

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, April 5, 2021

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****2021-0229 Approval of the March 15, 2021, Regular Meeting Minutes**

The Minutes of the Regular Meeting of March 15, 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 March 15, 2021.

**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

**ACCOUNTS PAYABLE****2021-0259 Accounts Payable from March 16, 2021, through April 5, 2021 - 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 March 16, 2021, through April 5, 2021, in the amount of \$2,894,942.30.

**A motion was made by Trustee Healy, 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

## CONSENT AGENDA

### Passed the Consent Agenda

**A motion was made by Trustee Milani, seconded by Trustee Nelson Katsenes, 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

### 2021-0247 Payroll for March 19, 2021 - 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 March 19, 2021, in the amount of \$2,083,882.36.

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

### 2021-0225 Mini-skid steer excavator/loader and Mini-Asphalt Roller - Purchase and Delivery

The Public Works Department budgeted for a new dingo and mini asphalt roller in 2021. In smaller areas where a regular skid steer cannot operate, a mini-skid steer excavator/loader (dingo) would be able to assist Public Work personnel to perform their duties. Such tight spaces include areas such as side and rear yards and along narrow bike paths. By utilizing multiple attachments, the dingo can benefit all divisions of the department. These attachments can be used for stump grinding, trenching, jack hammering concrete, brush clearing, auguring fence posts and park signs, lifting pallets off trucks or elevated storage shelves, tree clearing, parkway restorations, and carrying and spreading various materials. This equipment would also reduce the likelihood of costly back injuries, and associated comp time, due to its capabilities.

The Village's existing Hamm asphalt roller has multiple mechanical and performance issues and has reached the end of its service life. The unit was purchased in 2007, and was used to compact asphalt patches and larger potholes in the Streets Department. The Public Works Department plans to auction this piece of equipment upon delivery of the new mini-roller. The mini-roller has a tandem vibratory roller that has a 35.4-inch drum width and includes dual drum drive and articulated steering for excellent maneuverability. It will be used for compaction of asphalt repairs, potholes, and granular subbase material. Due to its small stature, it will allow for easy compaction near curbs, walls, along bike paths,

and in confined areas.

A proposal was requested from ALTA (formerly Martin Implement), who is a local provider of Toro equipment, utilizing Sourcewell Cooperative contract 062117-TTC for the new dingo and Sourcewell Cooperative contract 041719-WAC for the mini asphalt roller. The proposed dingo also includes the following six (6) attachments: a 42-inch bucket, 42-inch bolt-on toothbar that can be attached to the bucket for digging, 36-inch adjustable lifting forks, grapple rake, stump grinder, and a high torque auger power head that can be used with our augers.

As such, Staff is requesting approval to utilize Sourcewell Cooperative contract 062117-TTC and award the purchase and delivery of one (1) Toro TX1000 Dingo and six above mentioned attachments to ALTA of Orland Park, IL for an amount not to exceed \$42,939.00.

Additionally, Staff is requesting approval to utilize Sourcewell Cooperative contract 041719-WAC and award the purchase and delivery of one (1) Wacker Neuson RD12A asphalt roller to ALTA of Orland Park, IL for an amount not to exceed \$15,433.54.

I move to approve to use Sourcewell Cooperative purchasing contract 062117-KBA and Sourcewell Cooperative purchasing contract 041719-WAC;

And,

To award the purchase and delivery of one (1) Toro TX1000 Dingo with six (6) attachments to ALTA of Orland Park, IL in an amount not exceed \$42,939.00;

And,

To award the purchase and delivery of one (1) Wacker Neuson RD12A asphalt roller to ALTA of Orland Park, IL in an amount not exceed \$15,433.54;

And,

To authorize the Village Manager to execute related purchase agreements for one (1) Toro TX1000 Dingo and one (1) Wacker Neuson RD12A asphalt roller.

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

#### **2021-0249 Dell Desktop Computer Equipment**

The Department of Information Technology staff presently support over 200 desktop personal computers and laptops. Last year staff implemented a four-year desktop computer replacement cycle by replacing ninety-two (92) computers. The purpose of the four-year plan is to replace computers each year to keep

technology updated to satisfy current software and cyber security requirements. Computers to be replaced each year are determined by age, warranty expiration, and software requirements. Staff identified seventy-six (76) desktop computers and fifty-five (55) monitors to be purchased this year as the second year of the four-year replacement cycle. The specifications for these devices will enable them to have a useful life of four (4) years and includes a four-year Dell parts and labor warranty.

