

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, April 2, 2018

7:00 PM

Village Hall

## Board of Trustees

*Village President Keith Pekau  
Village Clerk John C. Mehalek  
Trustees, Kathleen M. Fenton, James V. Dodge, Jr., Patricia Gira,  
Carole Griffin Ruzich, Daniel T. Calandriello, and Michael F. Carroll*

**CALL TO ORDER/ROLL CALL**

The meeting was called to order at 7:04 PM.

**Present:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll and Village President Pekau

**VILLAGE CLERK'S OFFICE****2018-0237 Approval of the March 19, 2018 Regular Meeting Minutes**

The Minutes of the Regular Meeting of March 19, 2018, 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 19, 2018.

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

**Aye:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**2018-0231 Chicago White Sox Charities Inc.- Raffle License**

The Chicago White Sox Charities, Inc. is requesting a license to sell raffle tickets at the CJ Wilson Mazda car dealership in Orland Park, 8910 West 159th Street from April 3, 2018, through August 31, 2018.

The purpose of this raffle is to help benefit the many charities that the White Sox Charities support. The drawing will be at 1:00 PM on Thursday, September 6, 2018, at Guaranteed Rate Field, formally known as US Cellular Field.

I move to approve issuing a raffle license to the Chicago White Sox Charities, Inc. to sell raffle tickets at the CJ Wilson Mazda car dealership in Orland Park, 8910 West 159th Street from April 3, 2018, through August 31, 2018.

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

**Aye:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS****2018-0206 Honoring the Orland Junior High School 6th and 7th Grade Girls' Volleyball Team**

President Pekau and The Village Board presented each athlete with an award for coming in first place in the SWIC Conference Tournament. This is the first team from Orland Junior High to win the tournament since it began in 1975.

**This was a presentation, NO ACTION was required.**

**2018-0217 Earth Day - April 22, 2018 and Arbor Day - April 27, 2018**

President Pekau proclaimed April 22, 2018, as Earth Day and April 27, 2018, as Arbor Day in the Village of Orland Park.

**This was a proclamation, NO ACTION was required.**

**2018-0208 Museum Development & Advisory Commission - Appointment**

President Pekau appointed Susan Jamrose to the Museum Development & Advisory Commission.

I move to advice and consent the appointment of Susan Jamrose to the Museum Development & Advisory Commission.

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

**Aye:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**2018-0244 The Technology Commission - Appointment**

President Pekau appointed Sean Kampas to the Technology Commission.

I move to advice and consent the appointment of Sean Kampas to the Technology Commission.

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

**Aye:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**2018-0204 The Plan Commission - Appointment**

President Pekau appointed Patrick Zomparelli to the Plan Commission.

Patrick Zomparelli will replace Louis G. Stephens who has resigned from the position.

I move to advice and consent the appointment of Patrick Zomparelli to the Plan Commission.

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

**Aye:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**2018-0205 The Plan Commission - Chairman Appointment**

Discussion took place on Ed Schussler being appointed as Chairman of the Plan Commission.

Trustee Ruzich made the motion in order for discussion to take place on this item.

Trustee Fenton commented. (refer to audio file)

Trustee Carroll commented. (refer to audio file)

Trustee Gira commented. (refer to audio file)

Trustee Ruzich commented and made a suggestion. (refer to audio file)

Trustee Dodge commented. (refer to audio file)

Trustee Calandriello commented. (refer to audio file)

President Pekau commented. (refer to audio file)

Trustee Gira commented. (refer to audio file)

President Pekau replied. (refer to audio file)

I move to advice and consent the appointment of Ed Schussler as the Chairman of the Plan Commission.

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

**Aye:** 1 - Village President Pekau

**Nay:** 6 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Trustee Carroll

## **CONSENT AGENDA**

### **Passed the Consent Agenda**

**A motion was made by Trustee Carroll, seconded by Trustee Dodge, 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 Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

#### **2018-0209 Payroll for March 23, 2018 - 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 23, 2018, in the amount of \$1,082,249.24.

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

#### **2018-0210 Accounts Payable from March 20, 2018 through April 2, 2018 - 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 20, 2018, through April 2, 2018, in the amount of \$1,974,146.94.

