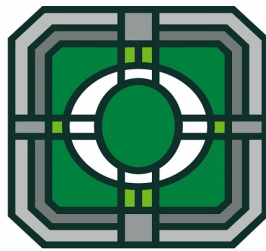


# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, June 17, 2024

7:00 PM

Village Hall

## Board of Trustees

*Village President Keith Pekau  
Village Clerk Patrick R. O'Sullivan  
Trustees, William R. Healy, Cynthia Nelson Katsenes, Michael R. Milani,  
Sean Kampas, Brian Riordan and Joni Radaszewski*

## CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:01 P.M.

Deputy Village Clerk Alexandra Snodsmith was present in the absence of the Village Clerk.

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

## VILLAGE CLERK'S OFFICE

### 2024-0425 Approval of the May 20, 2024, Regular Meeting Minutes

Trustee Katsenes made a motion to remove the minutes from the table. It was seconded by Trustee Kampas. All were in favor. (refer to audio)

The Minutes of the Regular Meeting of May 20, 2024, 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 May 20, 2024.

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

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

**Nay:** 0

### 2024-0466 Approval of the June 3, 2024, Regular Meeting Minutes

The Minutes of the Regular Meeting of June 3, 2024, 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 June 3, 2024.

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

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

**Nay:** 0

## ACCOUNTS PAYABLE

### 2024-0471 Accounts Payable June 4, 2024, through June 17, 2024 - 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 June 4, 2024, through June 17, 2024, in the amount of \$6,174,206.53.

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

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

**Nay:** 0

## CONSENT AGENDA

### Passed the Consent Agenda

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

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

**Nay:** 0

### 2024-0472 Payroll for June 7, 2024 - 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 June 7, 2024 in the amount of \$1,700,051.60

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

### 2024-0446 Avon Ballistic Helmet Purchase

Historically, law enforcement has more demands than ever. It has become common place to hear of active shooter and mass casualty events somewhere across this country. For many years law enforcement has been required to upgrade their standard equipment, much of which revolves around their ballistic protection. In years past, no longer needed government equipment was made

available to law enforcement. The Orland Park Police Department acquired several ballistic helmets and have utilized them for various high-risk incidents. The current manufacturing, craftsmanship and warranties for these helmets have come along in recent years. With this has come limitations on manufacturer guarantees. Most companies offer a five-year warranty on their products; however, Avon is offering a ten-year warranty on their helmets. The quality and reliability are equally comparable, if not better, than some of their competitors. The Orland Park Police Department needs to upgrade the ballistic helmets for all 120 sworn officers.

I move to waive the bidding process and approve the purchase of 120 Avon Ballistic Helmets at a cost not to exceed \$79,300.00;

AND

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

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

**2024-0447 Safariland Ballistic Rifle Plate Purchase**

Historically law enforcement has more demands than ever. It has become common place to hear of active shooter and mass casualty events somewhere across this country. For many years law enforcement has been required to upgrade their standard equipment, much of which revolves around their ballistic protection. Officers are expected to run toward the sound of gunfire and eliminate the threat. Often this threat possesses a high-power rifle firing projectiles that will easily defeat the standard soft body armor worn by the officers. Much like highly trained SWAT Teams, officers have the opportunity to wear rifle projectile resistant armor plates. Each officer would wear a chest plate and a back plate giving them this higher level of protection. Safariland offers reduced pricing through the NASPO contract for rifle rated plates designed to be worn with our current soft body armor.

I move to approve the purchase of 240 Ballistic Rifle Plates at a cost not to exceed \$75,600.00 through the NASPO Master Agreement Number 164720;

AND

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

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

**2024-0415 Wilson Residence - 9952 W. 144th Street - Remove/replace roof and siding from hail damage - Certificate of Appropriateness**

TITLE & SUMMARY

Project: 2024-0415 - 9952 144th Street - Replace Roof and Siding

Petitioner: Robert and Marion Wilson

Purpose: The petitioner is seeking approval of a Certificate of Appropriateness to replace the roof and siding on the house and garage due to hail damage.

Location: 9952 144th Street

P.I.N.:

27-09-203-021-0000

27-09-203-020-0000

27-09-203-019-0000

Parcel Size:

5,161 Square Feet

2,364 Square Feet

2,501 Square Feet

### SUMMARY & BACKGROUND

The Loebe House, located at 9952 144th Street, is a large residence from about 1895 located in the Old Orland Historic District. The structure is built in the Queen Anne style. The house shows typical features of Queen Anne houses in the use of bay windows, patterned shingle along the sides and gables, and a tower to break the flat wall surfaces.

The purpose of the Old Orland Historic District (OOH) is to retain the commercial and residential character of the original core of Orland Park. It is also the purpose of this district to encourage the restoration and preservation of historically and architecturally significant structures that are an important part of the Village's heritage.

