

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)



## Meeting Minutes

Monday, May 15, 2023

6:00 PM

Village Hall

**Committee of the Whole**

## 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

### 2023-0340 Approval of the April 17, 2023, Committee of the Whole Minutes

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of April 17, 2023.

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

**Nay:** 0

### 2023-0387 Approval of the May 1, 2023, Committee of the Whole Minutes

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of May 1, 2023.

**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

### 2023-0344 Capital Improvement Plan and Five-Year Financial Plan

The Village utilizes two forward looking documents to ensure that the Village continues to maintain its financial health while fulfilling its mission. These two documents will be highlighted in this transmittal letter and will receive detailed attention later in this document:

\*Five-Year Financial Plan

\*Capital Improvement Plan (CIP)

The Capital Improvement Plan and the Five-Year Financial Plan will be guiding documents used to ensure that the Village systematically proceeds with continuing to provide first class public services. They also provide important data points that

guide both expenditure and revenue options.

#### Capital Improvement Plan (CIP) Summary

A budget document is split into two main parts: (1) The Operating Budget, and (2) the Capital Improvement Budget. The Operating Budget provides access to general financial information for the Village. It contains estimates of the total resources expected to come into the Village and the total appropriations to fund Village services. Each fund and anticipated revenue and expenditure budget are described within the Operating Budget, including explanations of any major increases and decreases of budgeted amounts.

The Capital Improvement Budget contains cost estimates and details regarding capital improvement projects. Examples include Village infrastructure projects, information technology improvements and rolling stock. The Capital Improvement Budget also displays the anticipated funding sources and the financing plan of the project. The proposed CIP illustrates that the Village's capital needs exceed its current revenues.

#### Five-Year Financial Plan Summary

The Five-Year Financial Plan is a tool to help the Village Board and the community better understand the Village's fiscal outlook and engage in long-term strategic resource planning. Similar to all municipalities, Orland Park has difficult decisions to make every budget year. The Five-Year Financial Plan will help provide context for these decisions and illustrates the fiscal consequences of each policy choice.

The Five-Year Financial Plan presents the causes of projected imbalances and provides a tool for examining various policy options and facilitating dialogue about those choices. The purpose of this Plan is to begin to identify and examine some of the major issues leading up to the budget process and provide a tool for planning to address those issues over a multi-year timeframe.

The attached Five-Year Financial Plan ("Plan") includes a 5-year projection of revenues and expenditures based on historical trends of current policies and services and expenditure projections that include capital replacement. As a result, the Plan illustrates that while the Village's finances are well-managed, revenue in the current economic climate is insufficient to meet the demand for services (including capital replacement) at current tax and fee rates.

Over the past several years since the pandemic, the Village has worked hard to maintain the quality level of service our residents have come to expect. The Village has eliminated many positions, consolidated jobs and duties, delayed capital projects and equipment expenditures and is still hoping that the pace of inflationary increases stabilize to pre-pandemic levels.

Operating expenses and debt repayments are growing faster than revenue. At this pace, without additional revenue, the Village will not be able to undertake certain

capital improvements.

The Village proposes to address these challenges through the following tools:

Expenditure Control

\*\*\*Controlling personnel costs

\*\*\*Controlling insurance costs

\*\*\*Controlling costs through intergovernmental cooperation

Alternative Revenues Sources

\*\*\*Electricity/Natural Gas Tax

\*\*\*Eliminate Vehicle Sticker Program

\*\*\*Increase Home Rule Sales Tax by a half point

\*\*\*Reduce Property Taxes so they eventually do not account for more than 5% of tax bill

The Five-Year Financial Plan has a detailed explanation of the following alternative revenue sources that are being recommended.

Utility Taxes - Beginning in the fourth quarter 2023, it is estimated that an electricity and natural gas tax will generate approximately \$3.5 million annually. All of this revenue will be earmarked for the newly created Police Fund. The Police Fund will account for all operating and capital costs related to the Police Department. New operating costs will include the creation of a Special Weapons and Tactics (SWAT) Team and the hiring of three (3) new officers. New capital costs will include the construction of an indoor firing range, training center, and emergency operations center.

Vehicle Sticker Program - Beginning this fiscal year, the Vehicle Sticker Program would be discontinued.

Home Rule Sales Tax Increase - It is estimated that a half point increase of the Home Rule Sales Tax will generate approximately \$7.6 million annually. The revenue will be dedicated to fund projects and purchases found in the Capital Improvement Plan. This half point increase will also allow the Village to transition to a pay-as-you-go (PAYGO) CIP model which would allow the Village to place funds leftover after operating expenditures into a "capital reserve account" and essentially "save up" for capital projects without having to take-on additional debt. If adopted by October, the Home Rule Sales Tax increase will be effective January 1, 2024.

