftop with landscaping or parapets respectively.
3. The detention pond and associated stormwater facilities shall be privately owned and maintained by an established homeowners' association.
4. A special service area (SSA) shall be established to assure the privately owned detention pond will be maintained to Village standards.
5. 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.
6. Remove existing sidewalk along 143rd Street and stripe a left turn lane into Harlowe Court.
7. Provide cash in lieu of park land donation and park cash as finalized at the time of the Development Agreement.
8. All retaining walls shall meet the requirements of Section 6-302.C.31 of the Land Development Code.
9. Petitioner shall work with staff and residents who live along the east property line to develop an appropriate barrier.
10. Petitioner shall work with staff to explore the possibility of adding additional parking spaces.
11. Petitioner shall comply with the Land Development Code requirements for parkway or trees in grates between the building and the street (Section 6-212.6.C) or return to the Plan Commission to request a Modification from the Land Development Code.

And

I move to approve the Preliminary Landscape Plan, titled "Preliminary Landscape Plan", prepared by Gary R Weber Associates, Inc., dated September 25, 2020, and last revised August 10, 2021, 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. Meet all tree mitigation and tree preservation requirements per Section 6-305.F of the Land Development Code.
3. Remove low-quality tree species such as buckthorn and mulberry in the far northwest corner of the plan and provide naturalized landscaping.
4. Provide pedestrian-scaled lamp posts to provide adequate lighting along the promenade and eastern landscaped walkway.
5. Provide a cash in lieu of land donation and park cash as finalized at the time of the Development Agreement.

And

I move to approve the Elevations titled "5-Unit Building Mix Preliminary Character Elevations", prepared by BSB Design, dated August 27, 2021, and "6-Unit Building Mix Preliminary Character Elevations", prepared by BSB Design, dated August 27, 2021, and "Exterior Material Exhibit: Collections 1-4" subject to the following conditions:

1. Meet all building code requirements and final engineering requirements.
2. Coordinate the proposed elevations with the building footprints on the site plan.
3. Provide alternate building end elevations to ensure that windows are not aligned across from each other and to provide visual interest at the end of blocks.

And

I move to approve the Plat of Subdivision titled "Preliminary Plat of Subdivision for Metro East", prepared by CEMCON, Ltd., dated September 17, 2020 and last revised August 27, 2021, subject to the following conditions:

1. Submit a Record Plat of Subdivision to the Village for approval, execution, and recording.
2. Add a cross-access easement between the subject property and 9260 W 143rd Street.
3. Make the northwest road that is currently restricted to emergency vehicles only an accessible road, leaving it to staff to either one-way or two-way, to allow for traffic flow, particularly waste vehicles, snow vehicles, and emergency vehicles.

Regarding Case Number 2020-0681, also known as Metro East Townhomes, I move to approve a Special Use Permit for a Planned Development for the Metro East Townhomes in the Village Center District; as recommended at the August

17, 2021 Plan Commission meeting and at the September 7, 2021 Committee of the Whole 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 "Preliminary Site Plan", prepared by Gary R Weber Associates, Inc., dated September 24, 2020, and last revised September 23, 2021, 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 rooftop with landscaping or parapets respectively.
3. The detention pond and associated stormwater facilities shall be privately owned and maintained by an established homeowners' association.
4. A special service area (SSA) shall be established to assure the privately owned detention pond will be maintained to Village standards.
5. 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.
6. Remove existing sidewalk along 143rd Street and stripe a left turn lane into Harlowe Court.
7. Provide cash in lieu of park land donation and park cash as finalized at the time of the Development Agreement.
8. All retaining walls shall meet the requirements of Section 6-302.C.31 of the Land Development Code.
9. Petitioner shall work with staff and residents who live along the east property line to develop an appropriate barrier.
10. Petitioner shall work with staff to explore the possibility of adding additional parking spaces.
11. Petitioner shall comply with the Land Development Code requirements for parkway or trees in grates between the building and the street (Section 6-212.6.C) or return to the Plan Commission to request a Modification from the Land Development Code.

And

I move to approve the Preliminary Landscape Plan, titled "Preliminary Landscape Plan", prepared by Gary R Weber Associates, Inc., dated September 25, 2020, and last revised August 10, 2021, 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. Meet all tree mitigation and tree preservation requirements per Section 6-305.F of the Land Development Code.

3. Remove low-quality tree species such as buckthorn and mulberry in the far northwest corner of the plan and provide naturalized landscaping.
4. Provide pedestrian-scaled lamp posts to provide adequate lighting along the promenade and eastern landscaped walkway.
5. Provide a cash in lieu of land donation and park cash as finalized at the time of the Development Agreement.

And

I move to approve the Elevations titled “5-Unit Building Mix Preliminary Character Elevations”, prepared by BSB Design, dated August 27, 2021, and “6-Unit Building Mix Preliminary Character Elevations”, prepared by BSB Design, dated August 27, 2021, and “Exterior Material Exhibit: Collections 1-4” subject to the following conditions:

1. Meet all building code requirements and final engineering requirements.
2. Coordinate the proposed elevations with the building footprints on the site plan.
3. Provide alternate building end elevations to ensure that windows are not aligned across from each other and to provide visual interest at the end of blocks.