Staff selected to utilize the Midwestern Higher Education Compact (MHEC) cooperative purchasing contract through Dell Marketing LP., to procure these devices since it provided the best value to the Village. The MHEC procurement rules require its technology contracts be awarded based upon a competitive RFP process.

I move to approve the purchase of thirty-six (36) desktop computers, forty (40) laptop computers, and fifty-five (55) monitors through the Midwestern Higher Education Compact Contract #MHEC-07012015 from Dell Marketing LP. at a cost not to exceed \$137,449.10;

And,

Authorize the Village Manager to execute related purchase agreements for thirty-six (36) desktop computers, forty (40) laptop computers, and fifty-five (55) monitors through the Midwestern Higher Education Compact Contract #MHEC-07012015 from Dell Marketing LP. at a cost not to exceed \$137,449.10.

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

#### **2021-0253 Centennial Park West Concert Series Stage, Sound and Labor**

In January 2020, the Board approved item 2020-0037 (attached) awarding a contract to Sound Works Productions to provide stage, sound, labor and lighting services for the Centennial Park West Concert Series. This included a total of three concerts with an estimated cost of \$22,500 per event.

The Village subsequently entered into contractual agreements with Sound Works Productions to provide these services in support of the Scott Stapp and Blue Oyster Cult concerts. Due to the COVID-19 Pandemic, the Concert Series was postponed and rescheduled for 2021. Sound Works agreed to waive all payments due for the postponement and instead roll the contractual agreement to the 2021 Concert Series.

Staff is requesting the Board to authorize entering into per event contracts with Sound Works Production to provide stage, sound equipment, lights and labor for the June 26, 2021 and August 14, 2021 Centennial Park West Concerts.

Sound Works has successfully produced the Village's Taste of Orland Park and

past Centennial Park West concerts. Sound Works possess the expertise, necessary equipment and staff, and has proven to be a high quality vendor capable of successfully producing productions of the magnitude of the Concert Series.

Attached, please find updated 2021 Sound Works Production contracts for:

\*Scott Stapp and Filter, June 26, 2021 at a cost of \$17,725.00; and

\*Blue Oyster Cult, Mark Farner's American Band and The Fabulous Thunderbirds, August 14, 2021 at a cost of \$17,825.00.

I move to approve re-entering into per-event contracts with Sound Works Productions to provide stage, lights, labor and sound equipment for the June 26, 2021 and August 14, 2021 Centennial Park West Concert Series after the 2020 Series was postponed due to the COVID-19 Pandemic.

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

**2021-0261 Authorize the sale of one (1) Police Vehicle to Village of Phoenix, Illinois**

Orland Park Police Vehicle (Unit # 724020A) is no longer useful for the Village of Orland Park as personal property. This vehicle listed below has high mileage and has been replaced making them available for sale or other appropriate disposition.

Unit #724020A: Model Year 2012, Chevrolet Impala Sedan, VIN #2G1WD5E31C1316927, 73,000 miles

This vehicle has low market value and the Village of Phoenix, Illinois has approached the Village of Orland Park to acquire for \$2,000.00. The Village of Phoenix, Illinois is an economically disadvantaged south suburban community in need of police patrol vehicles. They are unable to afford to purchase new vehicles.

I move to pass Ordinance Number 5600 entitled; ORDINANCE AUTHORIZING THE SALE OF PERSONAL PROPERTY (POLICE VEHICLES) OWNED BY THE VILLAGE OF ORLAND PARK, ILLINOIS, TO THE VILLAGE OF PHOENIX, ILLINOIS.