Reduced Property Tax - The Village will implement a policy that will result in property taxes being reduced so that ultimately the Village's portion of resident's property tax bill would not account for more than 5% of a tax bill. Currently, the Village's portion of a property tax bill accounts for 6.5% of a typical resident's tax bill. The revenue offset will be made up through an increase in the Home Rule

Sales Tax of which non-residents account for approximately 60% of this revenue. This approach shifts the revenue burden toward non-residents.

Village Manager Koczvara reported that technical difficulties were being experienced with regard to the presentation showing on the screens in the board room. (refer to audio)

President Pekau had comments. (refer to audio)

Trustee Milani motioned to table the item, which was seconded by Trustee Katsenes. All were in favor. (refer to audio)

After item 2022-0344 was discussed, Trustee Kampas motioned to remove this item from the table. It was seconded by Trustee Milani. All were in favor. (refer to audio)

President Pekau had comments. (refer to audio)

Village Manager Koczvara had comments and presented information regarding this matter. (refer to audio)

President Pekau, Trustee Healy, Trustee Riordan and Trustee Milani had comments and questions throughout the presentation which were addressed by Village Manager Koczvara, Joel Van Essen. (refer to audio)

Trustee Riordan had a question. (refer to audio)

Trustee Kampas and Village Manager Koczvara responded to Trustee Riordan. (refer to audio)

Village Manager Koczvara continued presenting. (refer to audio)

President Pekau had additional comments. (refer to audio)

I move to recommend to the Village Board to adopt a Resolution entitled: A RESOLUTION ADOPTING THE VILLAGE OF ORLAND PARK 2023-2028 CAPITAL IMPROVEMENT PLAN, AND FIVE-YEAR FINANCIAL PLAN;

AND

Recommend discontinuing the Vehicle Sticker Program immediately.

**A motion was made by Trustee Healy, seconded by Trustee Milani, 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

## 2022-1016 Prairie Elementary School - 14200 82nd Avenue - Renovations

Petitioner: Ted Schulz, Assistant Director of Building & Grounds, Orland School District 135

Project Representative: Steven McCleary, Engineer Consultant, raSmith Inc.

Purpose: The petitioner seeks approval of a Special Use Permit - School to continue the existing land use of a 59,939 square-foot elementary school located at 14200 S 82nd Avenue. Approval of a Site Plan, Landscape Plan, and Building Elevations is also requested to construct Phase I improvements which includes a 7,721 square-foot building addition that accommodates 4 classrooms, restrooms, storage and equipment rooms, and an office. Phase II improvements include installation of parking lot islands, renovation of the dumpster enclosure, and additional landscaping to bring the site further into compliance with the Land Development Code.

Address: 14200 S 82nd Avenue

P.I.N.: 27-02-400-015-0000

Parcel Size: 10.15-acre parcel

### PLAN COMMISSION SUMMARY

Present at the Plan Commission meeting were 5 Commissioners, members of staff, and representatives of the school, as well as three individuals who were all neighbors of the school. Primary concerns were stormwater, traffic (especially parents queuing in Streamtown Court and their impact on deliveries and refuse pick-up, and the need for a sidewalk on 82nd Avenue), and noise. In addition to addressing the public's comments, the Plan Commissioners raised questions and made comments about the need for additional parking (potentially working with the Recreation and Parks Department for a creative solution), the rationale behind the five schools selected for additions, and traffic enforcement. The Plan Commission recommended by a vote of 4 ayes, 1 nay, and 2 absent, to approve the staff recommendation to approve the petitioner's request, subject to conditions. Please review the Staff Report to the Plan Commission and meeting minutes for more information.

Regarding Case Number 2022-1016, also known as Prairie Elementary - Renovations, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated April 28, 2023;

And

Staff recommends that the Plan Commission approve a Special Use Permit for a School, subject to the following conditions:

1. The development will be in substantial conformance with the Site Plan for

Prairie School dated [insert date], the Landscape Plan for Prairie School dated [insert date], and the Building Elevations for Prairie School dated [insert date].

2. The Engineering Programs and Services Department must approve final engineering and final landscape plans prior to the commencement of site improvements.
3. A traffic and parking control/management plan must be approved by the Director of Engineering prior to occupancy of the building addition.
4. A new dumpster enclosure meeting Land Development Code requirements must be installed to a deferred date.
5. A Plat of Easement granting utility access easements must be recorded prior to the start of the 2025-2026 school year.
6. A letter shall be provided by the school district allowing Village access to the site to maintain existing and proposed utilities prior to recording of the plat of easement.
7. Parking lot improvements as noted on attached Deferred Improvements Exhibit dated March 28, 2023, meeting all Land Development Code requirements be completed by December 1, 2025.