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

#### **2018-0184 Implementation of Sportsplex and Village Hall Campus Milestone/AXIS (software/hardware) IP Camera and Server Replacement/Upgrades - Approval**

In 2017, the analog camera system at the Sportsplex failed, and it was determined not to replace the system with like equipment, as there is an initiative to move all hardware and software to an enterprise Milestone/Axis design and configuration. This allows for centralized management, record retention per the Ill State Records

Act 5 ILCS 160/, as well as increased real-time security monitoring and mobile viewing availability to staff on an as-needed basis.

As part of this request for the Sportsplex hardware, there is an additional server to be added at the Village Hall data center for back-up, as well as, future camera growth at the Village Hall campus (Village Hall, Civic Center, FLC, and Rec Admin). Purchases are via CDW-G under the National IPA contract pricing.

I move to approve the request for the implementation of the Milestone/Axis IP camera system upgrade for the Sportsplex and additional hardware for the Village Hall campus to allow for video back-up recordings and future growth for the Village Hall campus IP camera and security.

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

#### **2018-0190 Asphalt Roadway Crack Sealing - 2018-2020 Bid Award**

An invitation to bid for asphalt roadway crack sealing was hosted on bidnetdirect.com from February 20, 2018, to March 6, 2018. The bid requested unit pricing to be submitted for a three year period from 2018 to 2020. Nine organizations, seven local to IL and two out of state (Ohio and California), downloaded the bid documents. Two bids were formally submitted to the Village Clerk's Office and opened on March 6, 2018, at 11:00 a.m.

The Village received unit price bids from Patriot Pavement Maintenance of Des Plaines, IL and Blackout Sealcoating, Inc. of Bridgeview, Illinois. Patriot Pavement Maintenance, the low bidder, has performed the same asphalt roadway crack sealing services for the Village since 2014 with good results. Based on their bid pricing and past performance, it is staff's recommendation to accept the bid from Patriot Pavement Maintenance.

I move to approve accepting the bid from Patriot Pavement Maintenance of Des Plaines, Illinois for calendar years 2018, 2019 and 2020, for an amount not to exceed \$100,000.00 for fiscal year 2018; and an amount not to exceed the Board approved funding for fiscal years 2019 and 2020.

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

#### **2018-0186 Bulk Material Purchase, Concrete - Proposal**

Public Works crews repair deteriorated concrete curbs and sidewalk each year. Crews also repair concrete removed from various underground utility excavations. In order to obtain competitive pricing for the purchase of ready-mix concrete, staff solicits concrete suppliers prior to the start of the construction season. In addition to prices and fees, suppliers are asked to provide information regarding delivery hours, scheduling, short (small) loads, wait time, and any related charges.

For almost all concrete repair work completed by Public Works, 4000 PSI Concrete mix is utilized. Price quotes were submitted from four local suppliers.

Ozinga Ready Mix Concrete, Inc. of Mokena, Illinois submitted a price of \$123.00 per cubic yard; VCNA Prairie of Bridgeview, Illinois submitted a price of \$121.00 per cubic yard; Welsch Ready Mix of Oak Forest, Illinois submitted a price of \$167.00 per cubic yard; and Wille Brothers Company of Oak Forest, Illinois submitted a price of \$119.50 per cubic yard.

In addition to the lowest submitted cost, Wille Brothers Company provides the benefit of delivering all concrete in front discharge mixer trucks. This type of delivery requires the driver to control the chute, hydraulically directing material where needed and at a flow rate the crew can manage. This effectively eliminates the need for a "chute man", freeing up one crew member for alternate duty.

Based on the submitted pricing, it is staff's recommendation that the proposal submitted by Wille Brothers Company of Oak Forest, Illinois be accepted for the purchase of bulk concrete to be used for various concrete repairs in 2018. Funding for the purchase of bulk concrete is divided between three accounts for a total amount of \$25,000.

I move to approve waiving the bid process;

And

Approve the proposal from Wille Brothers Company of Oak Forest, Illinois for bulk Ready Mix Concrete for FY2018 for a cost not to exceed the total Board approved budgeted amount.