The structure has been marked a landmark structure as well as a contributing structure. The purpose of a landmark designation shall be to preserve, rehabilitate and/ or restore a site, place, building, structure, improvement, archaeological site, work of art, or other object within the corporate limits of the Village of Orland Park which may have historic, cultural, archaeological or architectural significance in accordance with criteria set forth in this section. The preservation, rehabilitation and restoration of historically and architecturally significant structures, sites, etc. are important activities for the Village's cultural heritage and character. All Contributing structures, and additions to Contributing Structures, must comply with the Design Standards outlined in this section in order to maintain and improve the accuracy and integrity of the exterior of the building only.

### DETAILED PLANNING DISCUSSION

Old Orland Historic District

Per Section 6-209.G.1, the review and approval process for Contributing Structures and Landmarks for minor work require Plan Commission and Board approval. Minor work is defined as changes that do not have a substantial impact on the exterior appearance of the structure or site, including alteration, addition, or

removal of exterior architectural elements such as doors, windows, fences, skylights, siding, exterior stairs, roofs, tuck-pointing etc.

The proposed work involves removing and replacing the siding on the house as well as removing and replacing the roof on the house and the detached garage. The existing roof and siding sustained hail damage from a storm. The total scope of work includes removing the siding, installing a HardieWrap weather barrier on the house, then installing the Hardie Plank Lap Siding. The Hardie Plank Lap Siding will be the Select Cedarmill style planks and will be 5/16in thickness, 5.25in wide, and 12ft long planks. The cedar shingles on the structure will be replaced with new cedar shingles to match the existing features and will be painted green. The roof on the house and garage will be replaced with Owens Corning TruDefinition Duration shingles in the estate gray color.

Overall, the proposed minor work conforms to the Village's Land Development Code and policies for this area.

#### Plan Commission Discussion

Present at the Plan Commission were 7 commissioners, the petitioners, and members of staff. Commissioner Nugent clarified the width of the planks. Commissioner Schussler thanked the petitioners for preserving the landmark. Commissioner Zomparelli asked what the current siding was and stated the proposed siding would be a great improvement. Overall, the commissioners expressed support for the project. The Plan Commission approved the project unanimously per the Staff Recommended Action.

#### Plan Commission RECOMMENDED ACTION

Regarding Case Number 2024-0415, also known as 9952 144th Street Roof and Siding Replacement, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 29, 2024;

And

Staff recommends that the Plan Commission approve a Certificate of Appropriateness.

Board of Trustees recommended action

I move to approve the Plan Commission recommended action regarding case number 2024-0415, also known as 9952 144th Street Roof and Siding.

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

#### **2024-0456 Special Event Permit for (CSF) Community Services Foundation Illinois Christmas in July 5K (150 people)**

At the December 6, 2021, Board meeting, the Village Board approved an ordinance amending the Special Events Permit authorizing the Village Manager to

approve events under 100 persons and requires Village Board approval for larger events. Special events held on Village grounds are processed through Recreation and Parks, while events held not on Village grounds are processed through Development Services.

CSF Illinois will be hosting a Christmas in July 5K walk/run to help raise money to support individuals with intellectual disabilities. The event will take place July 25, 2024 from 6:00 p.m. to 8:00 p.m. at 18230 Orland Parkway (Grassland Forest Preserve). Light refreshments and water will be provided, and no tents or other structures will be set up.

I move to approve permitting Community Services Foundation Illinois to host a Christmas in July 5K on July 25, 2024 contingent upon meeting all of the Village's permitting requirements, payment of fees, and inspections.

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

**2024-0455 Centennial Park West Venue Camera Network Cabling - Contract Change Order #2**

During the construction of Centennial Park West Venue, additional cabling was needed for security cameras by Advance Data Technologies. These security cameras were critical to improving situational awareness, risk mitigation, and securing Village assets and properties. On March 22, 2024, the Board approved a scope of work for cabling for \$37,303.02 with contingency of \$2,696.98, for a total not to exceed amount of \$40,000.00.

Change Order #1 to invoke \$2,074.13 of contingency was previously approved by the Village Manager, based on revised camera locations for better views of the site.

On June 3, 2024, the Village received pricing for Change Order #2 and Change Order #3 for added additional scope of cabling for Wifi for Village staff at the venue for a combined total cost of \$5,576.08. Due to cost over the remaining contingency amount of \$622.85, an additional \$4,953.23 is request for approval.

Contract Change Order #2 is requested in the amount of \$4,943.23, with a revised not to exceed contract amount of \$44,943.23.

**Proposal Summary**

Centennial Park West Venue cabling for Wifi: \$5,576.08

Contingency Remaining: \$622.85

Additional funding requested: \$4,943.23

I move to approve Change Order #2 and Addendum A to Advanced Data Technologies for Centennial Park West Venue Camera Network Cabling in the amount of \$4,943.23, with a revised not to exceed total contract amount of \$44,943.23;

AND

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

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

**2024-0454 FLC Fire Loop 2024 Contract Change Order #1**

RFP 24-018 for Franklin Loebe Center (FLC) Fire Loop Water Main Installation was awarded to Scanlon Excavating and Concrete Inc., of Kankakee, Illinois at the March 4, 2024, Village Board of Trustees meeting. The project encompasses installing new water main from the Franklin Loebe Center (FLC) to Ravinia Avenue, and the contract was not to exceed \$368,636.95 (\$335,124.50 plus contingency of \$33,512.45) for 2024.

