

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, March 4, 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., Patricia Gira,  
Carole Griffin Ruzich, Daniel T. Calandriello, and Michael F. Carroll*

## CALL TO ORDER/ROLL CALL

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

**Present:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello and Village President Pekau

**Absent:** 1 - Trustee Carroll

## VILLAGE CLERK'S OFFICE

### 2019-0150 Approval of the February 18, 2019 Regular Meeting Minutes

The Minutes of the Regular Meeting of February 18, 2019, 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 February 18, 2019.

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Carroll

## CONSENT AGENDA

Trustee Ruzich requested the following item be removed from the Consent Agenda for a separate vote.

J. 10409 Emerald Avenue Plat of Abrogation

### Passed the Consent Agenda

**A motion was made by Trustee Dodge, seconded by Trustee Griffin Ruzich, 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:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Carroll

**2019-0153 Payroll for February 22, 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 February 22, 2019, in the amount of \$1,151,312.81.

**2019-0154 Accounts Payable from February 19, 2019 through March 4, 2019 - Approval**

The lists of Accounts Payable 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 Accounts Payable from February 19, 2019 through March 4, 2019 in the amount of \$1,076,131.29.

**This matter was APPROVED on the Consent Agenda.**

**2019-0107 Crystal Tree Subdivision Water Main Lining - Proposal Award**

Crystal Tree Subdivision was developed in the late 1980's. The water main that was installed during construction was a ductile iron pipe, which is still the standard for water main installation in the village. In the late 1990's ductile iron pipe manufacturers recommended a polyvinyl wrap when installing a new water main to prevent corrosion to the exterior of the pipe. Crystal Tree Subdivision has been prone to water main breaks due to deterioration of the ductile water main.

Two different methodologies of rehabilitation were explored: open cut and cured in place structural slip lining. Both methods offer positive and negative attributes. In 2009 2,632 feet of water main in Crystal Tree was replaced with PVC pipe. That replacement was completed in advance of the homeowners association planned street rehabilitation project. After evaluation, cured in place structural slip lining proved to be cost effective and the least invasive option. Staff recommends the use of a structural liner with the service connection mechanically connected to the liner. This process eliminates reliance on the host pipe which continues to deteriorate.

Based on available 2018 funding, Utility Division staff prioritized sections of main to be lined based upon quantity of water main breaks and overall main condition. Staff recommends Lake Ridge Road, Golf Road, and a portion of Hollow Tree Road. There would be a total of 2,555 linear feet of water main lined and fifty-nine 1" services reinstated. Additional water main is planned for lining with 2019 funds.

The request for proposals was advertised on November 8, 2018. A total of two hundred three (203) vendors were notified through BidNet and one (1) contractor

was emailed directly with a notification of bid. Twenty four (24) companies downloaded the specifications. The proposal opening was conducted on December 5, 2018, and the village received three (3) proposals for consideration. Insituform Technologies USA, LLC of Chesterfield, Missouri submitted an amount of \$927,147.00. Michels Pipe Services, a division of Michels Corporation of Brownsville, Wisconsin submitted an amount of \$848,040.00. Fer-Pal Construction USA LLC, of Elgin, Illinois submitted an amount of \$679,127.50.

Utility Division staff met with each of the firms to evaluate their product and process. Both Insituform Technologies and Fer-Pal meet the specification provided. Michels Pipe service provides a structural liner, but does not meet the requirement for mechanical service connection. Their process still relies on the host pipe for maintaining the service connections. The village has previously used Fer-Pal for the Maycliff water main lining project in 2015. Staff recommends accepting the proposal submitted by Fer-Pal Construction USA, LLC of Elgin, Illinois for the Crystal Tree Water Main Lining project in the amount of \$739,127.50 (\$679,127.50 plus \$60,000.00 contingency).

I move to approve accepting the proposal from Fer-Pal Construction USA, LLC, of Elgin, Illinois in the amount of \$739,127.50 (\$679,127.50 plus \$60,000.00 contingency).

**This matter was APPROVED on the Consent Agenda.**

**2019-0110 2019 Fernway Subdivision Roadway and Drainage Improvements, Watershed #4 - Design Engineering Services**

The pavement in Fernway Subdivision was originally constructed in the early 1960's. At that time, the unincorporated roadways were constructed to a rural cross section below village standards. The village has spent considerable resources maintaining these roadways since annexing the area in the mid-1980s. The village's pavement management consultant, Applied Research Associates (ARA), has recommended full depth pavement reconstruction with installation of a concrete shoulder to contain the pavement edge. Due to the scale of work and projected construction cost, the improvements for the entire Fernway subdivision are projected to span a period of nine years beginning in 2016, continuing to 2024, subject to available funding. An overall Fernway improvement map is provided for reference, showing the nine color-coded project areas representing each anticipated road-and-ditch reconstruction project year. The map also identifies six watershed areas defined by green borders and numbers. The determining factor for each project year is dictated by the lay of the land, working from low-lying areas to higher areas; however, since there are several separate (and some independent) watersheds in Fernway, the proposed project years are a guide and not absolute.