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

**HEARINGS 7:00 P.M.**

**2021-0230 Orland Ridge - Public Hearing and Ordinance Establishing Village of Orland Park Special Service Area #7**

On April 1, 2019, the Village Board of Trustees approved the Site Plan, Landscape Plan, Elevations, Preliminary Plat of Subdivision and the six (6) Special Use Permits with Modifications to the Land Development Code for Orland Ridge. The 57.72- acre mixed-use planned development includes one hundred and four (104) attached dwelling units, one hundred and ninety (190) attached

townhome units, a clubhouse, a conceptual site plan for up to a six (6) story and up to one hundred and twenty-two (122) room hotel, a conceptual site plan for a commercial area that includes up to 19,000 square feet of commercial retail space and up to 26,625 square feet of restaurant space.

On April 6, 2020, the Village Board approved an amendment to the previously approved Site Plan, Landscape Plan, and Special Use Permits with Modifications for Orland Ridge.

On August 17, 2020, the Village Board approved the Ordinance Authorizing the Development Agreement (Ordinance No. 5502) and approved the ordinance rezoning the property from E-1 Estate Residential District to COR Mixed Use District.

#### PROJECT DESCRIPTION & CONTEXT

A public hearing is called to order to consider the establishment of Special Service Area Number 7 for Orland Ridge.

In addition to this staff report, an agenda drafted by the Village Attorney, is provided to direct the public hearing process.

The purpose of the formation of the Orland Park Special Service Area Number 7 is to fund the Village of Orland Park's costs of maintaining, repairing, reconstructing and/or replacing the landscaping areas, lighting (including light fixtures and poles) and the roundabout on and along 169th Place in the event that the owner fails to maintain, repair, reconstruct and/or replace said facilities as required by the Development Agreement between the Village of Orland Park and OPR Homes, LLC and the Final Plat of Subdivision.

A site plan of the original approval is attached to the Board packet for reference.

A motion was moved by Trustee Fenton and seconded by Trustee Katsenes to open the public hearing. All were in favor. (refer to audio)

President Pekau and Director of Development Services Ed Lelo presented information regarding this matter. (refer to audio)

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

Director Lelo responded to Trustee Dodge. (refer to audio)

A motion was moved by Trustee Katsenes and seconded by Trustee Milani to adjourn the public hearing. All were in favor. (refer to audio)

I move to approve Ordinance Number 5601, entitled: AN ORDINANCE

ESTABLISHING VILLAGE OF ORLAND PARK SPECIAL SERVICE AREA  
NUMBER 7.

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

**2021-0227 Villas of Cobblestone - Public Hearing and Ordinance Establishing Village of Orland Park Special Service Area #8**

On May 4, 2020, the Village Board of Trustees approved a Special Use Permit for a Residential Planned Development with Modifications to the Land Development Code for the Villas of Cobblestone, including site plan, elevations, landscape plan, subdivision, and rezoning. The proposed residential development located on a 3.97-acre site includes eighteen (18) dwelling units within nine (9) duplex buildings, the construction of a new public street (142nd Place) to be dedicated to the Village of Orland Park, a privately owned and maintained detention pond on Outlot A, and a small private park measuring approximately 5,775 square feet in size on Outlot B.

On August 17, 2020, the Village Board of Trustees approved development agreement between the Village of Orland Park and Villas of Cobblestone.

On September 21, 2020, the Village Board of Trustees approved rezoning of the property from E-1 Estate Residential District to R-4 Residential District.

**PROJECT DESCRIPTION & CONTEXT**

A public hearing is called to order to consider the establishment of Special Service Area Number 8 for the Villas of Cobblestone.

In addition to this staff report, an agenda drafted by the Village Attorney, is provided to direct the public hearing process.

The purpose of the formation of the Orland Park Special Service Area Number 8 is to fund the Village of Orland Park's costs of maintaining, repairing, reconstructing and/or replacing of the detention pond and retaining wall on Outlot A and the park on Outlot B in the event that the owner fails to maintain, repair, reconstruct and/or replace said facilities as required by the Development Agreement between the Village of Orland Park and Villas of Cobblestone and the Final Plat of Subdivision.

A site plan of the original approval is attached to the Board Packet for reference.



**TAX LEVIES/RATES**

The Village shall levy a direct annual tax at a rate not to exceed (\$1.00) per \$100.00 of equalized assessed value of the property in Special Service Area Number 8, for each year during which the Village of Orland Park is required to expend funds relative to said Special Services, so long as the detention pond, retaining wall and park, as referenced above, exist.