Original quantities provided by the contractor for spoil haul off were for non-contaminated soil. After soil testing was completed, the results found there were three (3) contaminants that did not meet Illinois EPA MAC 35 IAC 1100 Subpart F. With those three (3) contaminants in the soil, it is considered Non-Special Waste Disposal. The spoil has to be hauled to and accepted by a special waste disposal facility. The additional cost and handling resulted in an amount of \$15,877.24 more than the \$368,636.95 contract amount.

In order to compensate the contractor for the contaminated spoil haul off, Contract Change Order #1 is requested in the amount of \$15,877.24, with a revised not to exceed contract amount of \$384,514.19 for 2024.

I move to approve Change Order #1 and Addendum A to Scanlon Excavating and Concrete Inc., of Kankakee, Illinois for additional quantities and associated costs for special waste haul off in the amount of \$15,877.24, with a revised not to exceed contract amount of \$384,514.19 for 2024;

AND

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

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

**2024-0453 Village Hall Window Replacements**

A request was made to Public Works to replace seven (7) non-operable exterior windows at Village Hall.

The new operable windows would look identical to the existing exterior windows and not alter the appearance of Village Hall. Based the complexity of matching



existing windows, three quotes were obtained instead of putting the work out for bidding. This provided the Village assurance that the project costs were fair and reasonable for the scope.

A summary of the proposals received are provided below:

Proposal Summary

S&J Doors: \$60,991.00

Arlington Glass: \$68,045.00

Frontier Systems: \$69,312.00

I move to waive the bidding process and approve the proposal from S & J Doors, Inc. for the installation of windows at Village Hall for an amount not to exceed \$60,991.00;

AND

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

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

**2024-0452 CPAC Modernization Project - Phase 1 - RFP 24-014**

On May 17, 2024, the Village issued Request for Proposal (RFP) 24-014 "CPAC Modernization Project - Phase 1" requesting proposals for general facility improvements including lighting, locker, trellis, fence and gate, turnstile, window, restroom, landscape, concrete, flooring, ADA walkway, locker room, restroom, security/PA systems, and aesthetic improvements.

The full scope of work for the CPAC Modernization Project is based on the "2023 Centennial Park Aquatic Center Facility Condition Assessment". The project is expected to be completed in three (3) phases between 2024 and 2027, as outlined below:

Phase 1: Fall 2024 - Spring 2025

Phase 2: Fall 2025 - Spring 2026

Phase 3: Fall 2026 - Spring 2027

In general terms, Phase 1 addresses work that does not require Illinois Department of Public Health (IDPH) permitting, while Phases 2 and 3 require IDPH review/permitting and include equipment with longer than average lead times. Public Works will be working with Tria Architecture on the design and construction administration of all three (3) phases. All work will be completed during months when the pool is not open to the public.

During the three (3) weeks that the bid was open for review, fifty-five (55) firms

downloaded either partial or complete bid packages. RFP 24-014 was opened on June 6, 2024, at which point six (6) firms submitted proposals. All qualifying proposal packages and an audit of the proposal submittals are attached for reference. A summary of the proposal prices is provided below:

F.H. Paschen S.N. Nielsen & Associates, LLC

Base Bid Price: \$2,015,000.00

Alternate #1 Price: \$260,000.00

Grand Total Proposal Price: \$2,275,000.00

Krause Construction Inc.

Base Bid Price: \$1,927,700.00

Alternate #1 Price: \$456,422.00

Grand Total Proposal Price: \$2,384,122.00

Reed Construction

Base Bid Price: \$1,995,000.00

Alternate #1 Price: \$295,000.00

Grand Total Proposal Price: \$2,290,000.00

The George Sollitt Construction Company

Base Bid Price: \$2,165,000.00

Alternate #1 Price: \$278,700.00

Grand Total Proposal Price: \$2,443,700.00

Simpson Construction Co.

Base Bid Price: \$2,314,000.00

Alternate #1 Price: \$370,000.00

Grand Total Proposal Price: \$2,684,000.00

Industria Inc.

Base Bid Price: \$2,564,660.00

Alternate #1 Price: \$393,624.00

Grand Total Proposal Price: \$2,985,284.00

Based on the lowest proposal price for the Base Bid plus Alternate #1 and company qualifications, staff recommends approving the proposal from F.H. Paschen S.N. Nielsen & Associates, LLC for \$2,275,000.00, which includes Alternate # 1. A contingency amount of \$112,750.00 (approximately 5%) is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the proposal was signed, for a total contract price not to exceed \$2,387,750.00.

This agenda item is being considered by the Committee of the Whole and the Village Board of Trustees on the same night.

I move to approve awarding RFP 24-014 CPAC Modernization Project - Phase 1 to F.H. Paschen S.N. Nielsen & Associates, LLC for a total amount not to exceed \$2,387,750.00 (\$2,275,000.00 plus a contingency of \$112,750.00);

AND

Authorize the Village Manager to approve change orders not to exceed the contingency amount;

AND

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

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

**2024-0465 Amend Title 7 Chapter 14 - Number of Massage Licenses - Ordinance**

Decrease the number of massage licenses from twenty (20) to nineteen (19). The reduction is based on the reduction of active licenses.