Director of Development Services Steve Marciani presented information regarding this matter. (refer to audio)

Trustee Healy had comments and made a motion to table this item until the Village receives census information. It was seconded by Trustee Katsenes. (refer to audio)

President Pekau had comments. (refer to audio)

Trustee Healy had comments. (refer to audio)

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

President Pekau responded to Trustee Riordan and had comments. (refer to audio)

Trustee Milani had comments. (refer to audio)

The roll was called on the motion to table. Trustees Healy and Katsenes voted "AYE". Trustee Milani, Kampas, Riordan, Radaszewski and President Pekau voted "NAY". (refer to audio)

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

President Pekau responded to Trustee Riordan. (refer to audio)

I move to recommend to the Village Board the Plan Commission recommended action as presented in the Staff Report Regarding Case Number 2022-1016, also

known as Prairie Elementary School – Renovations.

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

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

**Nay:** 1 - Trustee Healy

### **2022-0853 Fernway Park Elementary School - Renovations**

Petitioner: Dr. Daniel Callaghan, Kirby School District #140  
Project Representative: John Morrison, Manhard Consulting

Purpose: The petitioner seeks approval of a Special Use Permit for a school to continue the existing land use of an elementary school located at 16600 S 88th Avenue. Approval of a Site Plan, Landscape Plan, and Building Elevations is also requested to construct an approximately 90,500 square-foot new elementary school building, an attached early development facility, outdoor recreation facilities, school bus drop off drive, and parking lots. The existing elementary school building will be demolished upon construction of the new building.

#### **PLAN COMMISSION SUMMARY**

Present at the Plan Commission meeting were 6 Commissioners, members of staff, and representatives of the school. Twelve individuals spoke, including 9 Orland Hills neighbors, Orland Hills Mayor Kyle Hastings, Orland Hills Engineer Bradley E. Brink, and 1 Orland Park resident. The primary concern was stormwater management. Additional concerns included construction logistics, traffic circulation, the parking lot size, parkway trees, an increase in building size from what was communicated previously to residents (from 80,000 SF to 90,500 SF), and the apparent removal of a soccer field (no longer shown on the site plan). In addition to discussing the public's comments, the Plan Commissioners raised questions about the school's public involvement process, the anticipated construction timeline (September 2023 at the earliest, subject to MWRD approval), and ensuring pedestrians are separated from vehicles. The Plan Commission recommended by a vote of 5 ayes, 1 nay, and 1 absent, to approve the staff recommendation to approve the petitioner's request, including the three modifications, subject to conditions. Please review the Staff Report to the Plan Commission and meeting minutes for more information.

#### **COMMITTEE OF THE WHOLE RECOMMENDED ACTION**

Regarding Case Number 2022-1853, also known as Fernway Elementary School - Renovations, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated April 28, 2023;

And

Staff recommends that the Plan Commission approve a Special Use Permit for a School, subject to the following conditions:

1. The development will be in substantial conformance with the Site Plan for Fernway Elementary School dated [insert date], the Landscape Plan for Fernway Elementary School dated [insert date], and the Building Elevations for Fernway Elementary School dated [insert date].
2. The Engineering Programs and Services Department must approve final engineering and final landscape plans prior to the commencement of site improvements.
3. Provide tree mitigation cash-in-lieu that will be determined upon final review, if required.
4. A traffic and parking control/management plan must be approved by the Director of Engineering prior to Final Engineering approval.
5. Screen all mechanical equipment either at grade or at rooftop with landscaping, parapets, or metal roof screening respectively.
6. A Plat of Easement granting utility access easements must be recorded prior to the start of the 2025-2026 school year.
7. A letter shall be provided by the school district allowing Village access to the site to maintain existing and proposed utilities prior to recording of the plat of easement.

And

Staff further recommends Modifications from the Land Development Code to:

1. Modification - Request to allow parking spaces for non-residential uses to be located in the front setback between the building and the right-of-way (Section 6-306).
2. Modification - Request to allow a reduction of Landscape Corridor tree requirements along O'Brien Drive (Section 6-305).
3. Modification - Request to downsize ornamental grasses and perennials from 1-gallon size to smaller plant sizes (Section 6-305).

Trustee Healy had comments. (refer to audio)

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

I move to recommend to the Village Board the Plan Commission recommended Action as presented in the Staff Report Regarding Case Number 2022-0853, also known as Fernway Elementary – Renovations.

**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

**ADJOURNMENT: 7:01 P.M.**

**A motion was made by Trustee Milani, seconded by Trustee Nelson Katsenes, that this matter be ADJOURNMENT. 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

**2023-0463 Audio Recording for May 15, 2023, Committee of the Whole Meeting**

**NO ACTION**

**/AS**

**APPROVED:**

Respectfully Submitted,

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**Patrick R. O'Sullivan, Village Clerk**