A motion was moved by Trustee Fenton and seconded by Trustee Katsenes to open the public hearing. All were in favor. (refer to audio)

President Pekau and Director of Development Services Ed Lelo presented information regarding this matter. (refer to audio)

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

Director Lelo responded to Trustee Dodge. (refer to audio)

A motion was moved by Trustee Fenton and seconded by Trustee Katsenes to adjourn the public hearing. All were in favor. (refer to audio)

I move to approve Ordinance Number 5602, entitled: AN ORDINANCE ESTABLISHING VILLAGE OF ORLAND PARK SPECIAL SERVICE AREA NUMBER 8.

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

**Aye:** 6 - Trustee Fenton, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Village President Pekau

**Nay:** 1 - Trustee Dodge

**PUBLIC WORKS****2021-0164 IL Route 43 (Harlem Avenue) Street Lighting Bid Award**

An invitation to bid for repairs of the Harlem Avenue street lighting system was hosted on Bidnetdirect.com from February 23, 2021 to March 2, 2021. The bid requested unit pricing to be submitted for twenty-two (22) contract items which includes upgrading the street lights to LED. Seven (7) organizations, five (5) local to IL and two (2) out of state, downloaded the bid documents. Two (2) bids were formally submitted to the Village Clerk's Office and opened on March 2, 2021, at 11:00 a.m. A third bid was dropped off shortly before noon but was not able to be accepted or opened due to its tardiness.

The Village received unit price bids from The Edward Electric Company of Orland Park, IL, and John Burns Construction of Orland Park, Illinois. The unit pricing bids by Edward Electric and John Burns are shown in the attached Bid Tab. Edward Electric, the low bidder, has performed various electrical work and repairs for the

Village in the past with good results. Based on their bid pricing it is staff's recommendation to accept the bid from The Edward Electric Company.

I move to approve awarding ITB 21-016 IL Route 43 (Harlem Avenue) Street Lighting to The Edward Electric Company of Orland Park, Illinois in the amount \$542,676.30 plus \$37,323.70 contingency for a total not to exceed \$580,000.00.

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

### **2021-0163 2021 Neighborhood Road Improvement Program - Bid Award**

The 2021 Road Improvement Program includes the maintenance and reconstruction of various roadways/streets throughout the Village. This project is bid annually, based primarily on recommendations from the Village's pavement management consultant, Applied Research Associates (ARA), of Champaign, Illinois.

For FY2021, streets scheduled for resurfacing and reconstruction are found in the following neighborhoods: Crystal Creek, Highland Brook, Long Run Creek (those streets south of actual creek), Somerglen and Somerglen South, Veritas, Fairway Utility Improvements Stage 4 (final stage), 163rd Street (LaGrange Road to 94th Avenue), Shenandoah Meadows, Orland Apartments with Silver Lake Villas, Golfview West, Golfview South, Shenandoah South, Nottingham Woods, Deer Point Estates Unit 1, Catalina Courts (Hollyhock, Heather and Catalina south of Wheeler Drive) and Eagle Ridge Multi Family with Stoneridge Drive. In addition to pavement-related work, tree trimming, the repair and/or replacement of hazardous sidewalks, failed curbs and deteriorated storm sewer structures will be performed on an as-identified basis. In all of the above project areas, all non-compliant sidewalks, most notably at street crossings, will be upgraded to current ADA standards.

To initiate the 2021 Neighborhood Road Improvement Program, invitation to bid (ITB) 21-018 "2021 Neighborhood Road Improvement Program" was published on the BidNet Direct website from March 9th through March 25th, 2021.

BidNet Direct Data:

- Twenty three (23) vendors downloaded at least one of the proposal documents.
- Fifteen (15) vendors downloaded all documents.
- Five (5) bids were submitted in writing for consideration.

Bids were received from five (5) qualified contractors: M&J Asphalt Paving Company, Inc. of Cicero, Illinois; D Construction of Coal City, Illinois; P.T. Ferro

Construction of Joliet, Illinois; Austin Tyler Construction of Elwood, Illinois; and Lindahl Brothers, Inc. of Bensenville, Illinois. The sealed bids were opened publicly by the Clerk's Office at 11:00 am on Thursday March 25th, 2021. See Exhibit A for lump sum amounts and bid responsiveness check sheet for all five (5) bidders.