I move to adopt Ordinance 5909, entitled: AN ORDINANCE AMENDING TITLE 7, CHAPTER 14 OF THE ORLAND PARK VILLAGE CODE WITH REGARDS TO MASSAGE ESTABLISHMENTS.

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

**2024-0473 Ordinance Amending Title 7, Chapter 15 Class A and Class B Tobacco Licenses**

Decrease the number of massage licenses from twenty (20) to nineteen (19). The reduction is based on the reduction of active licenses.

I move to adopt Ordinance 5910, entitled: AN ORDINANCE AMENDING TITLE 7, CHAPTER 15 OF THE ORLAND PARK MUNICIPAL CODE, REGARDING THE AVAILABLE NUMBER OF CLASS A AND CLASS B TOBACCO LICENSES ISSUED BY THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS.

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

**DEVELOPMENT SERVICES**

**2024-0413 Special Use Permit for Orland Park Police Department Wireless Communication Facility**

Project: 2024-0413 - Orland Park Police Department Wireless Communication Facility

Location: 15100 Ravinia Avenue

P.I.N.s: 27-16-201-004-0000

Parcel Size: 9.83 acres

Petitioner: Orland Joint Emergency Telephone System Board

Requested Actions: Approval of a special use permit for a wireless communication facility with modifications to allow for the wireless communication facility to be over 100' tall, closer than 500' to adjacent residential, and to be a lattice-style tower.

#### SUMMARY

The petitioner seeks approval for a Special Use Permit to replace an existing 30' radio tower with a new 120' lattice-style structure located in the same place on the south side of the police station. The Land Development Code (LDC) allows a maximum height of 150' for wireless communication facilities if co-located with other equipment, but since this tower will not be, the maximum height is 100', requiring a modification. The increased height to 120' is crucial for maintaining effective radio signal propagation vital for police operations. Furthermore, the proposed tower is located 260' from the nearest residential building, less than the required 500', also requiring a modification. Since the tower already has screening from the surrounding right-of-way and landscaping is provided along property lines, the location is justified due to the existing tower being in the same location. The tower location ensures operational efficiency while still maintaining a safe distance from property lines. The proposed tower is a lattice-style structure, like other existing towers within the Village, requiring a modification for the tower style. The triangular tapered design and neutral color of the tower minimizes visual intrusion and blends with the surrounding environment, ensuring that it will be both functional and as visually unobtrusive as possible. Additional information is available in the attached Staff Report to the Plan Commission.

#### PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 7 Commissioners, the petitioner (Rick Dalzell), and members of staff. No members of the public were present for this specific petition. Rick Dalzell and staff gave presentations on the proposed communication tower. The Commissioners discussed several topics, including the tower's longevity, the possibility of using the existing tower or underground fiber-optic alternatives, and the structural integrity of the new tower compared to nearby towers at the Orland Fire Protection District and the old police station. Rick Dalzell addressed the commissioners' questions, emphasizing that this new tower is the most suitable communication system for the Village's emergency response needs. Staff also answered questions about code requirements for co-location and the tower's aesthetics.

The Plan Commission unanimously approved the Special Use Permit and 3 modifications.

#### PLAN COMMISSION MOTION

Regarding Case Number 2024-0413, also known as Orland Park Police Department Wireless Communication Facility, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission

for this case.

Regarding Case Number 2024-0413 also known as OPPD Wireless Communication Facility, I move to approve the Plan Commission Recommended Action for this case;

AND

I move to adopt Ordinance, 5911 entitled: ORDINANCE GRANTING A SPECIAL USE FOR A WIRELESS FACILITY (ORLAND PARK POLICE DEPARTMENT WIRELESS COMMUNICATION FACILITY)

(THIS PART IS FOR REFERENCE ONLY, NOT NECESSARY TO BE READ OUT LOUD)

I move to approve a Special Use Permit for a Wireless Communication Facility subject to the following conditions:

1. The petitioner shall develop the subject property in substantial conformance with the final Village-approved special use permits, site plan, and building elevations.
2. A fence must be provided at the base of the tower to enclose all ground-based mechanical equipment.
3. Work with staff to revise landscape plan to create a more effective and naturalized screen.
4. All mechanical equipment must be contained within the fenced tower enclosure. Verify the fence enclosure area.
5. Final engineering, including structural engineering, must be approved prior to issuance of permits.
6. All building code requirements must be met, including required permits from outside agencies.

And

I move to approve the following requested modifications:

1. Allow for tower height to be extended up to 120' (Section 6-311.G.3.e).
2. Allow for tower to be located no less than 260' from adjacent residential buildings (Section 6-311.G.3.d).
3. Allow for a lattice tower in lieu of a self-supporting monopole (Section 6-311.G.3.f.).