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

**2018-0191 Main Pump Station Motor Control Center Replacement Proposal - Greeley and Hansen Engineering of Chicago**

Constructed and in service since 1985, the Village of Orland Park (Village) Main Pumping Station provides the only source of potable water for the Village's water distribution system. In 2016, to plan for future improvements, the Village solicited Greeley and Hansen Engineering of Chicago, Illinois, the firm that originally designed and oversaw construction of the Main Pumping Station to complete an evaluation of the facility. Greeley and Hansen have been involved with several major improvement projects with our Main Pumping Station and have the most intricate knowledge of the facility. The report identified the replacement of the station's Motor Control Center (MCC). The MCC is responsible for controlling and distributing power to pumps and equipment throughout the facility. The majority of the electrical equipment is original to the facility. Over the past few years, the electrical system has become harder to maintain as components become obsolete and spare parts more difficult and expensive to obtain. Numerous customized modifications over the years have resulted in inconsistencies with shop drawings making troubleshooting both labor intensive and dangerous. Several failed attempts to repair the automatic transfer of emergency power between ComEd and standby generator has been costly and still requires human interaction when

primary power is lost. The MCC Replacement Project will implement the improvements identified in the Report to improve electrical system reliability, efficiency, safety, and mitigate difficulties associated with the aging electrical equipment.

The Village requested and received a proposal from Greeley and Hansen of Chicago, Illinois for Phase 1, 2 and 3 engineering of the MCC Replacement Project in the amount of \$238,000.00. Due to the critical operation of the station to provide a safe and consistent water supply for the Village, Public Works will work with Greeley and Hansen to complete Phase 1 and 2 engineering by October 2018. Depending on the availability of funds, the project will be bid for approval in early 2019. Installation would follow during the winter season of 2019 and 2020 as a result of long construction lead times to manufacture the MCC and when water consumption is at the lowest.

Recognizing the complexity of this project, staff recommends that the balance of the budgeted \$250,000 (\$12,000) be used for contingency.

I move to approve accepting the proposal from Greeley and Hansen of Chicago, Illinois for Main Pump Station MCC replacement in an amount of \$238,000 plus \$12,000 contingency.

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

**2018-0192 Consulting Engineering Services for Saint Michael's Parking Lot 48" CMP Replacement - Proposal Christopher B. Burke Engineering Ltd.**

A 48" corrugated metal pipe (CMP) was installed more than fifty years ago to convert an open ditch to useful land and eventually a parking lot for Saint Michael's School. This pipe has severely deteriorated over time and is in need of replacement.

Upstream from Saint Michaels are the areas of Old Orland and Tuckaway, areas that have been problematic for flooding and were part of an original flood study for the Westwood Drainage Improvement engineered by Christopher B. Burke Engineering Ltd. (CBBEL) of Rosemont, Illinois.

Prior to replacement of the CMP, staff reached out to CBBEL for a proposal to evaluate the sufficiency of the 48" pipe size and evaluate various alternatives to reduce future flooding of the upstream area including the area of 144th Street and Irving Avenue intersection.

CBBEL submitted a proposal in an amount not to exceed \$78,416 to perform Hydrologic & Hydraulic Modeling and Phase 2 engineering services.

I move to approve accepting the proposal from Christopher B. Burke Ltd. of Rosemont, Illinois for Saint Michael's Parking Lot 48" CMP Replacement Engineering Services for an amount not to exceed \$78,416.



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

**2018-0193 Stormwater Easement 13835 84th Avenue - Ordinance**

As part of the Parkview Stage 2 Storm Water Improvement Project to address backyard drainage issues in the Villa D'Este, Caro Vista and Quintana subdivisions, easements were needed for the installation of required piping.

One permanent easement has been finalized with the property owners (Chmielewski) of 13835 84th Avenue. Acquisition of the easement requires an ordinance to be enacted. The total Village cost for the permanent easement is \$2,000.00.

I move to pass Ordinance Number 5284, entitled: AN ORDINANCE AUTHORIZING ACCEPTANCE AND EXECUTION OF GRANT OF PUBLIC UTILITY AND DRAINAGE EASEMENT AND PAYMENT OF COMPENSATION THEREFOR (VILLA D'ESTE STORMWATER PROJECT).

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

**2018-0200 Fairway Stage 1 Roadway Improvement Project Following Storm Water and Water Main Improvement - GMP Proposal**

Started in 2017, the Burke, LLC design/build Fairway Estates Stage1 (Maycliff South Stage 2) storm water and water main improvement Guaranteed Maximum Price (GMP) project is 90% complete. Punch list and restoration items are expected to be 100% complete by May 1st. This project included water main replacement, storm sewer pipe additions and larger storm water conveyance piping leading out of the Schussler Park pond in Fairway Estates. Still pending completion are minor storm sewer laterals, storm sewer lining, some restoration and punch list items. The 2017 project limits are shown upon the attached exhibit for reference in Legistar.