The storm water design of each Fernway reconstruction area has been engineered by Christopher B. Burke Engineering Ltd. (CBBEL). The village approved a contract with CBBEL in 2013 to provide storm water design for the

roadside ditch improvements within watershed areas one (#1) through three (#3). The overall map shows the 2019 project location lies in the southern portion of watershed four (#4) and therefore the village must engage a consultant to provide storm water design services for this area.

Since initiating this multi-year project in 2016, the Village Board has annually approved contracts with Baxter & Woodman Consulting Engineers to provide roadway design services (Phase II) and construction oversight services (Phase III) for each project area. Baxter & Woodman has provided the road design engineering and incorporated the CBBEL storm water design into the overall plans for construction bidding. The Phase II road engineering (provided by Baxter & Woodman) and ditch design engineering (provided by CBBEL) includes field evaluation, utility coordination, pavement rehabilitation evaluation, ditch re-grading, project specifications, detailed engineering bid drawings and bidding assistance. Each year the village has ultimately received an acceptable project design from their collaboration. However, a large amount of back-and-forth coordination occurred between the two firms to finalize the project design. After three years of using this approach, village staff believes the process would be more efficient by using one consulting engineer for both the road design and the storm water design.

To date the first three road reconstruction project areas have been successfully completed. The overall project map indicates 2019 reconstruction to include the following streets: Robinhood Drive (north of 167th Street to 165th Place), 166th Place, 166th Street and 165th Place. Village staff requested proposals from both Baxter & Woodman and CBBEL for the 2019 road and ditch design, and for the storm water design of watershed four (#4) in its entirety. Note that the entire drainage area for watershed four covers three (3) full road project years and part of a fourth year.

Baxter & Woodman submitted a stormwater design proposal for watershed four (#4) in the amount of \$71,703.00 and a proposal for the 2019 road and ditch design in the amount of \$41,440.00, resulting in a combined total of \$112,743.00. CBBEL submitted a combined stormwater design and roadway design proposal for watershed four (#4) and the 2019 project area in the amount of \$99,400.00.

To date, CBBEL has demonstrated excellent ability to perform the services necessary for proper development of the Fernway stormwater design. CBBEL is also well qualified to provide design services for the road and ditch engineering. Based upon the proposals submitted and previous Fernway reconstruction experience by CBBEL, staff recommends accepting the proposal from Christopher B. Burke Engineering Ltd. of Rosemont, Illinois in an amount not to exceed \$99,400.00.

Based on the type of construction, 55% of the road and ditch design cost will be funded by the Road Improvement Program and 45% of the road and ditch design

cost will be funded by the Storm Water Fund.

I move to approve accepting the proposal for 2019 Fernway Subdivision Roadway and Drainage Improvements, Watershed #4 from Christopher B. Burke Engineering, Ltd. of Rosemont, Illinois, in an amount not to exceed \$99,400.00.

**This matter was APPROVED on the Consent Agenda.**

**2019-0113 LED Street Lighting Upgrade - IDOT and Cook County Jurisdiction Roads - Proposal Award**

In 2018, the village converted approximately 2,500 village owned high pressure sodium street lights to more efficient LED technology. This LED street light conversion project was completed through an Energy Performance Contract with Control Technology & Solutions, LLC (CTS Group) of St. Louis, Missouri. This project did not include street lighting along state and county roadways such as LaGrange Road, 159th Street, 179th Street, nor did it include decorative lighting such as in the Old Orland Historic District.

Following completion of the initial street light conversion project, energy savings are guaranteed by CTS to be a minimum of \$95,519.00 annually. Additionally, the village has been approved for rebates offered through Commonwealth Edison totaling \$270,990.30.

Staff is requesting to reinvest a portion of the Commonwealth Edison rebate money for the conversion of street lighting along state and county roads to increase energy efficiency savings and continue to take advantage of rebate offerings. Proposals for design and permitting were requested from four firms for the conversion of lights along Lagrange Road, 159th Street, and 179th Street (exhibits in Legistar). Harlem Avenue, the only remaining state road with village street lighting, is being upgraded through a separate project.

Three of the four firms submitted proposals for each of the project areas with HR Green, Inc. of New Lenox, IL abstaining. Three (3) submittals were received from; Christopher B. Burke Engineering, Ltd. (CBBEL) of Rosemont, Illinois - \$149,470; Control Technology & Solutions, LLC (CTS Group) of St. Louis, Missouri - \$122,477; and V3 Companies of Woodridge, Illinois - \$155,070. A summary sheet showing the proposed costs submitted from each firm, broken down by location is in Legistar.