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

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

**Nay:** 0

**2021-0268 Crossroads of Orland Park Mixed Use Planned Development**

Project: 2021-0268 - Crossroads of Orland Park - Planned Development  
Petitioner: Anthony DeAngelis, Inter Continental Real Estate & Development Corporation  
Location: 9551 W 159th Street and 16031 S LaGrange Road  
P.I.N.s: 27-22-100-028-0000 and 27-22-100-029-0000  
Parcel Size: 15.74 acres

Purpose: The purpose of this petition is to construct a mixed-use planned development near the southeast corner of 159th Street and LaGrange Road to be called "Crossroads of Orland Park" that includes 132 attached dwelling units in three 5-story buildings (44 units per building), a 4-story 107-room hotel, public amenity spaces, site plans for 3 restaurant parcels (2 of which contain drive-through service windows), and a stormwater management area.  
Requested Actions: Approval of a Site Plan, Landscape Plan, Building Elevations, Plat of Subdivision, and Special Use Permits with modifications.

**COMMITTEE OF THE WHOLE DISCUSSION**

Following a presentation by Assistant Development Services Director Carrie Haberstick, the Committee of the Whole members discussed their desire for timely development of the commercial parcels alongside the development of the residential. The Committee members discussed the apartments and the rental housing moratorium along with the physical challenges of developing this site. The full discussion can be found here.

<<https://www.youtube.com/live/1pCHiCqu8y4?si=NqcHxsngHrXL7m2&t=221>>

The Committee also discussed the existing zoning regulations in the COR Mixed Use District, which allows for more residential development than currently proposed. If the site were entirely residential, the density would not be limited to 40% of the planned development; it could be fully residential. However, because the proposed development is mixed-use, no more than 40% of the floor area can be residential without a Special Use permit. The requested Special Use permit would enable more than 40% of the site to be dedicated to residential use, supported by significant investments in a hotel, three restaurants, and public amenity spaces. The project was recommended for approval by the Committee of the Whole to the Board of Trustees. The motion carried with 5 yes and 2 absent.

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

President Pekau had comments. (refer to audio)

Trustee Milani had a question. (refer to audio)

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

Trustee Healy had comments. (refer to audio)

Trustee Milani had comments. (refer to audio)

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

Director of Development Services Steve Marciani and Petitioner responded to President Pekau. (refer to audio)

I move to approve case number 2021-0268, also known as Crossroads of Orland Park Mixed-Use Planned Development;

AND

I move to adopt an Ordinance entitled: ORDINANCE GRANTING A SPECIAL USE PLANNED DEVELOPMENT PERMIT WITH MODIFICATIONS (CROSSROADS OF ORLAND PARK - 9551 W. 159TH STREET AND 16031 S. LAGRANGE ROAD).

THIS PART IS FOR REFERENCE ONLY (NOT NECESSARY TO BE READ OUT LOUD)

I move to approve a Special Use Permit for a Planned Development subject to the following conditions:

1. All building code requirements and final engineering requirements must be met, including required permits from outside agencies.
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in 6-308.J.
3. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. A special service area (SSA) shall be established to assure the privately-owned detention pond will be maintained to Village standards.
5. The petitioner shall develop the Subject Property in substantial conformance with the final Village-approved site plans, landscape plans, and building elevations for this planned development and corresponding special use permits.
6. Prior to the issuance of building permits, the petitioner shall submit for approval fully developed civil engineering plans that comply with the county WMO requirements and Village's stormwater control provisions, engineering plans to address all aspects of private and public utility services, and a lighting photometrics plan. Any reconfigurations within state ROW will require an IDOT highway/utility permit.

And

I move approve of the following modifications:

1. Reduce minimum 25' setback from high water line and slope requirements for stormwater management area (Section 6-305.D.8.b.4).
2. Allow for drive aisles and parking lots in between buildings and the street for lots 1, 3, and 4 (Section 6-210.F.4);

And

I move to approve the site plan, landscape plan, and building elevations for Crossroads of Orland Park, subject to the condition that the development will be in substantial conformance with the Site Plan prepared by DesignTek Engineering, revised April 24, 2024; the Landscape Plan, prepared by Westwood Environmental, revised December 17, 2023; and Building Elevations for Lot 4 and Lot 5 prepared by Tech Metra, dated December 20, 2023;

And

I move to approve the preliminary plat of resubdivision of Crossroads of Orland Park, prepared by DesignTek Engineering, last revised September 13, 2023, once the final plat is printed on mylar and submitted to the Village with all non-Village- related signatures ready for recording at the Cook County Recorder of Deeds office prior to proceeding to the Board of Trustees;

And

I move to approve a Special Use Permit for a site plan with a total building area over 50,000 square feet;

And

I move approve a Special Use Permit for Disturbance of a nontidal wetland.

#### LOT 1 - RESTAURANT C

I move to approve a Special Use Permit for a restaurant with outdoor seating for Lot 1, with the modification to allow for parking and drive aisles between the building and street with the following conditions:

1. The development will be in substantial conformance with the site plan prepared by DesignTek Engineering, revised April 24, 2024, and the landscape plan, prepared by Westwood Environmental, revised December 17, 2023.
2. The proposed building footprint is no greater than the 4,000 square foot building footprint as illustrated on the site plan or else a Special Use Amendment must be granted.