The Village also plans to implement roadway improvements throughout the project area to complete the project. In September 2017, staff's report to the Public Works Committee and Village Board of Trustees noted "at this time, roadway improvements are not a part of the proposed GMP. Roadway improvements will be programmed for 2018 either as an amendment to this GMP or as a part of the Neighborhood Road Improvement Program." In late January 2018, Burke, LLC provided Village staff with detailed plans, quantities and a written proposal in the amount of \$668,800.00 for the road improvements. Staff has reviewed this proposal in detail against typical estimated costs used to bid the annual neighborhood road improvement program (RIP).

For comparison purposes, if the Village was to incorporate this Fairway Stage 1 roadway rehab area into the forthcoming 2018 RIP project, staff estimates the cost would be \$605,000.00, not including construction administration & oversight via the Village's road improvement consultant, Baxter & Woodman. The additional cost for

Baxter & Woodman's services results in a total cost that staff believes is basically equal to the \$668,800.00 Burke, LLC proposal. An additional benefit and added value in continuing to completion with Burke, LLC oversight is past project understanding and resident familiarity. The continuation of the project with Burke, LLC's oversight carries forward their history of the project to best address the remaining repair work needed to fully rehabilitate the streets, parkways and sidewalks.

I move to approve waiving the bid process;

And

Approve the proposal from Burke, LLC of Rosemont, Illinois for a Guaranteed Maximum Price (GMP) of \$668,800.00 for the Fairway Stage 1 Roadway Improvement Project.

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

**2017-0485 PDQ Restaurant, Lot 3 of 15610 LaGrange Retail Development (LFI) - Special Use Permit - Ordinance**

On November 6, 2017, the Village Board approved a Site Plan, Special Use Permit with modifications, and Landscape Plan, located at 15610 LaGrange Road, which allows for the construction of a new 3,500 square foot restaurant on a new 35,623 square foot lot (lot 3) within the 15610 LaGrange Retail Development (LFI) Planned Unit Development, and is subject to conditions as stated in the ordinance.

I move to pass Ordinance Number 5285, entitled: ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE FOR PLANNED DEVELOPMENT LAGRANGE RETAIL DEVELOPMENT (PDQ RESTAURANT - 15610 LAGRANGE ROAD).

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

**2017-0914 Andy's Frozen Custard 14555 LaGrange Road**

The petitioner proposes to demolish the existing restaurant and construct a 2,131 SF Andy's Frozen Custard restaurant with a drive-through. The petitioner is seeking a special use permit approval for a restaurant with a drive-through.

Aside from the proposed demolition of the existing structure, the configuration of the site will remain generally the same. The previous restaurant at this site had a drive-through but the operations of the proposed restaurant are slightly different. Andy's Frozen custard does not have any internal seating. Customers place their orders in the drive-through lane or at the walk-up service window.

The following modifications are being requested as part of this petition:

- Drive aisle in between the building and the street
- Increase in the number of parking spaces from 21 to 49.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Code and policies for this area.

I move to approve a special use permit for a restaurant with a drive through with modifications to allow a drive aisle in between the building and the street and increase the number of parking spaces from 21 to 49, a preliminary site plan, a preliminary landscape plan and elevations as fully referenced below.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated February 13, 2018;

And

I move approve a special use permit for a restaurant with a drive through with modifications to allow a drive aisle in between the building and the street and increase the number of parking spaces from 21 to 49, as depicted on the preliminary site plan titled, "Preliminary Site Plan," prepared by Intech Consultants, Inc. dated February 16, 2017.

And

I move to approve the preliminary site plan titled "Preliminary Site Plan," created by Intech Consultants, Inc. and dated February 16, 2017, subject to the following conditions:

- 1) Meet all final engineering and building code related items;

And

I move to approve the preliminary landscape plan titled, "Landscape Plan," prepared by Design Perspectives Inc. as shown on pages LP-100, LP-500 and TP-100 and dated March 10, 2017 subject to the following conditions:

- 1) Submit a final landscape plan, which must reference the final grading and site plans, in coordination with the final engineering submittal.

And

I move to approve the Elevations titled "Preliminary Elevations," on Sheet No. A200 prepared by Craig A. Schneider, AIA, and dated January 31, 2018, subject to the following conditions.

- 1) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline; and

- 2) All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness; and
- 3) Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

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

**2018-0201 2018 Holiday Lighting Installation - HC Lights**

For the 2017 holiday season, the Village utilized HC Lights to install, remove and store the new holiday décor, as well as, for the tree wrapping throughout the community. The cost for the 2018 season is estimated at \$120,827.27.