An evaluation of the submittals and summary sheet reveal comparable services. All three proposers would provide project coordination and IDOT permitting assistance, with village staff installing the lights. An additional service offered in the proposal from CTS Group includes coordination of the Commonwealth Edison rebate process and procurement of the fixtures (except for 159th Street). The value added services from CTS Group provide an opportunity for staff to focus on other projects proposed and currently underway. A consistent fixture cost was added to each firm's proposal to ensure an apple to apples comparison.

For 159th Street, from west of Ravinia Avenue to east of Oak Park Avenue the lights are under separate municipal jurisdictions and the proposals do not include the purchase of lights. All proposals include coordination between Orland Park, Orland Hills, Tinley Park and IDOT for permitting the entire project length. Purchasing of the lights will be handled separately as it is anticipated that permitting and coordination will take longer to complete. Note that Orland Park would only purchase 129 of approximately 250 lights included in this project, with Tinley Park and Orland Hills each participating with the purchase and installation of their own lights.

For all three locations, when considering the total initial cost, experience with ComEd approval process for street lighting, and experience of on-site project manager assigned to Orland Park with a similar project, CTS Group would provide the greatest net economic value to the village.

CTS Group has worked with the village since approval by the Board in June, 2015 as the village's preferred Energy Services Company (ESCO) providing guaranteed energy savings. They initially performed an investment grade audit of village facilities recommending many reduced energy consumption upgrades and conversions at the facilities. Through their findings, CTS Group assisted the village in putting together numerous projects.

The CTS Group has been stellar in their responsiveness and assistance with previous evaluations and recommendations for other projects including Orland Park Health & Fitness Club (OPHFC) dehumidification replacement, Sportsplex gymnastics boiler replacement, Police facility humidification boiler replacement, Recreation Administration heating boilers, and SportsPlex domestic hot water upgrades and shower renovation of which the CTS Group was exceptionally patient while guiding the village through the aesthetic material selection process.

Additionally, CTS Group was exemplary in managing the village's residential LED street lighting upgrade. Their responsiveness and customer service managing this project under a very tight timeline was crucial in making this project an undeniable success.

The estimated cost from CTS Group for completing the installation of new fixtures on these projects is as follows:

Lagrange Road - \$108,795 including fixtures. Following completion, energy saving are estimated by CTS Group to be a minimum of \$ 29,953.00 annually. Current rebates offered through Commonwealth Edison would provide an additional \$45,712.00 payable to the village after installation.

159th Street - \$7,200.00 (Village to purchase fixtures separately). Following completion, energy savings are estimated by CTS Group to be a minimum of \$

14,580.00 annually. Current rebates offered through Commonwealth Edison would provide an additional \$22,252.00 payable to the Village after installation.

179th Street - \$6,482.00 including fixtures. Following completion, energy savings are estimated by CTS Group to be a minimum of \$1,582.00 annually. Current rebates offered through Commonwealth Edison would provide an additional \$2,415.00 payable to the Village after installation.

The initial estimates shown for these LED street lighting upgrades are made utilizing information related to the village's current 120 watt LED fixture (400 watt equivalent) purchased at a cost of \$330.00 each in 2018. Upon permit application, IDOT or Cook County may require a different model or size. An alternate fixture may carry a different cost and could affect the estimated energy savings. For budget contingency purposes, the largest anticipated LED fixture could be up to 214 watts, at a cost of \$500.00 each.

It is staffs' recommendation to accept the proposal from CTS Group of St. Louis, Missouri for all three locations totaling \$122,477.00, plus a contingency in the amount of \$60,000.00 for potential IDOT or Cook County requirements, for a total not to exceed \$182,477.00.

I move to approve waiving the bid process;

And

Approve accepting the proposal from CTS Group of St. Louis, Missouri for LED Street Lighting Upgrade- IDOT and Cook County Jurisdiction Roads for an amount not to exceed \$182,477.00 (\$122,477.00 plus \$60,000.00 contingency).

**This matter was APPROVED on the Consent Agenda.**

**2019-0106 One (1) 2020 International Tandem Axle Dump Truck Chassis Model HV607 SBA and Aftermarket Dump and Snow Equipment Package Purchasing Cooperative Proposal**

The 2019 Fiscal Year Budget includes the purchase of one (1) heavy duty tandem axle dump truck with snow and ice control equipment for the Utilities Division of Public Works.