Austin Tyler Construction of Elwood, Illinois was identified as the lowest responsible bidder for the 2021 Neighborhood Road Improvement Program with a submitted total project cost of \$6,396,516.85. See Exhibit B for all bid proposals. This amount bid by Austin Tyler Construction is below the engineer's estimate of \$7,049,283.75.

A contingency of roughly two (2) percent or \$120,000.00 would be set aside for unforeseen conditions.

I move to approve awarding ITB 21-018 2021 Neighborhood Road Improvement Program to Austin Tyler Construction of Elwood, Illinois in the amount \$6,396,516.85 plus \$120,000.00 contingency for a total not to exceed amount of \$6,516,516.85.

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

## **DEVELOPMENT SERVICES, PLANNING AND ENGINEERING**

### **2021-0233 Resolution to Support 143rd Street Widening**

The Village has been working on the design of the 143rd Street widening project since 2002. The Village has not yet been able to secure construction, land acquisition, and construction engineering funding for the project. Village staff proactively pursues every possible funding source to secure project implementation funds. This resolution would support Village staff's effort to continue their work.

The purpose of the attached resolution is to demonstrate the Village's continued commitment and support for the widening of 143rd Street from Will-Cook Road to Southwest Highway in the Village of Orland Park. This specific resolution would be used to support funding applications to the Federal Government, Illinois Department of Transportation (IDOT), and other government agencies to secure construction, land acquisition, and construction engineering funds for the 143rd Street widening project.

Trustee Calandriello & President Pekau had comments. (refer to audio)

I move to approve Resolution Number 2111, entitled: RESOLUTION

SUPPORTING A PROJECT FOR THE WIDENING OF 143RD STREET AND ENCOURAGING THE FEDERAL GOVERNMENT AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION TO SUPPORT THE PROJECT.

**A motion was made by Trustee Healy, seconded by Trustee Milani, that this matter be PASSED. 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

**2021-0266 82 Orland Square Drive - Class 7c Resolution (Great Lakes Med Investment LLC)**

The applicant, Great Lakes Med Investment LLC, is requesting a resolution supporting and consenting to a Class 7c tax incentive from Cook County for the purposes of re-occupation of vacant property located at 82 Orland Square Drive.

The subject property was formerly home to Robert Morris University, a not-for-profit university that was exempt from property taxes. The subject property has been 100% vacant and unused since February 28th, 2020. The subject property is approximately twenty (20) years old and currently consists of a two (2) story 47,880 square foot Class B office building sited on an approximately 260,488 square foot site.

The Applicant plans to lease the property to Affiliated Oncologists who will use the site to expand its growing practice of radiation oncology and hematology physicians. Affiliated Oncologists is comprised of comprehensive medical and radiation oncology and hematology practice of physicians specializing in the diagnosis and treatment of cancer and blood disorders for patients in the greater Chicago area. Affiliated Oncologists also offers state-of-the-art technology and innovative treatment options as well as comprehensive education and support services. Affiliated Oncologists' physicians and staff are a multi-disciplinary team of highly experienced caregivers focused on helping patients and their families receive the best care and support possible.

Affiliated Oncologists plans to demolish much of the current interior and fixtures at 82 Orland Square Drive and invest a substantial amount to build out the property with a number of clinics for its practice. The applicant also plans to construct an approximately 2,000 square foot building addition as well as install a new drop-off driveway and canopy for patients. The first floor of the facility is expected to have a pharmacy and six (6) separate clinics, including oncology, radiation oncology and rehab. The second floor will include new composite floors and be reconfigured into two clinics. Overall, there will be an estimated investment of \$4,400,000 into the project, resulting in approximately 50-75 temporary construction jobs. Additionally, Affiliated Oncologists plans to initially hire/transfer 20-30 employees to the Orland Park location.

The Cook County Board of Commissioners adopted the Class 7c Commercial Urban Relief Eligibility incentive in 2014, aiming at encouraging real estate development in the region. The incentive is intended to encourage commercial projects which would not be economically feasible without assistance. 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 (5) year incentive applies to all newly constructed buildings or other structures utilizing structures vacant for at least 12 months, or all buildings and other structures which are substantially rehabilitated (to the extent such rehabilitation has added to their value) including the land upon which any of the eligible buildings are situated.