However, this cost can be reduced by removing the exclusivity on the gold ribbon tree for other States (will remain for Illinois); having Parks & Grounds install the 143rd Street lighted décor median; the two lighted grapevines along LaGrange Road, and the gold chandelier in the Crescent Park. Additionally, if the Village pays for the 2018 season now, the Village will receive an additional 10% discount.

All of these items combined will result in an actual savings of \$14,582.73.

I move to approve the payment to HC lights for the 2018 holiday season lighting renewal in the amount of \$106,244.54, as outlined above.

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

**2016-0656 Orland Park Nature Center- Rezone, Site Plan and Variances - Ordinance**

On April 3, 2017, the Village Board approved a rezoning site plan and variances for the Orland Park Nature Center located at 13951 Lagrange Road, which allows for site improvements to the Nature Center site and is subject to conditions as stated in the ordinance.

I move to pass Ordinance Number 5286, entitled: ORDINANCE GRANTING VARIANCES - (Orland Park Nature Center - 13951-13961 LaGrange Road).

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

**2018-0173 Appearance Improvement Grant (AIG) - Adjustment to Maximum Grant Amount**

In 1998, the Village Board approved the first non-residential façade improvement program known as the Old Orland Façade Improvement Program. The Old Orland Façade Improvement Program was primarily intended to address the appearance of historic non-residential buildings in Old Orland along 143rd Street. This was done in anticipation of an eventual 143rd Street widening, a new planned downtown area and a new Metra Commuter station (today's 143rd Street Station). By 2006, the Old Orland Façade Improvement Program had expanded its scope to include all contributing structures in the Old Orland Historic District.

In 2009, the program was revised to include additional buildings along 143rd Street between West Avenue and La Grange Road in order to address all of the commercial buildings (historic and non-historic alike) across from the downtown area. The program was renamed as the Commercial Façade Improvement Program and included additional eligible improvements and an explanation of the process. The Commercial Façade Improvement Program remained unfunded, however, between 2010 and the end of 2012.

In late 2012, the Village Board renewed the Façade Improvement Program and allocated \$50,000 to it for FY2013. The Board also directed the program to be available Village-wide rather than be limited to 143rd Street. For the first time a façade improvement program became available to all commercial properties in the Village. In 2014, the program was amended to include waiving building permit fees for projects that are awarded the grant.

Since 2013, the program has allocated over \$157,000 for ten (10) projects which collectively amounted to a total project cost of over \$814,000. The program provided one (1) grant in 2013, zero (0) grants in 2014, one (1) grant in 2015, four (4) grants in 2016, and four (4) grants in 2017. The average AIG award per project is \$15,782.32 and the average total project cost is \$81,459.40. On average, AIG funds awarded for the project cover 37.14% of the total project cost.

Staff proposes adjusting the maximum grant amount from \$20,000 to \$50,000 per project to support more substantial improvement projects on commercial and landmark properties. While the current grant structure has allowed several projects to obtain 50% funding (meaning the project was \$40,000 or less in total cost), there were three (3) substantial projects that the AIG funded between 8.4% and 29% of the total project cost due to the maximum grant amount of \$20,000. These more substantial projects ranged in total cost from \$68,000 to \$350,000.

If the maximum grant amount is increased to \$50,000 then more substantial improvement projects may be generated and the Village may essentially “get more bang for our buck” since larger projects typically have a greater impact on a property overall. Additionally, Staff received feedback in the past indicating that \$20,000 was often not enticing enough to spur significant improvements to properties when the total project cost exceeded \$40,000.

As proposed, the AIG program will retain the 50% matching funds policy in addition to setting the maximum grant to \$50,000, which means the Village could see more substantial projects with project costs over \$100,000. The program packet will include the following language: “The AIG program will match 50% of the cost of the eligible expenses up to a maximum of \$50,000 per project unless otherwise approved by the Board of Trustees.”

I move to approve an adjustment to the Appearance Improvement Grant (AIG) program to allow the maximum grant amount to be increased from \$20,000 to

\$50,000 per project.

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

**2017-0772 Smith Crossing - Phase 3 Expansion**

The petition proposes to construct a new 45,191 square foot, two-story, forty-six (46) unit short-term rehabilitation facility on the west side of the existing Smith Crossing campus. This project represents the third phase of the Smith Crossing development.