The village is a member of Sourcewell (formerly the National Joint Powers Alliance (NJPA)) a purchasing cooperative that provides competitive pricing for equipment purchases. As a member of Sourcewell, we are eligible to purchase the tandem axle chassis and the aftermarket dump body and snow equipment package through the cooperative, including installation. Rush Truck Center of Northern Illinois from Huntley, Illinois has the Sourcewell contract # 081716-NVS and has submitted the cost quote of \$97,998.42 for one (1) 2020 International Tandem Axle Dump Truck Chassis model HV607 SBA and can deliver in approximately 90 days after receipt of order. Henderson Truck Equipment of



Huntley, Illinois, has the Sourcewell contract # 080818-HPI and has submitted a cost quote in the amount of \$99,019.00 for the installation of a dump body and snow equipment package and can complete the equipment installation within 90 days after receipt of the chassis. Staff has reviewed the quotes and recommends purchasing the chassis and the installed equipment package utilizing these cooperative vendors. Both vendors have been used in the past with great success.

I move to approve accepting the Sourcewell Purchasing Cooperative proposal for the purchase of one (1) 2020 International Tandem Axle Dump Truck Chassis model HV607 SBA from Rush Truck Center of Northern Illinois of Huntley, Illinois for an amount not to exceed \$97,998.42;

And

Approve accepting the Sourcewell Purchasing Cooperative proposal for the purchase and installation of the aftermarket dump body and snow equipment package from Henderson Truck Equipment of Huntley, Illinois for an amount not to exceed \$99,019.00.

**This matter was APPROVED on the Consent Agenda.**

**2019-0122 One (1) 2019 Kubota Model RTV-X1100 Utility Vehicle with Rotary Broom Attachment - Purchasing Cooperative Proposal**

The 2019 Fiscal Year Budget includes the purchase of one (1) Utility Vehicle for the Parks and Grounds Department. The utility vehicle is used by the Parks Department for general maintenance activities at several facilities. The rotary broom attachment will be used year round for general cleaning of sidewalks and parking lots, including snow during the winter months.

The village is a member of Sourcewell (formerly the National Joint Powers Alliance (NJPA) a purchasing cooperative that provides competitive pricing for equipment purchases. The village is eligible to purchase the Kubota utility vehicle, model RTV-X1100, through the cooperative contract 062117-KBA. Four (4) quotes were requested from authorized Kubota dealerships: Russo Power Equipment of Schiller Park, Illinois - \$26,692.59; Burris Equipment of Joliet, Illinois - \$26,471.85; 1st Choice Equipment, LLC of Carol Stream, Illinois - \$26,471.85; Martin Implement of Orland Park, Illinois - \$26,471.85.

After review of the proposals staff recommends to accept Sourcewell discounted proposal submitted by our local business, Martin Implement of Orland Park, Illinois in the amount of \$26,471.85. They can deliver within 45 days after receipt of order.

I move to approve accepting the Sourcewell Purchasing Cooperative proposal for the purchase of one (1) 2019 Kubota model RTV-X1100 with Rotary Broom Attachment from Martin Implement of Orland Park, Illinois for an amount not to exceed \$26,471.85.

**This matter was APPROVED on the Consent Agenda.**

**2018-0799 Village Code Amendment Title 5, Chapter 1, Section 13 - Construction Type 3B for R-2 Multi Family Buildings**

The Village of Orland Park has been requested to investigate the possibility of an amendment to the code for R-2 Multi-family dwelling unit buildings using the Type 3 construction types.

The construction classification of Type 3 by model definition is “the type of construction in which the exterior walls are of non-combustible materials and the interior elements are of any materials permitted by this code” IBC 602.3. The Village definition is “The type of construction in which the exterior walls are of non-combustible and masonry materials and the interior elements are of any materials permitted by this code.”

The discussion was based on the construction cost of steel non-combustible building going up after tariffs imposed on steel imports and raw materials. According to Mr. Joe Casucci, Chief Executive Officer of steel fabricator and erector FJM Ferro Inc., the tariffs announced in March have already caused American mills to increase mill pricing by almost 30%. These costs are passed along to steel erectors that construct not only to major steel building but also buildings utilizing a light gauge steel stud partitions.

Cost comparisons:

R-2 building 4 floors total area = 100,000 sq. ft. building for a Type 2A building = \$14,723,000

R-2 building 4 floors total area = 100,000 sq. ft. building for a Type 3A building = \$12,705,000

Cost savings for change in construction = \$2,018,000 = 13.7% cost savings

These cost savings do not include the increase in steel cost for current U.S. Government tariffs.

The fire safety of the building would not be decreased and would still require fire rated construction for separations, exits, and building elements but would allow combustible materials to be encapsulated within the membrane of fire resistive materials. A full NFPA 13 system would be required and with properly designed sprinklers and quick detection via fire alarm systems, the sprinklers would engage any fire occurrence and extinguish quickly before any major structural damage would be incurred.