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, the 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 owner of this property has provided the Village of Orland Park with an Economic Disclosure Statement containing: (i) a true and correct list of all the owner's real estate located in Cook County; (ii) as described in the Cook County's Code of Ethical Conduct, a list of all ownership interests in the Property; (iii) a statement that owner is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality; and (iv) a representation that owner is in compliance with all applicable laws, as required by the Cook County Tax Incentive Ordinance, Classification System for Assessment as amended from time to time.

The petitioner has demonstrated that the subject property meets the following incentive evaluation criteria: the property has stagnant or declining assessments in three of the last six years and an analysis of the impact of the incentives demonstrates an overall increase in relevant taxes and a significant positive impact on the local community and Cook County.

President Pekau had comments. (refer to audio)

I move to approve Resolution Number 2112, entitled A RESOLUTION SUPPORTING AND CONSENTING TO A COOK COUNTY CLASS 7C REAL

ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE PROPERTY AT 82 ORLAND SQUARE DRIVE IN THE VILLAGE OF ORLAND PARK.

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

## **PARKS AND RECREATION**

### **2021-0209 Veteran's Tuesdays in the Park**

The Veterans Commission wishes to provide an opportunity for Veterans, their families and widows to enjoy camaraderie, free entertainment and activities in a relaxed, social setting outdoors during the summer. As such, the Commission proposes to host Veteran's Tuesdays in the Park on June 1, 15, and July 6, and 20, 2021. Each night will include a salute to all Veterans.

Each night will feature a band, food trucks, military vehicles, military collector's displays and a booth with Veterans Commission members to welcome attendees.

Schedule of Veterans Tuesdays in the Park

\*June 1st: Salute to all Veterans featuring the music of Peter Meletic, the Piano Man.

\*June 15th: Salute to WWII and Korean War Veterans featuring the music of Sweet Reminders.

\*July 6th: Salute to Vietnam Veterans (entertainment to be announced).

\*July 20th: Salute to Gulf War Veterans, Past and Present (entertainment to be announced).

These Veteran's Tuesdays in the Park will take place on the Village green just south of the Ara Pace Memorial. The Civic Center will serve as a rain location, as well as be available for restroom use. The Veterans Tuesdays in the Park will begin at 6:00 pm on the scheduled dates concluding at sunset.

The Veteran's Commission approved \$3,000 in support of Veterans Tuesdays in the Park.

Trustee Milani had comments. (refer to audio)

Veterans Program Assistant Darryl Wertheim has comments. (refer to audio)

President Pekau had comments. (refer to audio)

I move to approve hosting Veteran's Tuesdays in the Park featuring entertainment,

food and military displays to honor all Veterans with special salutes to WWII, Korean War, Vietnam War and Gulf War Veterans on June 1, 15; July 6, and 21, 2021.

**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

## **VILLAGE MANAGER'S REPORT**

### **2021-0221 Subrogation of Claims Addendum to Service Agreement with CCMSI**

The Horton Group completed a market analysis on behalf of the Village of Orland Park and provided the final recommendations for the January 1, 2021, renewal of liability insurance. The liability insurance renewal was approved on December 7, 2020, by the Board of Trustees, and included a contract with Cannon Cochran Management Services, Inc. (CCMSI) as the Village's third party administrator for insurance claims. The term of the current contract with CCMSI is from January 1, 2021, to December 31, 2021.

The Village is partially self-insured and handles its own auto physical damage claims below the deductible amount. This agreement is an addendum to the Village's current contract with CCMSI which would allow CCMSI to handle the subrogation of these claims for the Village as well. For the life of the agreement, CCMSI would manage newly reported first-party auto physical damage claims that fall under the Village's carrier deductible, where there is a third-party at fault, and the Village would like to subrogate against the third-party or insurance carrier for recovery of their deductible on a per claim fee basis of \$200 per claim plus 15% of subrogation recovery.

Claims would be analyzed by the number and type of claim on an on-going basis for reporting and tracking purposes.