Proposed changes to the existing site plan include: a building footprint connected to the existing buildings, the re-routing of Emilie Lane to connect at two (2) points with 183rd Street and the closing of vehicular access from Emilie Lane to Orland Parkway, the limiting of the left turn lane on Orland Parkway into Emilie Lane to emergency vehicles only, the expansion of the internal road and sidewalk system, the addition of an emergency vehicle access lane with swing gates along the south side of the building expansion, the addition of a new parking lot and sixty (60) parking spaces, and the creation of two (2) new stormwater detention basins.

The petitioner requests the following modifications:

1. A reduction of the setback between detention basins and development from 25' to approximately 20';
2. The location of a parking lot and trash enclosure within the setback area between the building facade and the street.

The original motion included the following conditions:

1. Provide a 30' wide easement along the extent of the east property line for the possible future extension of 104th Avenue between 183rd Street and Orland Parkway;
2. Extend the existing grass median into the left turn lane from Orland Parkway to Emilie Lane limiting left turns to emergency vehicles only;
3. Provide a "grasscrete" or similar material in place of the proposed asphalt emergency access drive-aisle between Orland Parkway and the proposed building expansion;
4. Provide all additional signage necessary to aid visitors with wayfinding;
5. Submit a sign permit for all proposed signage;
6. Meet all final engineering requirements;
7. Submit a Plat of Subdivision to the Village for review, approval and recording;
8. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;
9. Meet all building code requirements;
10. Submit a final landscape plan and all required supporting documentation in coordination with final engineering submittal.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

I move to approve the preliminary site plan, elevations, preliminary landscape plan and special use permit amendment for Smith Crossing located at 10501 Emilie Lane as recommended at the March 19, 2018, Development Services, Planning and Engineering Committee meeting and as indicated in the below fully referenced motion.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to approve the preliminary site plan as shown on "Overall Site Plan", prepared by Kimley Horn and Associates, dated 9/29/17, last revised 02/13/2018, sheet EX-1, subject to the following conditions:

1. Extend the existing grass median into the left turn lane from Orland Parkway to Emilie Lane limiting left turns to emergency vehicles only;
2. Provide a "grasscrete" or similar material in place of the proposed asphalt emergency access drive-aisle between Orland Parkway and the proposed building expansion;
3. Provide all additional signage necessary to aid visitors with wayfinding;
4. Submit a sign permit for all proposed signage;
5. Meet all final engineering requirements;

And

Approve the elevation drawings titled "Smith Crossing Rehab", Sheets E1, E2, E3 and G230, prepared by AG Architecture, dated 12/20/2017, subject to the following conditions:

1. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively;
2. Meet all building code requirements;

And

Approve the preliminary landscape plan titled "Preliminary Landscape Plan", prepared by Kimley Horn and Associates, dated 09/29/2017, last revised 11/24/2017, sheets L2.0 and L2.1, subject to the following condition:

1. Submit a final landscape plan and all required supporting documentation in

coordination with final engineering submittal;

And

Approve a Special Use Permit amendment for Smith Crossing, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. A reduction of the setback between detention basins and development from 25' to approximately 20';
2. The location of a parking lot and trash enclosure within the setback area between the building facade and the street.

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

## **PUBLIC WORKS**

### **2018-0246 Remediation of Vacant Commercial Space at Main Street Triangle Parking Structure - Proposal**

The parking structure at 9650 143rd Street was constructed as part of the downtown area in conjunction with the University of Chicago Medical Center. The parking deck structure was initially placed into service on November 15, 2015. The building includes an area for future commercial/retail space on the northeast corner. The commercial/retail space is an unimproved shell with a stone floor, exposed ceiling (roof deck), concrete and masonry walls and plywood covered window openings. The space lacks electricity, lighting and ventilation. Water and sanitary sewer services are stubbed into the space for future plumbing. The space was left unimproved to provide the most flexibility to any prospective tenant. Installation of any of the typical amenities would have been at a significant extra cost and potentially would not have met the needs of the tenant. Standard cellulose (paper) based fire protectant was applied to all steel components per Village code. The application was made to the roof underdeck, trusses beams and columns.