Code History:

The Village has building code section Title 5 Chapter 1 section 501.3.3. established July 19, 2005, that requires the following:

Precast or engineered reinforced concrete separating tenants (i.e. dwelling units).

Exceptions allow with an NFPA 13 full sprinkler system a reduction to an open web steel joist floor system with a 1-hour non-penetrated fire rated system/assembly.

Interior walls separating tenant dwelling units are required to be solid masonry or a min. 2 wall system & a min. 1-hour fire rating with a full sprinkler system per NFPA 13.

All vertical shaft for stairs, HVAC and elevators are required to be min. 2 hours rated if connecting three levels (including basements) or 1 hour rated connecting 2 levels (including basement). This requirement exceeds the min. model code requirement.

Proposed Code amendment:

Amended Hybrid Type 3 construction type to allow combustible products for floor construction and to limit combustible wood studs for interior non-load bearing partitions contained entirely within the dwelling unit perimeter walls or envelope. The exterior walls and the demising walls separating other dwelling units, exit corridors and/or shafts will still be noncombustible materials and fire-rated according to the Village code for elements of construction. The introduction of this hybrid version of type 3 construction would introduce an increased rating for floor construction to 1 ½ hours (See exhibit 3) while still maintaining the required demising wall fire rating with non-combustible materials.

In summary, the dwelling unit will be encapsulated with rated non-combustible construction while allowing combustible pre-engineered wood trusses with an increased floor fire rating of 1 ½ hours in lieu of the 1 hour rated per present code.

I move to approve the Village Code Amendment Title 5, Chapter 1, Section 13 - Construction Type 3B for R-2 Multi-Family Buildings.

**This matter was APPROVED on the Consent Agenda.**

#### **2019-0169 Lot 56 in Olde Mill Plat of Abrogation**

During the development of Olde Mill Phase III a 30' drainage and utility easement was established in the backyards for the homes on the southern portion of the development adjacent to the Stellwagen Farm. This easement was to allow for a swale and retaining wall to maintain the 100 year overland flow. Lot 56 is the eastern most and last property where the retaining wall and swale was used for maintaining the overland flow.

The owner of Lot 56 requested to install a pool in the back yard with the construction of the home. In order to do so engineering calculations (in Legistar)

needed to be provided confirming that a redesign of the existing swale could be accomplished while maintaining the 100 year flow route. Christopher B. Burke Engineering, Ltd., reviewed these calculations (report in Legistar) on behalf of the Village and determined the redesigned swale was more than adequate to maintain the 100 year overland flow. The redesign of the swale allows for the grading to work for the proposed pool.

For the installation of the pool to comply with codes, the existing utility and drainage easement is required to be abrogated for the area where the pool is proposed. The Plat of Abrogation in Legistar shows the area where the existing easement is not needed. Based on the redesign of the swale and review, staff concurs that the easement is not needed for this area.

I move to approve Lot 56 in Olde Mill Plat of Abrogation and allow the Village staff to execute the plat.

**This matter was APPROVED on the Consent Agenda.**

#### **2019-0127 Engineering and Permitting for Municipal Basin Hydraulic Analysis**

The existing detention basin, called Municipal Basin, is located on the west side of Ravinia Avenue at 156th Street and is located in regulatory floodplain and floodway. The basin was constructed in the 1970's and was designed as "online" storage on Marley Creek. There is an embankment and control structure at the west (downstream) end of the basin. The embankment has settled over time, lowering the overtopping elevation and the resulting storage volume of the basin. The Village is looking to restore the embankment to its original elevation and increasing the available storage volume in the pond. Along with the restoration, these improvements will provide regional drainage for the future Public Works expansion, LFI property and Gianakas property within the Village.

Staff is recommending Christopher B. Burke Engineering, Ltd. (CBBEL) to design construction plans and permit the project through the Illinois Department of Natural Resources Office of Water Resources (IDNR OWR). CBBEL has previous experience with design engineering concerning the basin and extensive experience in permitting project through IDNR OWR. CBBEL also has a full understanding of the Village's overall storm water management system.

I move to approve the contract for CBBEL to complete the engineering and permitting for Municipal Basin hydraulics, in the amount of \$58,000 and authorize the Village Manager to execute the contract.

**This matter was APPROVED on the Consent Agenda.**

#### **2019-0123 2018-19 Zoning Map Update - Ordinance**

Per state statute, the Village must update and publish a zoning and boundary map reflecting the changes that occurred during the previous calendar year. The listings of zoning changes for the calendar year 2018 through February 28, 2019 are in

Legistar. Development Services has reviewed the map and listings and is in concurrence with the changes.

The 2018-2019 Zoning and Boundary Map, with the zoning changes highlighted, is hanging in the Board room. It is requested that the Board read into the record the following motion in order that we may proceed with the publication of the official zoning and boundary map.

