

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, March 2, 2020

6:00 PM

Village Hall

## Committee of the Whole

*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 6:00 P.M.

**Present:** 8 - President Pekau; Village Clerk Mehalek; Trustee Fenton; Trustee Dodge; Trustee Calandriello; Trustee Healy; Trustee Nelson Katsenes and Trustee Milani

## APPROVAL OF MINUTES

### 2020-0172 Approval of the February 17, 2020 Committee of the Whole Minutes

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of February 17, 2020.

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

**Aye:** 8 - President Pekau, Village Clerk Mehalek, Trustee Fenton, Trustee Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, and Trustee Milani

**Nay:** 0

## ITEMS FOR SEPARATE ACTION

### 2020-0170 Review Revised Ethics Policy and Discussion - Recommended Ordinance

The Ad hoc Committee was created for the purpose of drafting and recommending to the Board of Trustees an ordinance to establish ethical standards of conduct for Village Officials and providing a guide for conduct in Village matters and secondly to establish a process for a review of complaints of alleged violations of that ethics ordinance.

Members of the Ad hoc Committee:

- Carole Griffin Ruzich
- Kevin Scanlan
- Sean Kampas
- Ed Schussler
- Bill Healy - Chairperson

The Ad Hoc Ethics Committee has met several times and has worked with Klein, Thorpe, and Jenkins Ltd. to accomplish its charge. Toward that end, the Committee has prepared the draft ethics ordinance for the Board of Trustee's consideration. This item is now before the Committee of the Whole for review and has been placed on the agenda for further discussion and recommendation.

Trustee Healy had comments regarding this matter. (refer to audio file)

Board Member Sean Kampas had a presentation regarding this matter. (refer to audio file)

Mayor Pekau had a question regarding this matter. (refer to audio file)

Village Manager George Koczwara responded to Mayor Pekau's question. (refer to audio file)

Mayor Pekau had comments regarding this matter. (refer to audio file)

Trustee Dodge had questions regarding this matter. (refer to audio file)

Village Attorney Dennis Walsh responded to Trustee Dodge's questions. (refer to audio file)

Trustee Calandriello had questions and comments regarding this matter. (refer to audio file)

Mayor Pekau and Village Attorney Walsh responded to Trustee Calandriello's questions regarding this matter. (refer to audio file)

Trustee Dodge had comments regarding this matter. (refer to audio file)

Mayor Pekau had additional comments regarding this matter. (refer to audio file)

Trustee Milani had a comment regarding this matter. (refer to audio file)

I move to recommend to the Village Board to pass an Ordinance entitled: AN ORDINANCE AMENDING TITLE 1, CHAPTER 8 OF THE ORLAND PARK VILLAGE CODE (ETHICAL STANDARDS OF CONDUCT)

**RECOMMENDED FOR APPROVAL to the Board of Trustees**

**Aye:** 8 - President Pekau, Village Clerk Mehalek, Trustee Fenton, Trustee Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, and Trustee Milani

**Nay:** 0

**2020-0173 Trustee Initiative - Andrew Corporation Site Environmental Status**

Per a Trustee request, staff explored information that is publically available through the Illinois Environmental Protection Agency (IEPA) for the Andrew Corporation Property on 153rd Street. There is an extensive quantity of documentation available on-line. The current recorded No Further Remediation (NFR) letter (attached) includes the following conditions:

- \* Engineering barriers are required in two areas along the railroad tracks;
- \* There must be a groundwater use restriction on-site;
- \* Land use is restricted to industrial/commercial users;

- \* The NFR covers only the evaluation of Volatile Organic Compounds (VOC's), Polycyclic Aromatic Hydrocarbons (PNA's) and Resource Conservation and Recovery Act (RCRA) metals;
- \* There is a requirement for building control technologies for any structure built on the site (i.e. vapor intrusion control to interior building spaces);
- \* There is a requirement for a construction worker health and safety plan when working in certain areas of the site.

Andrew Corporation's environmental consultant also negotiated an Environmental Land Use Control agreement with the adjoining railroad track due to contamination migrating from the Andrews property onto the railroad property.

In 2015, the Village requested that the IEPA require Andrew Corporation to remediate the site to residential standards due to its current zoning; which permitted only residential type uses (see attached letter). The IEPA did not require such of Andrews Corporation; instead, issuing the NFR with the industrial/commercial land use restriction.

Also attached is a document which includes some pages from the Remedial Action Completion Report. The first 11 pages include the executive summary, introduction, and background.

In order to move the site to residential standards (which the IEPA also considers a "park" standard, based on other similar projects), a thorough evaluation of the historical documentation would need to be performed and additional investigation by a professional environmental engineering consultant would be required to verify current conditions.

Trustee Milani had comments regarding this matter. (refer to audio file)

Mayor Pekau had comments regarding this matter. (refer to audio file)

Trustee Calandriello had a question regarding this matter. (refer to audio file)

Mayor Pekau responded to Trustee Calandriello's question regarding this matter. (refer to audio file)

Trustee Dodge had comments regarding this matter. (refer to audio file)

Mayor Pekau responded to Trustee Dodge's comments regarding this matter. (refer to audio file)

Trustee Milani had a question regarding this matter. (refer to audio file)

Assistant Village Manager Greg Summers responded to Trustee Milani's question. (refer to audio file)

Trustee Dodge had additional comments regarding this matter. (refer to audio file)

Discussion Only

**This item was for discussion only. NO ACTION was required.**

**NON-SCHEDULED CITIZENS & VISITORS**

Michael W. Jentel addressed the committee regarding the 143rd Street Construction. (refer to audio file)

**ADJOURNMENT: 6:45 P.M.**

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

**Aye:** 8 - President Pekau, Village Clerk Mehalek, Trustee Fenton, Trustee Dodge, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, and Trustee Milani

**Nay:** 0

**2020-0213 Audio Recording for the March 2, 2020 Committee of the Whole Meeting**

**NO ACTION**

**/AB**

APPROVED: March 16, 2020

Respectfully Submitted,

/s/ John C. Mehalek

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**John C. Mehalek, Village Clerk**