And

I move to approve the Plat of Subdivision titled “Preliminary Plat of Subdivision for Metro East”, prepared by CEMCON, Ltd., dated September 17, 2020 and last revised August 27, 2021, subject to the following conditions:

1. Submit a Record Plat of Subdivision to the Village for approval, execution, and recording.
2. Add a cross-access easement between the subject property and 9260 W 143rd Street.
3. Make the northwest road that is currently restricted to emergency vehicles only an accessible road, leaving it to staff to either one-way or two-way, to allow for traffic flow, particularly waste vehicles, snow vehicles, and emergency vehicles.

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

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

Nay: 0

RECREATION AND PARKS

2021-0726 Recreation Fee Changes

The Sportsplex open gym/open soccer drop-in fees have not been increased since 2015. Similarly, the gym and soccer hourly rental rates were last raised in 2018.

The Civic Center, formerly operated under the provision of a Civic Center Authority, utilizes a pricing structure which is inconsistent with Recreation and Parks facility rental fees, and lacks consistency in fees assessed to non-profit rental groups.

As costs continue to increase, both operationally and in terms of goods and services, there is a need to offset expenses with modest fee adjustments, as well as to establish a consistent fee structure for the Civic Center.

SPORTSPLEX

Sportsplex Open Gym/Open Soccer Drop-in Fees with Proposed Increase:

Drop-In Gym/Soccer Fees	Current	Proposed
Resident	\$4	\$5
Non-resident 8th Grade & Under	\$8	\$10
Non-resident Adult High School & Older	\$15	\$17

Staff proposes the increased drop-in rates as outlined above to become effective November 1, 2021. Fee increases are expected to increase overall drop-in fee revenues 21%, to a projected total of \$132,000.

Gym Hourly Rates	Current	Proposed
Resident & Resident Organizations	\$40	\$45
50-90% Resident	\$50	\$55
49% & below Resident	\$60	\$65

Soccer Field Hourly Rates	Current	Proposed
Resident & Resident Organizations	\$125	\$130
50-90% Resident	\$155	\$160
49% & below Resident	\$190	\$195

Staff proposes the increased rental fees, as outlined above, to become effective November 1, 2021. The gym rental fees would also be utilized at the Sportsplex, the Franklin Loebe Center, and the Orland Park Health and Fitness Center. Fee increases are expected to increase overall rental revenues approximately 7.7%, to a projected total of \$305,205.

The proposed drop-in and rental fees were discussed and unanimously approved by the Recreation Advisory Board at the September 8, 2021 meeting.

CIVIC CENTER

The Civic Center's current and proposed rental fee structures is detailed in the attached.

The new rental structure introduces a non-profit fee and a rental fee for Orland Park businesses. It also adds a fee distinction between rentals which are resident/non-resident and Orland Park/Non-Orland Park businesses.

Staff proposes the increased rental fees, as outlined above, to become effective November 1, 2021. Fee increases are expected to increase overall rental revenues by approximately 3.5%, to a projected year-end total of *\$121,932 (*based upon current rentals, total is expected to increase by the end of fiscal year).

The proposed fee structure was discussed and approved by the Civic Center Advisory Board on September 15, 2021.

I move to approve increasing drop-in open gym/soccer fees for residents, non-resident youth (8th grade & under), and non-resident High School & older; and to increase gym and soccer field rentals for all rental categories, in all Recreation and Parks facilities, effective November 1, 2021; and to adopt a new fee structure for the Civic Center which introduces a non-profit fee, a fee for Orland Park businesses and adds a fee distinction between rentals which are resident/non-resident and Orland Park/Non-Orland Park businesses effective November 1, 2021.

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

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

Nay: 0

FINANCE

2021-0735 RESOLUTION REQUESTING THAT THE VILLAGE OF ORLAND PARK BE TREATED SIMILAR TO NON-CDBG CITIES IN ILLINOIS

The Coronavirus State and Local Fiscal Recovery Funds programs of the American Rescue Plan Act arbitrarily treat municipal governments unequally. Non-Entitlement Units (NEUs) are defined as cities and villages below 50,000 in population. "Metropolitan Cities" are defined as cities and village above 50,000, but have a completely different funding formula that incorporates Community

Development Block Grant (CDBG) criteria to further allocate funds.

NEUs are provided funding through states on a per capita formula, which equates to \$135.94 per resident.

Metropolitan Cities have additional adjustment factors based on CDBG criteria which have lowered the Village of Orland Park allocation by over \$2.8 million. Metropolitan Cities such as Orland Park, who are not CDBG Entitlement communities and are over 50,000 (therefore not an NEU) are subject to rules and restrictions like no other community. As a result of the redistribution and unfair classification, the Village of Orland Park has lost 36% of this Federal Government funding source, which is intended to support local government provision of services. In fact, on a per capita basis, Orland Park is receiving the lowest amount of funding of any municipal government in the State of Illinois.