I move to approve an addendum to the service agreement with Cannon Cochran Management Services, Inc. to incorporate auto physical damage claims administration services on behalf of the Village;

And,

Authorize the Village Manager to execute an addendum to the service agreement with Cannon Cochran Management Services, Inc. to incorporate auto physical damage claims administration services on behalf of the Village, subject to Attorney review.

**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

## **2021-0255 Deferred Compensation Investment Management Consulting Services RFP**

The Village issued an RFP seeking services of a co-fiduciary and investment advisor for Plan oversight, investment selection and monitoring of the 457 Deferred Compensation Plan. The selected consultant will review all current vendors to determine performance and fees. The selected consultant, with consultation from the Employee Deferred Compensation Committee, will make a recommendation(s) to the Village on strategy for 457 Plan administration, consolidation of vendors and improvement of fees paid by participants. The selected consultant will also prepare, deliver, and present semi-annual performance reviews to the Village as well as provide communication strategy to help Village employees achieve retirement security. There are no Village costs related to this agreement since fees will only be assessed post consolidation/restructuring and will be paid from assets as a percentage of the fee savings delivered to plan participants.

### **Highlights**

The Village provides an employer-sponsored deferred compensation plan under Section 457(b) and a 401(a) defined contribution plan under the Internal Revenue Code (IRC). The 457(b) Plan provides tax benefits to employees whom make deposits into the Plan for their retirement. The Village's current 457 Deferred Compensation vendors include: Nationwide (\$5,332,257 total assets with 32 participants), ICMA-RC (\$1,690,937 with 7 participants), Mass Mutual (\$9,357,814 with 61 participants) and AXA (\$196,352 with 8 participants). The 401(a) Plan provides an additional tax deferral benefit retirement savings program for some employees. Mass Mutual administers the 401(a) for the Village (\$1,659,665 total assets). Additionally, the Village provides a retiree healthcare savings plan ("RHS") to a limited number of employees. The RHS plan provides some employee's tax-free savings to be used to pay for qualified medical expenses during retirement.

As the plan sponsor, the Village has certain fiduciary duties and responsibilities. These duties and responsibilities focus on ensuring the operation and investment of the public retirement plan is for the exclusive purpose of providing benefits to participants and beneficiaries. Because of the increasing complexity of the investment process and associated responsibilities, the Village has sought to learn more about trends affecting the employer sponsored retirement plan marketplace and laws governing fiduciary requirements for the operation of the



Village's sponsored plans.

The four (4) major trends in the current deferred compensation landscape include:

- \* High Fees - In other plan reviews, advisors have found fees to be inappropriately high.
- \* Education - Education programs are not being monitored for effectiveness or updated to fit current employee needs.
- \* Multiple Plans - It may seem that having multiple plans is good for employee choice; however, Employee Retirement Income Security Act (ERISA) courts have set the precedent that they are actually harmful. The precedent set rationalizes that they create confusion for employees, extra burdens for the fiduciary managing them, and eliminate fee discounts that would be obtained from holding the plans with one provider.
- \* Poor Fund Performance - Many other plan reviews have found the requirement of "proprietary" funds in the lineup, which means the service provider uses their own mutual funds in the plan. This increases the overall fees that your provider captures and creates a conflict of interest. There is a disincentive to remove those funds if they are underperforming. Because of this disincentive, other plan reviews have found plans that are not doing regular fund reviews to ensure the fund lineup is appropriate.

In an effort to ensure the Village is following best practices related to the defined contribution plans offered to its employees, staff requested proposals from qualified firms that provide defined benefit investment consulting and co-fiduciary services.

- \* Wells Fargo Advisors - Chicago, IL - 0.12%\*
- \* Mesirow Financial Retirement Advisory Services - Chicago, IL - 0.20%\*
- \* Retirement Plan Advisors - Chicago, IL - 0.25%\*
- \* AndCo Consulting - Winter Park, FL - \$27,500 annual fee

\*Annual fee assessed post consolidation/restructuring and will be paid from assets as a percentage of the fee savings delivered to plan participants.