I move to pass Ordinance Number 5388 entitled: ORDINANCE APPROVING THE PUBLICATION OF AN UPDATED ZONING DISTRICT MAP

**This matter was PASSED on the Consent Agenda.**

**2019-0136 Palos Hospital - Land Exchange Agreement Amendment related to the Fitness Center Full and Complete Release of Wetland Mitigation Obligations**

On July 18, 2016, the Village of Orland Park ("Village") and St. George Corporation, St. George Wellness Center and Palos Community Hospital (collectively "St. George") executed a land exchange agreement. This agreement provides in Paragraph 4 thereof as follows:

"Notwithstanding the above, The VILLAGE shall be responsible for obtaining and shall pay the cost of a professional wetlands delineation with respect to the Exchange Properties, and if it has not done so, for the entire Campus. In the event said professional delineation determines and concludes that Exchange Properties, Parcel 3 or the entire Campus may be subject to wetlands protection under federal or state laws or regulations (including the Metropolitan Water Reclamation District of Greater Chicago), all wetland mitigation to the extent approved by the U.S. Army Corps of Engineers and the Metropolitan Water Reclamation District of Greater Chicago shall be promptly completed by the VILLAGE after the closing and the cost of wetland mitigation for all affected properties, including Parcels 2 and 3 shall be borne entirely by the VILLAGE."

The Village is interested in completing a masterplan for the Centennial Park in the near future and the above wetland mitigation condition makes it difficult to come up with the possible development options, its potential impact on wetland mitigations, and associated costs. Based on Village's engineering staff experience and input from Village's engineering consultants, it is estimated that the wetland mitigations could cost between \$750,000 and \$1.5 million.

To address the wetland mitigation challenges, staff reached out to Palos Hospital and discussed possibilities of getting a complete release from the wetland mitigation obligations. The staff has negotiated with Palos Hospital (St. George) that for \$450,000, the Hospital will give a full and complete release to the Village from any and all obligations regarding wetland mitigation costs as well as any other wetland related obligations of the Village set forth in the July 16, 2016 Agreement.

The staff believes this is a favorable financial and planning opportunity for the Village. The \$450,000 price saves the Village between \$300,000 and \$850,000 in wetland mitigation costs. The staff recommends that the Village accept this offer.

I move to approve the Village payment of \$450,000 to Palos Hospital (St. George) in exchange for a full and complete release of the Village from any and all obligations regarding wetland mitigation costs, as well as any other wetland-related obligations of the Village set forth in the July 16, 2016 Agreement.

And

Approve to authorize the Village Attorney and staff to amend the July 16, 2016 Land Exchange Agreement to reflect the release of wetland mitigation obligations.

And

Authorize the Village Manager to execute the necessary agreements.

**This matter was APPROVED on the Consent Agenda.**

**2019-0109 Eagle Ridge Green Infrastructure Project - Tree Preservation and Green Infrastructure Account**

On August 24, 2014, the Village Board of Trustees approved the Evergreen Senior Living project (10758 183rd Street). A detention basin constructed on the southeast side of the senior living campus was designed to convey overflow stormwater into the adjacent Village owned property and then sheet flows into a nearby 48" inlet. This has resulted in standing water issues as well as the degradation of a Village multi use path located in the area between the Evergreen Senior Living detention basin and the abovementioned inlet.

The Village has received complaints about standing water and damage to the multi-use path from residents of the Eagle Ridge subdivision, which abuts the project area. Additionally, large areas within the project area are overgrown with invasive weeds, which have negatively impacted the Evergreen Senior Living detention basin landscaping. The Parks Department currently mows this area twice a year to keep the weeds in check.

Members from the Parks and Development Services Departments met on site with Hey and Associates in August, 2018 to review the abovementioned stormwater and landscaping issues. All in attendance agreed that a green infrastructure solution would be a viable option, as through this approach stormwater and landscaping issues could be addressed, a butterfly / pollinator habitat could be created and a seating area along the bike path with interpretive signage for residents to enjoy could be installed. The project would also minimize the nuisance caused by invasive weeds throughout the area and reduce the work

required by the Parks Department to keep these weeds under control.

As encouraged in the Village's Comprehensive Plan (see Open Space, Parks and Recreation Section), this project would focus heavily on the establishment of pollinator habitat through plant material selection as well as incorporate interpretation components, through educational site signage, that inform the public about pollinator conservation and green infrastructure. Additionally, the proposed project would complement the adjacent open space around Eagle Ridge Park.

The project area is Village owned but does contain ComEd power lines and Enbridge utility easements, which will be taken into consideration during the design phase of this project. The Village plans to present the project to both ComEd and Enbridge before construction occurs. Hey and Associates has provided the Village with a concept plan and project cost estimate which is in Legistar.