3. If the development complies with the approved site plan and landscape plan, the development may proceed through the appearance review process;

And

I move to approve a Special Use Permit for a Drive-Through Service Window for Lot 1 with the condition that any future restaurant tenant must have estimated drive-through stacking space needs equal to or lower than stacking counts outlined in the Traffic Impact Study Addendum prepared by KLOA dated September 22, 2023, or else a Special Use Amendment must be granted;

And

#### LOT 2 - RESTAURANT B

I move to approve a Special Use Permit for a restaurant with outdoor seating for Lot 2, subject to the following conditions:

1. The development will be in substantial conformance with the site plan prepared by DesignTek Engineering, revised April 24, 2024, and the landscape plan, prepared by Westwood Environmental, revised December 17, 2023.
2. The proposed building footprint is no greater than the 6,000 square foot building footprint as illustrated on the site plan or else a Special Use Amendment must be granted.
3. If the development complies with the approved site plan and landscape plan, the development may proceed through the appearance review process:

And

#### LOT 3 - RESTAURANT A

I move to approve a Special Use Permit for a restaurant with outdoor seating for Lot 3, with the modification to allow for parking and drive aisles between the building and street with the following conditions:

1. The development will be in substantial conformance with the site plan prepared by DesignTek Engineering, revised April 24, 2024, and the landscape Plan, prepared by Westwood Environmental, revised December 17, 2023.
2. The proposed building footprint is no greater than the 4,000 square foot building footprint as illustrated on the site plan or else a Special Use Amendment must be granted.
3. If the development complies with the approved site plan and landscape plan, the development may proceed through the appearance review process;

And

I move to approve a Special Use Permit for a Drive-Through Service Window for Lot 3 with the condition that any future restaurant tenant must have estimated

drive-through stacking space needs equal to or lower than stacking counts outlined in the Traffic Impact Study Addendum prepared by KLOA dated September 22, 2023, or else a Special Use Amendment must be granted;

And

I move to approve a modification to allow for reduced drive-through landscape screening on the north side of the principal building (Section 6-305.D.2.c);

And

#### LOT 4 - HOME 2 HOTEL

I move to approve the site plan, landscape plan, and building elevations for Lot 4, subject to the condition that the development will be in substantial conformance with the Site Plan prepared by DesignTek Engineering, revised April 24, 2024; the Landscape Plan, prepared by Westwood Environmental, revised December 17, 2023; and Building Elevations for Lot 4 prepared by Tech Metra, dated December 20, 2023;

And

#### LOT 5 - LUXURY APARTMENTS

I move to approve a Special Use Permit for attached dwellings (Section 6-210.C.2) with the condition that the development will be in substantial conformance with the Site Plan prepared by DesignTek Engineering, revised April 24, 2024; the Landscape Plan, prepared by Westwood Environmental, revised December 17, 2023; and Building Elevations for Lot 5 prepared by Tech Metra, dated December 20, 2023;

And

I move to approve a Special Use Permit to allow residential uses to exceed more than 40% of the Mixed-Use Planned Development square footage in the COR Mixed Use District (Section 6-210.C.2.b).

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

**Aye:** 3 - Trustee Milani, Trustee Riordan, and Village President Pekau

**Nay:** 4 - Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, and Trustee Radaszewski

### **2024-0457 Crossroads of Orland Park - Ordinance Authorizing a Development Agreement**

On May 6, 2024, the Committee of the Whole reviewed the Crossroads of Orland

Park development petition and recommended preliminary approval to the Board of Trustees with 5 yes and 2 absent.

The Site Plan, Landscape Plan, Elevations, and Plat of Subdivision will be presented to the Board of Trustees for final approval at the June 18th Village Board meeting.

Attached is a draft Development Agreement outlining the terms and conditions for the Crossroads of Orland Park development located at 9551 W. 159th Street and 16031 S. LaGrange Road.

This matter is now before the Board of Trustees for consideration and adoption of an ordinance to authorize the execution of the development agreement.

I move to adopt an Ordinance entitled: ORDINANCE AUTHORIZING DEVELOPMENT AGREEMENT - CROSSROADS OF ORLAND PARK (9551 W. 159TH STREET AND 16031 S. LAGRANGE ROAD);

AND

Authorize the Village Manager to execute the Development Agreement for Crossroads of Orland Park.

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

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

**Nay:** 0

## ENGINEERING

### **2024-0458 An Ordinance Establishing a Truck Route Network throughout the Village**

As part of RFP #23-018 (Legistar 2023-0205), the Village contracted with Civiltech Engineering to determine which Village streets should be considered for a signed truck route network and whether the Village's current overweight and/or oversize (overdimension) permit fees are comparable to other Villages in the area. Village staff are in possession of the draft study from Civiltech.

Steve Pautsch of Civiltech Engineering presented their findings to the Committee of the Whole on June 17, 2024.