Following a review of proposals and cost analysis, staff is recommending the Village enter into a five (5) year agreement with the Wells Fargo Advisors to provide independent on-going investment consulting related to its defined contribution plans. Wells Fargo Advisors currently works with a number of municipalities assisting in the review of their plans and to fulfill their fiduciary responsibility to provide a plan that is in the best interests of the participants. Wells Fargo will be responsible for directly communicating and educating the Employee Deferred Compensation Plan Committee regarding recommendations for defined contribution plans, record keepers and investment options. In addition, Wells Fargo Advisors will provide the following services:

- \* Serve as a Co-Fiduciary for the City's defined benefit plans
- \* Provide on-going investment monitoring and evaluation
- \* Provide plan governance assistance and document support
- \* Negotiate favorable pricing and fee reductions
- \* Ensure plan(s) are in compliance with state and federal laws
- \* Provide administrative support to the Employee Deferred Compensation Plan Committee
- \* Manage the relationship with the record keepers
- \* Draft and review participant communications as appropriate
- \* Ensure plans are fair and transparent
- \* Conduct provider RFPs as necessary

It is anticipated that through this engagement, inefficiencies within current plan offerings will be revealed. If so, an eventual consolidation of assets from the plan providers into one would result in the Village receiving lower recordkeeping and administration fees applied to employee accounts, economies of scale, lower expenses for employees, and providing more attractive investment options. Plan participants, in aggregate, could expect to realize net fee savings over the term of the agreement. Annual costs will be paid directly by the record keepers from on-going plan savings. There are no Village costs related to this agreement since fees would only be assessed post consolidation/restructuring and will be paid from assets as a percentage of the fee savings delivered to plan participants. The Employee Deferred Compensation Plan Committee will participate in recommendations related to future extensions of these investment consulting and co-fiduciary services.

#### Establishment of an Employee Deferred Compensation Committee:

The purpose of the Deferred Compensation Committee would be to establish rules and processes consistent with fiduciary law, regulations, Village policy and best practices. The Committee would monitor the investment line-up of the Deferred Compensation Program, make any investment changes, approve and amend the investment policy statement, and other administrative tasks. The Village Board would retain responsibility for general oversight and also with regard to determining or amending plan documents.

The five (5) member committee would consist of the following individuals:

- \* Village Manager (or his/her designated alternate)
- \* Finance Director (or his/her designated alternate)
- \* Human Resources Director (or his/her designated alternate)
- \* Two (2) Employees nominated by mutual agreement of recognized employee organizations in the Village

Working with Wells Fargo Advisors, the Employee Deferred Compensation Committee will be tasked with the responsibility of ensuring that the plans are being administered under well documented defined contribution plan "best practices" relating to fees, investments, participant education and administration

on behalf of eligible employees and retired participants.

I move to authorize the execution of a three (3) year agreement with Wells Fargo Advisors to provide defined benefit investment consulting and co-fiduciary services;

And,

To authorize the Village Manager to execute a professional services agreement with Wells Fargo Advisors for Deferred Compensation Investment Management Consulting Services;

And,

To authorize the Village Manager to establish a five (5) member Employee Deferred Compensation Plan Committee consisting of the Village Manager (or designee), the Finance Director (or designee), the Human Resources Director (or designee), and two (2) Village employees nominated by mutual agreement of the recognized employee organizations in the Village.

**A motion was made by Trustee Healy, 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

## **NON-SCHEDULED CITIZENS & VISITORS**

The following members of the audience addressed the Board. (refer to audio)

- Mac Shimmon
- Iyes Abuhasna
- Nikola Pejovic
- Maryann Mahlen

President Pekau had comments. (refer to audio)

## **BOARD COMMENTS**

Trustees Fenton, Dodge, Calandriello, Healy, Katsenes, Milani 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) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees; c) 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 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

## **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) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent.

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

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

### **2021-0298 Judith Weber Settlement**

I move to approve the settlement between Judith Weber and the Village of Orland Park for \$60,000.

**A motion was made by Trustee Fenton, 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

**ADJOURNMENT: 8:10 P.M.**

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

**2021-0299 Audio Recording for April 5, 2021 Board of Trustees Meeting**

**NO ACTION**

**/AS**

APPROVED: April 19, 2021

Respectfully Submitted,

/s/ John C. Mehalek

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**John C. Mehalek, Village Clerk**