If Board approves the use of TPGIA funds for this project, Hey and Associates would begin work on a final project design and construction documents. The project would then go out to bid, and once the contractor was approved by Board, construction could begin in the Summer or Fall, 2019.

I move to approve the use of funds from the Tree Preservation and Green Infrastructure Account in an amount not to exceed \$85,000.00 for the design, construction and maintenance of the Eagle Ridge Green Infrastructure Project.

**This matter was APPROVED on the Consent Agenda.**

#### **2019-0072 Stellwagen Farm Lease 2019**

Mr. James Stellwagen expressed interest in extending the lease agreement he has held for the farming of the Stellwagen Family Farm.

The Stellwagen Family Farm Foundation has requested that the \$3,125 generated in 2019 from this agreement go to the fund that maintains the farm. The lease includes a payment of \$125.00 per tillable acre (approximately 25 acres). The terms and conditions of this lease agreement match those of the previous agreement, but in this case, the lease would commence on March 1, 2019, and expire on December 31, 2019. Previous farm lease terms were from March to February of the following year, but at the request of Mr. Stellwagen and the Finance Department future lease terms will be adjusted to January to December. Payment of the farm lease is due by December 15th of each year. A new farm lease for 2020 will be prepared in December 2019 upon a review of the site conditions at that time.

Village staff recommends the extension. The lease agreement is in Legistar for review.

I move to approve the 2019 farm lease agreement for the Stellwagen Family Farm

Foundation with James Stellwagen.

**This matter was APPROVED on the Consent Agenda.**

**2019-0008 2019 Land Development Code Amendments I - Ordinance**

On February 4, 2019 the Village Board of Trustees approved Land Development Code amendments for Section 2-102, Section 6-104, Section 6-201, Section 6-202, Section 6-203, Section 6-203.5, Section 6-204, Section 6-204.5, Section 6-205, Section 6-206, Section 6-207, Section 6-209, Section 6-210, Section 6-212, Section 6-213, Section 6-302, Section 6-305, Section 6-306, Section 6-307, Section 6-314 and Section 6-315, as presented in the Amendment Report found in Legistar titled "2019 Land Development Code Amendments I Amendment Report to the Plan Commission" and associated exhibits, prepared by the Development Services Department and dated January 8, 2019.

I move to pass Ordinance Number 5389, entitled: AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE VILLAGE OF ORLAND PARK, AS AMENDED (Sections 2-102, 6-104, 6-201, 6-202, 6-203, 6-203.5, 6-204, 6-204.5, 6-205, 6-206, 6-207, 6-209, 6-210, 6-212, 6-213, 6-302, 6-305, 6-306, 6-307, 6-314, 6-315

**This matter was PASSED on the Consent Agenda.**

**2019-0126 16255 LaGrange Road Class 7C - Resolution**

The applicant, Adam Dotson, Director of Economic Development for Sandrick Law Firm, is petitioning on the behalf of his client, Dr. Ayman Rawda, seeking a Class 7C tax incentive from Cook County pursuant to the abandonment of the subject property at 16255 LaGrange Road 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 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 subject property consists of a one-story, steel frame structure with masonry walls containing approximately 4,800 square feet of floor area. The property was formerly occupied by a Fat Ricky's Restaurant. The property has been vacant for the last 7 years.

Should the incentive be granted, the petitioner intends to spend approximately \$400,000 to transform the vacant restaurant into a pediatric care center. The office will employ 25 full time and 15 part time employees. The petitioner anticipates that 20 temporary construction jobs will be created as a result of this development.

The building has been vacant for 7 years. The Village has been aware of this vacancy as there has not been an active business license on file for this property during the last 7 years. In addition, the property has been actively marketed. According to CoStar, a commercial property listing service, the current property listing has been on the market for approximately 29 months.

Based on information gained from the Cook County Assessor, the assessed value of the property remained stagnant in 2013 and decreased in 2014 and 2016.

Without the incentive, the petitioner indicates that the current development project will not be economically viable. Specifically, the petitioner mentions that the tax liability without the incentive is not sustainable for office use. The petitioner also notes that the assessed value may increase if any of the improvements made by their client are recognized by the County Assessor.

The petitioner has demonstrated that the subject property meets the following incentive evaluation criteria. The vacant spaces have been totally vacant for 7 years; the property has stagnant or declining assessments in three of the last six years; and an analysis of the impact of the incentives an overall increase in relevant taxes and a significant positive impact on the local community and Cook County. The Village of Orland Park has reviewed the Incentive Classification Initial Questionnaire (IC-IQ), and that the four eligibility factors which must be present to demonstrate that the area is in need of commercial development are satisfied and the village consents to and supports the application.

