

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, August 5, 2019

7:00 PM

Village Hall

Board of Trustees

*Village President Keith Pekau
Village Clerk John C. Mehalek*

*Trustees, Kathleen M. Fenton, James V. Dodge, Jr., Daniel T. Calandriello,
William R. Healy, Cynthia Nelson Katsenes, and Michael R. Milani*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:00 P.M.

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

VILLAGE CLERK'S OFFICE

2019-0567 Approval of the July 15, 2019 Regular Meeting Minutes

The Minutes of the Regular Meeting of July 15, 2019, were previously distributed to the members of the Board of Trustees. President Pekau asked that the minutes be postponed to the August 19, 2019 Board meeting in order to add additional information. (refer to audio file)

Trustee Fenton motioned to amend the motion which was seconded by Trustee Calandriello. All were in favor. (refer to audio file)

I move to postpone approving the minutes of the Board of Trustees Meeting of July 15, 2019 to the next Board of Trustees Meeting on August 19, 2019.

A motion was made by Trustee Fenton, seconded by Trustee Calandriello, that this matter be POSTPONED to the Board of Trustees. The motion carried by the following vote:

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

Nay: 0

PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS

2019-0551 Economic Development Advisory Board - Appointment

President Pekau appointed Jerome T. Dea, Jr. to the Economic Development Advisory Board.

I move to confirm the appointment of Jerome T. Dea, Jr. to the Economic Development Advisory Board.

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

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

Nay: 0

2019-0550 Recreation Advisory Board - Appointment

President Pekau appointed Andrew Brennan to the Recreation Advisory Board.

Trustee Dodge had comments. (refer to audio file)

President Pekau responded to Trustee Dodge's comments. (refer to audio file)

I move to confirm the appointment of Andrew Brennan to the Recreation Advisory Board.

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

Nay: 0

2019-0564 40th Annual Orland "Open" Spelling Bee - Presentation & Awards

Spelling Master Bill Smith gave a brief presentation on the 41st Annual Orland "Open" Spelling Bee to be held at The Presbyterian Church in Orland Park, 13401 Wolf Road, on Sunday, October 6, 2019, beginning at 2:00 p.m.

Mayor Pekau and the Village Board honored Spelling Bee champions from previous years:

Carol Gianoli - Champ 1990
Judy Rice - Champ 2018 and 2014
Brian Sullivan - Champ 1991, 1995, 2002, 2013, 2015
Cindy Spaulding - Champ 1994
Beverly Opelka - Champ 2011
Steve Lange - Champ 2017

This was a presentation. NO ACTION was required.

CONSENT AGENDA**Passed the Consent Agenda**

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

Nay: 0

2019-0558 Payroll for July 26, 2019 - Approval

The lists of Payroll having been submitted to the Board of Trustees for approval and the lists having been determined by the Board of Trustees to be in order and having been approved by the various Department Heads,

I move to approve the Bi-Weekly Payroll for July 26, 2019, in the amount of \$1,299,385.58.

This matter was APPROVED on the Consent Agenda.

2019-0526 Acceptance of the Fiscal Year 2018 Comprehensive Annual Financial Report - Approval

Illinois Municipal Code requires that the auditor present a copy of the audited financial statements to the Village Board at a public meeting.

I move to approve accepting the Fiscal Year 2018 Comprehensive Annual Financial Report.

This matter was APPROVED on the Consent Agenda.

2019-0527 Budget Adjustments 3rd Quarter 2019 - Approval

A detailed spreadsheet (by fund) of budget adjustments is attached to the Board Packet showing an increase in expenditures in the General Fund in the amount of \$17,211 and a decrease in expenditures in the Capital Improvement Fund in the amount of \$17,211. Funds identified in the Capital Improvement Fund for the glass block window replacements for the salt storage building need to be transferred to the General Fund.

I move to approve increasing the FY2019 General Fund expenditure budget by \$17,211 and decreasing the FY2019 Capital Improvement Fund expenditure budget by \$17,211.