The Coronavirus pandemic and related shutdowns resulted in revenue reduction of over \$8.7 million in 2020 for Orland Park. The CLFRF allocation as it currently has been allocated would cover just 57% of the revenue lost in 2020.

Trustees Milani and Healy had comments. (refer to audio)

President Pekau had comments. (refer to audio)

I move to approve a Resolution 2125, entitled: Resolution Requesting that the Village of Orland Park Be Treated Similar to Non-CDBG Cities In Illinois

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 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

Nay: 0

2021-0734 Approve the Village of Orland Park, Illinois, Interim Report for the State and Local Fiscal Recovery Funds, part of the American Rescue Plan Act

The American Rescue Plan Act enacted several programs in order to provide a substantial infusion of resources to help turn the tide on the pandemic. The Coronavirus State Fiscal Recovery Funds (CSFRF) and Coronavirus Local Fiscal Recovery Funds (CLFRF) are intended to provide substantial flexibility for each government to meet local needs.

The Village of Orland Park is considered a Metropolitan City, and has been allocated \$5,004,738. The Fiscal Recovery Funds may be spent in the following areas:

-Support public health expenditures, by, for example, funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and

safety staff;

-Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector;

-Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;

-Provide premium pay for essential workers, offering additional support to those who have and will bear the greatest health risks because of their service in critical infrastructure sectors; and

-Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

Within these overall categories, recipients have broad flexibility to decide how best to use this funding to meet the needs of their communities.

Village revenues were impacted by the pandemic in 2020. Pursuant to guidance, covered own-source revenue (Village-wide) was expected to increase by 4.1% (this was a standard established in the legislative guidance).

ARPA funds can be used for the provision of government services, including maintenance or pay-go funded (i.e. not borrowed) building of infrastructure, including roads and other categories. The funds specifically cannot be used for debt payments, pension contributions or replenishing financial reserves. Staff believes that community parks are a critical infrastructure for Orland Park.

The Village of Orland Park serves a major economic hub of the southwest suburbs of Chicago. In 2020, the international pandemic had a negative impact on sales taxes, recreation revenues, commuter parking revenues, and other revenues.

The Village operates and manages seventy (70) parks (including four (4) major parks), 651 acres of park land, three (3) recreation facilities throughout the community. Over the past twenty (20) years, several of the Village's parks were falling into disrepair. The Village had been renovating one (1) neighborhood park every two (2) years. In recent years, the Village developed ramped up neighborhood park renovations, and was able to complete Phases I and II of renovations at the John Humphrey Complex, one (1) of the four (4) community parks.

One of the Village's strategic priority areas is Quality of Life. Maintaining updated parks, with modern amenities, is critical to the quality of life that Orland Park

residents expect. With this in mind, the Village recently embarked on a master planning process for the four (4) community parks: Centennial Park, Centennial Park West, Schussler Park, and phase III of the John Humphrey Complex. This master planning process has involved several key stakeholders and community members to ensure future features are purposeful and in line with the needs and desires of all community members. Key infrastructure that will be considered include: all abilities play grounds and ball fields, renovated ball fields with artificial turf to allow use in all weather conditions throughout the year, adding football fields that can be used by other field sports, pollinator gardens and other environmentally sustainable features for a venue for concerts and school graduations, sledding hills, marinas, fishing piers, and many others.

See the attached report for additional discussion on the Uses of Funds, Revenue Reduction Calculation, Promoting Equitable Outcomes, Community Engagement and Projects.

Once approved, an interim report will be filed with U.S. Treasury, which is due November 6, 2021. The next reporting deadline will be January 31, 2022. The second tranche is expected to be provided to the Village in summer, 2022.

I move to approve the Village of Orland Park, Illinois, Interim Report for the State and Local Fiscal Recovery Funds, part of the American Rescue Plan Act

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

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

Nay: 0

BOARD COMMENTS

Trustees Milani, Kampas, Riordan, Healy and President Pekau had Board comments. (refer to audio)

EXECUTIVE SESSION

I move to recess to a Closed Executive Session for the purpose of discussion of a) approval of minutes; b) collective negotiating matters between the village and its employees, or their representatives, or deliberations concerning salary schedules for one or more classes of employees; c) the purchase or lease of real property for the use of the village.

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

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

Nay: 0

RECONVENE BOARD MEETING

The roll was called to reconvene the Regular Meeting and Trustees Healy, Katsenes, Milani, Kampas, Riordan, Radaszewski and President Pekau were present.

Purpose of the Executive Session was for the discussion of a) approval of minutes; b) collective negotiating matters between the village and its employees, or their representatives, or deliberations concerning salary schedules for one or more classes of employees; c) the purchase or lease of real property for the use of the village.

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

ADJOURNMENT: 8:48 P.M.

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

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

Nay: 0

2021-0742 Audio Recording for October 4, 2021, Board of Trustees Meeting

NO ACTION

/AS

APPROVED: October 18, 2021

Respectfully Submitted,

/s/ Patrick R. O'Sullivan

Patrick R. O'Sullivan, Village Clerk