Most major roadways through the Village are owned and maintained by IDOT or Cook County (administered by Cook County Department of Transportation and Highways, CCDOTH) and do not have truck route signage.

Staff are proposing the truck route network presented to the Committee of the

Whole. The routes are generally listed below, with the jurisdiction of each roadway:

- Wolf Road: IDOT jurisdiction is from Southwest Highway to 143rd Street. CCDOTH jurisdiction is south of Southwest Highway and north of 143rd Street.
- La Grange Road: IDOT jurisdiction
- 159th Street: IDOT jurisdiction
- 143rd Street: IDOT jurisdiction is west of Southwest Highway. Village jurisdiction is east of Southwest Highway to Harlem Avenue.
- Harlem Avenue: IDOT jurisdiction
- 153rd Street from Wolf Road to West Avenue: CCDOTH jurisdiction
- Southwest Highway: IDOT has jurisdiction over the two segments of this roadway in the Village:
  - o Southwest of Will-Cook Road (Village limits) to Wolf Road, and
  - o From 143rd Street to 131st Street (Village limits)

The only Village street recommended to be signed as a truck route is 143rd Street east of Southwest Highway to Harlem Avenue.

I move to adopt Ordinance 5912, entitled: AN ORDINANCE CREATING A NEW TITLE 9 (TRAFFIC), CHAPTER 9 (TRAFFIC SCHEDULES), SECTION 9-9-17 (DESIGNATED TRUCK ROUTES) FROM THE ORLAND PARK VILLAGE CODE.

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

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

**Nay:** 0

**2024-0460 An Ordinance Amending Permit Fees for Overweight and/or Overdimension Vehicles**

As part of RFP #23-018 (Legistar 2023-0205), the Village contracted with Civiltech Engineering to determine which Village streets should be considered for a signed truck route network and whether the Village's current overweight and/or oversize (overdimension) permit fees are comparable to other Villages in the area. Village staff are in possession of the draft study from Civiltech.

Steve Pautsch of Civiltech Engineering presented their findings to the Committee of the Whole on June 17, 2024.

Currently, the Village's permits for oversize and overweight trucks based on the size and weight of the entire vehicle and whether a single trip, round trip, or multiple trips are desired.

Staff are recommending the fee structure proposed in the draft ordinance

attached. The proposed permit fee structure will require applicants to report the same information such as size, weight, and vehicle destination, but will now require the maximum vehicle weight per axle. "Maximum weight for any one axle" is an important addition to the proposed fee structure as damage to roadway pavement can be attributed to how a vehicle distributes its weight across the roadway. The proposed fee structure requires vehicles with higher maximum weight per axle to pay more in permit fees. Applicants will have to report on the maximum weight on any one axle to determine their permit fee.

Civiltech's study recommends the Village keep the current fine amounts, as they were found to be comparable to IDOT's fines.

Overweight and/or oversize permits are administered by the Police Department. Upon approval of this ordinance, the Police Department will coordinate fee structure changes with Oxcart, the online permit platform for overweight and/or oversize vehicle permits.

I move to adopt Ordinance 5913, entitled: AN ORDINANCE AMENDING TITLE 9 (TRAFFIC) CHAPTER 13 (FINES AND PERMITS FOR OVERWEIGHT/OVERDIMENSION VEHICLES) SECTION 9-13-2 OF THE ORLAND PARK VILLAGE CODE.

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

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

**Nay:** 0

#### **2024-0449 MWRD Ordinance Approving Amendments to an Intergovernmental Agreement**

The Watershed Management Ordinance (WMO) regulates development within Cook County and sanitary sewer construction within the service area of the Metropolitan Water Reclamation District of Greater Chicago (District). On May 2, 2024 the District's Board of Commissioners adopted an amendment to the WMO. As an Authorized Municipality under the District, the Village of Orland Park must adopt this amendment to be in compliance with the latest WMO requirements.

This amendment includes a new provision that will eliminate the requirement of a Jurisdictional Determination from the US Army Corps of Engineers for wetlands within 100 feet of a development.

Village staff recommend adopting the latest amended version of the WMO.

I move to adopt Ordinance 5914, entitled: ORDINANCE APPROVING AMENDMENTS TO AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THIS VILLAGE AND THE METROPOLITAN WATER RECLAMATION

DISTRICT OF GREATER CHICAGO ("MWRDGC") PROVIDING FOR THE AUTHORITY OF THE VILLAGE TO ADMINISTER THE WATERSHED MANAGEMENT ORDINANCE OF THE MWRDGC AND ADOPTION OF THE SAID WATERSHED MANAGEMENT ORDINANCE AMENDMENTS BY REFERENCE.

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

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

**Nay:** 0

## **RECREATION AND PARKS**

### **2024-0468 Rijal Wedding at Dr. Marsh Prairie Path**

Divya Rijal has submitted a Special Event permit request to host her wedding ceremony at the Dr. Marsh Prairie Path on August 16, 2025. This includes use of the gazebo and boardwalk (see attached).

Set up is anticipated to begin around 12 p.m., the ceremony would be around 4 p.m./5 p.m. and last up to an hour. Clean up would be done by 7 p.m.