This matter was APPROVED on the Consent Agenda.

2019-0530 66 Orland Square Drive - Class 7c Renewal Resolution

The applicant, Steven J. Field, representing Field and Goldberg, LLC, is petitioning on the behalf of his clients, GW Property Group, LLC - Series 8 and BlitzLake Orland Park, LLC, for a renewal of a Class 7c tax incentive from Cook County pursuant to the abandonment of the subject property at 66 Orland Square Drive and the fulfillment of all other criteria associated with the Class 7c Ordinance. The Cook County Board of Commissioners adopted the Class 7c Commercial Urban Relief Eligibility incentive in 2014, aiming to encourage real estate development in the region. The incentive is intended to encourage commercial projects which would not be economically feasible without assistance. Unlike the more familiar Class 6b and Class 8 incentives, the 7c incentive allows

all commercial properties to apply instead of restricting the incentive to only those properties which currently have or are marketed towards industrial uses.

The five year incentive applies to all newly constructed buildings or other structures, including the land upon which they are situated; the utilization of vacant structures abandoned for at least 12 months, including the land upon which they are situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation.

Projects which qualify for the Class 7c incentive will receive a reduced assessment level of 10% of the fair market value for the first three years, 15% for the fourth year and 20% for the fifth year. Without the incentive, commercial property would normally be assessed at 25% of its market value.

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

The subject property consists of a one-story, steel frame structure with masonry walls containing approximately 161,327 square feet of leasable area.

The Village Board of Trustees previously voted to support the Class 7c incentive for the subject property. On March 16, 2015, the Board of Trustees passed Resolution Number 1507, "A Resolution Determining the Necessity of and Benefit from Commercial Uses and Supporting Granting of Class 7c Status Pursuant to the Cook County Real Property Classification Ordinance for Certain Real Estate located at 66 Orland Square Drive 27-10-400-018, Orland Township in Orland Park, Illinois." The Class 7c Incentive was subsequently approved by Cook County later in 2015.

The Class 7c incentive was intended to help the property owners transform the vacant spaces into new retail spaces. Prior to the approval of the Class 7c incentive in 2015, the building was occupied by Carson's Furniture Gallery within a tenant space measuring approximately 70,383 square feet in size, representing about 43% of the building on the subject property. The remaining 90,944 square feet, representing approximately 56% of the building, had been vacant for approximately 13 years.

The applicant previously demonstrated that the subject property meets the following incentive evaluation criteria. At the time of applying for the Class 7c incentive, the vacant spaces were totally vacant for nearly 13 years; the space was physically divisible from the remainder of the property; the property had declining assessments in three of the last six years; and an analysis of the impact of the

incentives indicated an overall increase in relevant taxes and a significant positive impact on the local community and Cook County. The staff report presented at the March 16, 2015 Board of Trustees meeting detailing the Class 7c incentive for the subject property and the associated resolution is attached for review.

The incentive was applied to the vacant spaces in the building, which accounts for approximately 52% of the improvement and to 52% of the land's improvement assessment. At the request of the Cook County Assessor's Office, the property was divided into two separate PINs to allow for the incentive to be applied to the eligible portion of the subject property. The north portion of the property, PIN 27-10-400-044-0000, receives the incentive and the south portion of the property, PIN 27-10-400-043-0000, does not receive the incentive.

The Class 7c incentive was first activated in 2017. The property is in its third year of utilizing the incentive. The applicant is currently requesting a renewal of the Class 7c incentive for an additional 5 years.

Since the Class 7c was granted, the subject parcel (PIN 27-10-400-044-0000) receiving the incentive has been converted into three separate tenant spaces. Collectively, these tenant spaces occupy 83,944 square feet of the 161,327 square foot building or about 52% of the overall building. Charter Fitness occupies approximately 18,298 square feet, representing about 11.3% of the entire building area. Gizmos Fun Factory occupies approximately 37,000 square feet, representing about 22.9% of the entire building area. Sky Zone Trampoline Park occupies approximately 28,646 square feet, representing 17.7% of the entire building area.