I move to pass Resolution Number 1904, entitled A RESOLUTION SUPPORTING AND CONSENTING TO A COOK COUNTY CLASS 7C REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE PROPERTY LOCATED AT 16255 S. LAGRANGE ROAD IN THE VILLAGE OF ORLAND PARK

**This matter was PASSED on the Consent Agenda.**

**2019-0146 10409 Emerald Avenue Plat of Abrogation**

During the development of Emerald Estates a 30' drainage and utility easement was established for the homes on the southern portion of the development for the construction of a temporary detention pond. The pond was required as a means to control stormwater runoff to the south prior to the properties to the south be developed. Once the stormwater infrastructure for Deer Chase Estates was constructed the temporary detention pond was no longer needed and easement size of 30' was no longer necessary.

10409 Emerald Avenue is looking to install a patio that would encroach on the existing utility and drainage easement as it exists today. Since the Village code does not allow for a patio to be located within utility and drainage easements and a utility and drainage easement of 30' in width is not needed the easement is being reduced to 20'. This would allow for the installation of the patio to be in line with Villages codes and not inhibit future improvements to the property.

I move to approve plat of abrogation for 10409 Emerald Avenue and allow the Village staff to execute the plat.

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

**Aye:** 5 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Abstain:** 1 - Trustee Griffin Ruzich

**Absent:** 1 - Trustee Carroll

**MAYOR'S REPORT****2018-0247 Position of Village President - Ordinance**

On April 2, 2018 this item was introduced by the Finance Committee, and referred without recommendation to the Board of Trustees meeting for a vote. At the May 7, 2018 meeting, this item was introduced to the Board of Trustees for a vote but was not seconded and no action was taken.

Trustees Ruzich, Gira, and President Pekau had comments. (refer to audio file)

Trustee Dodge amended the proposed ordinance. (refer to audio file)

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

Village Attorney Friker responded to their questions. (refer to audio file)

I move to pass Ordinance Number 5390 as amended, entitled: AN ORDINANCE PROVIDING FOR THE COMPENSATION AND REIMBURSEMENT OF THE VILLAGE PRESIDENT OF THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Carroll

## VILLAGE MANAGER'S REPORT

### 2019-0159 Support of Metra for a State of Illinois Capital Bill - Resolution

There is a critical need of a Capital Bill to fund transportation and infrastructure projects. There has not been such a Bill since FY2010 - Illinois Job Now!

Metra benefits citizens of Illinois by removing millions of automobile trips from arterial roads and expressways, thus reducing congestion and maintenance costs of the existing roadways and eliminating the need for the construction and maintenance of up to 27 additional expressway lanes and arterial roads.

A significant way to relieve the financial needs of transit agencies and ensure that the transit system in the State of Illinois does not deteriorate further, a fully-funded Capital Bill dedicated to annual transportation funding is needed.

Trustee Dodge had comments. (refer to audio file)

I move to pass Resolution Number 1905, entitled: METRA RESOLUTION IN SUPPORT OF A STATE OF ILLINOIS CAPITAL BILL

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Carroll

## BOARD COMMENTS

Trustees Gira, Dodge, Ruzich, Calandriello, Fenton, 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 a) approval of minutes; b) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees; c) the purchase or lease of real property for the use of the village; g) setting a price for sale or lease of village property.

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Carroll

## RECONVENE BOARD MEETING

The roll was called to reconvene the Regular Meeting and Trustees Fenton, Dodge, Gira, Ruzich, Calandriello, and President Pekau were present. Trustee Carroll was absent.

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) the purchase or lease of real property for the use of the village; g) setting a price for sale or lease of village property.

### **2019-0179 Release of Portions of Executive Session Minutes - Entire Year 2018 with Redactions**

Legal Counsel and the Village Board re-reviewed the portions of Executive Session Minutes for January 2018 through December 2018 that have not been released for public viewing.

Legal Counsel and the Village Board indicated the portions of these minutes thereof that are now available for public inspection at this time including the redactions made.

Copies of these minutes were sent to the Board for review and comment at the March 4, 2019 Executive Sessions.

I move to approve releasing for public inspection the entire 2018 year of Executive Session minutes except for portions thereof that are determined to be necessary to be kept confidential to protect the public interest or the privacy of an individual.

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

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Carroll

#### **ADJOURNMENT - 8:15 P.M.**

**A motion was made by Trustee Calandriello, seconded by Trustee Griffin Ruzich, that this matter be ADJOURNED. The motion carried by the following vote:**

**Aye:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Carroll

#### **2019-0181 Audio Recording for March 4, 2019 Board of Trustee Meetings**

**NO ACTION**

**/AS**

Respectfully Submitted,

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**John C. Mehalek, Village Clerk**