Specific event logistics are still to be worked out. On-site parking would be limited to the wedding party and coordinator and would not exceed the 16 spaces at the site. Guests are expected to park at the reception venue and be shuttled to/from the site.

All event logistics will adhere to Village guidelines, be reviewed and approved by the Village in advance of the event. This includes, but is not limited to: participant parking/shuttle service, use of generators and amplification and event set-up logistics, Village permit and fees.

Up to 100 guests including the officiant, DJ, florist, coordinator(s) and photographer in attendance are expected.

President Pekau had a comment. (refer to audio)

I move to approve permitting Divya Rijal to host a wedding ceremony utilizing the Dr. Marsh Prairie Path and Gazebo on Saturday, August 16, 2025, from 12 p.m. to 7 p.m. contingent upon meeting all the Village's permitting requirements, payment of fees and inspections.

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

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

**Nay:** 0

## **2024-0469 Little Free Libraries**

In May 2024, the Board approved the Orland Park Public Library (OPPL) to install Little Free Libraries near the existing Story Walk by the Recreation Administration Building, Quintana Park and Cachey Park.

Little Free Library ([www.littlefreelibrary.org](http://www.littlefreelibrary.org)) is a nonprofit organization based in St. Paul, Minnesota. Their mission is to be a catalyst for building community, inspiring readers, and expanding book access for all through a global network of volunteer-led Little Free Library exchange boxes.

There are over 175,000 Libraries in 121 countries sharing over 400 million books.

The OPPL wishes to install a total of 5 Little Free Libraries in 2024. In addition to the three approved park sites, the OPPL seeks approval to install Little Free Libraries in Discovery and Breckenridge Parks.

The OPPL would purchase the Library boxes and installation materials, Village staff would perform the installation. The OPPL would maintain and update the boxes twice per month.

Trustee Healy had comments. (refer to audio)

President Pekau had comments. (refer to audio)

Trustee Milani had comments. (refer to audio)

I move to approve adding two Little Free Libraries on Village property including Discover and Breckenridge Parks, in locations agreed upon between the Village and the Orland Park Public Library.

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

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

**Nay:** 1 - Trustee Healy

**MAYOR****2024-0475 Employment Agreement of the Village Manager**

Trustee Milani had comments. (refer to audio)

President Pekau had comments. (refer to audio)

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

Village Attorney Dennis Walsh responded to Trustee Kampas. (refer to audio)

Trustee Healy had comments. (refer to audio)

I move to approve and authorize the Mayor to send the written notification in the Board packet to the Village Manager regarding the auto-renewal clause in the Village Manager's contract.

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

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

**Nay:** 0

**VILLAGE MANAGER****2024-0448 Agreement with Ottosen DiNolfo Hasenbalg and Castaldo, Ltd. for As-Needed Legal Services**

Staff is requesting approval to enter into an agreement with Ottosen DiNolfo Hasenbalg and Castaldo, Ltd. for as-needed labor related legal services.

I move to approve the agreement with Ottosen DiNolfo Hasenbalg and Castaldo, Ltd. for as-needed legal services;

AND

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

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

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

**Nay:** 0



**2024-0474 An Ordinance Amending Title 3, Chapter 1, Section 12 and Adding a New Title 3, Chapter 1, Section 13 of the Orland Park Village Code Regarding Use of the Veterans Building at 14671 West Avenue**

The Village of Orland Park has long been a strong supporter of Veterans' causes, dedicating Village resources to support both active duty services members and Veterans, through partnership with other groups as well as direct action. An extension of this will be the Veterans Center, which will be located on West Ave. In anticipation of having a dedicated space for use by both the Village and by various Veterans' Organizations, the Village is promulgating regulations for use so that resources can be allocated fairly. The Village already has license agreements with four (4) existing Veterans' Organizations: Veterans of Foreign Wars - Orland/Palos Post 2604 (chartered in 1936); The American Legion - Orland Park Post #111(chartered in 1919); Veterans Voices Military Group (established 2014); and The Disabled American Veterans Post #84 (DAV #84) (chartered in 1932). Initial usage will prioritize these existing partnerships as well as the Village's own needs. This Ordinance establishes regulations for future usage, building access, and storage.

President Pekau had comments. (refer to audio)

I move to adopt Ordinance 5915, entitled: AN ORDINANCE AMENDING TITLE 3, CHAPTER 1, SECTION 12 AND ADDING A NEW TITLE 3, CHAPTER 1, SECTION 13 OF THE ORLAND PARK VILLAGE CODE REGARDING USE OF THE VETERANS BUILDING AT 14671 WEST AVENUE.

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

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

**Nay:** 0

**BOARD COMMENTS**

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

**ADJOURNMENT: 7:57 PM**

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

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

**Nay:** 0

**2024-0496 Audio Recording for June 17, 2024, Board of Trustees Meeting**

**NO ACTION**

**/AS**

**APPROVED:**

Respectfully Submitted,

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

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**Alexandra Snodsmith, Deputy Village Clerk**