The parcel (PIN 27-10-400-043-0000) that does not receive the incentive includes two tenant spaces that collectively measure 77,383 square feet in size, or about 47.9% of the overall building area. One of these tenant spaces measures 7,000 square feet and the other, formerly occupied by Carson's Furniture Gallery, measures 70,383 square feet in size.

The applicant has provided a summary of the tax impact for the parcel (PIN 27-10-400-044-0000) during 2017 and 2018 with and without the incentive. In 2017, the subject parcel was billed \$126,506 in taxes, whereas without the incentive the taxes would have been \$316,265. In 2018, the parcel was billed \$129,431 in taxes, whereas without the incentive the taxes would have been \$323,578.

The reduced tax burden has allowed the property owner to stabilize and lease the tenant spaces in the building, which were previously vacant for 13 years. Without the incentive, the applicant has indicated that the development project would not have been economically viable and sustaining the success of the project would be challenging. Should the renewal of the incentive be granted, the applicant intends to maintain the leases for the existing tenants and avoid vacancy in the future. The

applicant estimates that the current tenants employ approximately 58 full time and part-time employees. The tax obligations would increase by 150% without the renewal of the incentive, which would negatively impact the existing tenants.

I move to pass Resolution Number 1916, entitled: A RESOLUTION SUPPORTING AND CONSENTING TO A RENEWAL OF A COOK COUNTY CLASS 7C REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE PROPERTY LOCATED AT 66 ORLAND SQUARE DRIVE (P.I.N.: 27-10-400-044-0000) IN THE VILLAGE OF ORLAND PARK, ILLINOIS

This matter was PASSED on the Consent Agenda.

PUBLIC WORKS

2019-0566 Water Main Break Emergency Repair at 153rd Street and 108th Avenue - Payment

On Saturday, June 29, 2019, at approximately 1:30 AM staff responded to a water main break at 153rd Street and 108th Avenue. The water main break was on the 36" transmission main that supports the west end of town. The main is located approximately 14 feet below the east-bound lanes of 153rd Street, and the pavement is no less than 14" in depth. Due to the size of the water main and its approximate location, village staff contacted Airy's, Inc. of Tinley Park, Illinois to repair the water main assisted by Public Works staff.

Airy's excavated the 36" water main and found a 6" in diameter blowhole at the top of the pipe. The main was repaired using a 36" water main repair sleeve, supplied by the village to help reduce cost, and backfilled with ¾" stone. Restoration of 153rd Street took place the following day with a temporary patch to keep the lane of traffic open. A permanent pavement repair is scheduled to be completed late this year by the road program patching contractor.

The village has a contract with Airy's, Inc. to perform this type of emergency repair work. The total cost of the repair completed by Airy's for the emergency water main break is \$25,786.53. Funds for this work are available in the Water Fund.

This agenda item was considered by the Public Works Committee and the Village Board of Trustees on the same night.

I move to approve authorizing payment to Airy's, Inc. of Tinley Park, Illinois, for the Emergency Water Main Repair at 153rd Street and 108th Avenue in the amount of \$25,786.53.

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

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

Nay: 0

VILLAGE MANAGER'S REPORT

2019-0584 Professional Public Relations Services - Proposal

In recent years, some of the media coverage for the Village of Orland Park hasn't reflected well on the Village. Reputation Partners was solicited to provide the Village with a proposal for professional public relations counsel and support aimed at achieving the following goals:

- Generate positive visibility for the Village of Orland Park, Mayor's Office, Board of Trustees and other Village leadership.
- Ensure Orland Park has a positive reputation in the south Chicago suburbs and in the Chicagoland area overall.
- Position the Village as a welcoming community for residents, prospective residents, businesses owners and the public.
- Highlight the Village's economy, infrastructure, parks/green spaces and schools.

Trustees Fenton, Calandriello, Dodge and Healy had questions and comments. (refer to audio file)

Interim Village Manager Thomas Dubelbeis responded to their questions and comments. (refer to audio file)

Trustee Milani, Trustee Dodge and President Pekau had additional comments. (refer to audio file)

Trustee Calandriello made a motion to table this item and send it back to committee which was seconded by Trustee Fenton. (refer to audio file)

President Pekau, Trustee Calandriello, Trustee Healy, Trustee Fenton, and Trustee Katsenes had additional comments. (refer to audio file)

The roll was called to table the motion. The motion failed three (3) aye to four (4) nay. (refer to audio file)

I move to approve a budget adjustment to the General Fund in the amount of \$15,000;

And

To retain professional public relations services with Reputation Partners for a not

to exceed amount of \$20,000.00 for services thru December 31, 2019.

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

Nay: 2 - Trustee Fenton and Trustee Dodge

NON-SCHEDULED CITIZENS & VISITORS

Pastor John Fogel, of Hope Covenant Church in Orland Park addressed the Board. (refer to audio file)

Resident Maryann Malin addressed the Board. (refer to audio file)

President Pekau answered Ms. Malin's questions. (refer to audio file)

BOARD COMMENTS

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

EXECUTIVE SESSION

I move to recess to a Closed Executive Session for the purpose of discussion of Purpose of the Executive Session was for the discussion of a) approval of minutes; b) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees; c) setting a price for sale or lease of village property; d) security procedures to respond to a danger to the safety of the public or village staff or property; e) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent.

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

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

Nay: 0

RECONVENE BOARD MEETING

The roll was called to reconvene the Regular Meeting and Trustees Fenton, Dodge, Calandriello, Healy, Katsenes, Milani and President Pekau were present.

Purpose of the Executive Session was for the discussion of a) approval of minutes; b) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees; c) setting a price for

sale or lease of village property; d) security procedures to respond to a danger to the safety of the public or village staff or property; e) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent.

Report on Executive Session and Action as a Result of, if any.

2019-0559 Accounts Payable from July 16, 2019, through August 5, 2019 - Approval

I move to approve the Accounts Payable from July 16, 2019 through August 5, 2019 in the amount of \$2,684,209.55 (original motion which was amended below)

The list of Account Payable was previously submitted to the Board of Trustees for approval.

This item was removed from the Consent Agenda to allow Board members to address their concerns with specific items listed on Accounts Payable. (refer to audio file)

Trustee Katsenes had questions. (refer to audio file)

Interim Village Manager Thomas Dubelbeis responded to Trustee Katsenes.

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

Finance Director Annmarie Mampe and Chief Technology Officer Dave Buick responded to President Pekau's questions and comments. (refer to audio file)

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

Chief Technology Officer Buick had additional comments. (refer to audio file)

President Pekau had an additional comment. (refer to audio file)

Finance Director Mampe responded to President Pekau. (refer to audio file)

President Pekau recommended approving the Accounts Payable item with the exception of the workman's compensation item and the Code Red item and entertained a motion to postpone taking action on these items until after Executive Session. (refer to audio file)

Trustee Calandriello motioned to postpone taking action on this item until after Executive Session which was seconded by Trustee Fenton. All were in favor. (refer to audio file)

After Executive Session the Board meeting was reconvened and Trustee Calandriello made a motion to amend the Accounts Payable motion to remove the Code Red line item and approve an adjusted amount of 2,662,209.55, which was seconded by Trustee Fenton. All were in favor (refer to audio file)

I move to approve the Accounts Payable from July 16, 2019 through August 5, 2019 in the amount of \$2,662,209.55.

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

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

Nay: 0

ADJOURNMENT: 9:00 P.M.

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

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

Nay: 0

2019-0599 Audio Recording for August 5, 2019 Board of Trustee Meetings

NO ACTION

/AS

APPROVED: August 19, 2019

Respectfully Submitted,

/s/ John C. Mehalek

John C. Mehalek, Village Clerk