As an unoccupied and unimproved space there was no known reason to conduct regular inspections or expect issues to arise. In Fall of 2017, Building Maintenance staff received a smoke alarm fault signal that was traced to the space. The smoke alarm was determined to have failed due to high humidity. Upon entering the area, a growth was observed on the cellulose fire retardant. Staff contacted industrial hygienists to find the appropriate firm with expertise in dealing with the type of conditions encountered. These unexpected issues, that staff could not have foreseen, were also confirmed by the industrial hygienist consultant. Proposals were obtained from three firms between October and December 2017. The decision was made to move forward with the Weaver



Consulting Group (Weaver) as the selected consultant in December, 2017. After working through contractual issues a kick-off meeting was held in February, 2018.

Based on the consultant's review of the space, the cellulose fire protectant provided a perfect food source, coupled with high humidity from a lack of ventilation and light, for the unexpected growth to occur. Less problematic issues were also observed on the concrete columns and stone floor. Removal of the food source (cellulose fire protectant) has been established as the first step needed in remediating the problem. Additional steps recommended by Weaver to reduce the possibility of future growth include adding ventilation, dehumidification and removing the existing plywood from the window openings. Staff is currently engaging the original building design firm, Kimley-Horn, to provide input on adding ventilation. Also being explored by staff is the installation of a concrete floor to minimize moisture from the ground. Village code does require the fire protectant; therefore this will need to be reapplied in the future, during the tenant buildout stage.

Weaver Consulting Group was asked to prepare specifications and request proposals from experienced contractors for the remediation work. Village staff and Weaver Consulting Group met with three potential contractors at a required pre-proposal meeting at the site on March 9, 2018. Proposals were received from Holian Industries, The Luse Companies and Cove Remediation on March 13th. The proposals ranged from \$215,000 to \$295,000. The proposals were reviewed and discussed by staff and Weaver Consulting Group. As a result of the discussion and review of the specifications and requirements of the remediation, staff requested Weaver Consulting Group to revise the specifications for the base price and to include three alternate add/deduct remediation items.

Weaver Consulting contacted the three contractors and requested new proposals based on the revised specifications. All three contractors submitted revised proposals. Base bid prices range from \$194,000 up to \$278,000 and extended total prices with all alternates ranging from \$197,000 to \$300,600. Cove Remediation, LLC of Alsip, IL submitted the lowest base price for remediation at \$194,000 and the lowest total including the alternates at \$197,000. Staff is recommending not to include the deduction of the floor polyethylene sheeting for a total of \$201,000 plus a \$20,000 contingency for a total of \$221,000.

Staff has worked with Cove Remediation on previous projects and has been satisfied with their work.

This agenda item is going directly to the Board of Trustees.

Trustee Dodge had a question. (refer to audio)

Village Manager La Margo answered his question. (refer to audio)

Director of Public Works John Ingram commented. (refer to audio)

President Pekau commented/questioned. (refer to audio)

Director of Public Works answered/commented. (refer to audio)

I move to approve waiving the bid process;

And

Approve accepting the proposal from Cove Remediation, LLC of Alsip, Illinois for the Village of Orland Park - Parking Structure Retail Space Remediation in an amount not-to-exceed \$221,000 (\$201,000 plus \$20,000 contingency).

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

**Aye:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

## **MAYOR'S REPORT**

### **2018-0238 Amending Village Code/Commissions - Ordinance**

In reviewing the Village commissions, the Mayor and Board of Trustees decided to allow one (1) of the members of said board to be a resident of unincorporated Orland Township.

She was a very active member of the Public Arts Commission and we appreciate her service. We look forward to her continued support on the Recreation Advisory Board/Public Arts Subcommittee.

Trustee Ruzich had a question. (refer to audio file)

President Pekau answered. (refer to audio file)

I move to pass Ordinance Number 5287, entitled: AN ORDINANCE AMENDING CHAPTER 5 OF TITLE 2 (RECREATION ADVISORY BOARD).

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

**Aye:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**2018-0235 The Recreation Advisory Board - Appointments**

President Pekau appointed Laimdota Ansmits, John Lawler and Carrie Carlson to the Recreation Advisory Board.

Laimdota Ansmits and Carrie Carlson have been serving on the Public Arts Commission.

I move to advice and consent the appointment of Laimdota Ansmits, John Lawler and Carrie Carlson to the Recreation Advisory Board.

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

**Aye:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**2018-0236 The Recreation Advisory Board/Public Arts Subcommittee - Appointments**

President Pekau appointed Laimdota Ansmits, John Lawler and Carrie Carlson to the Recreation Advisory Board/Public Arts Subcommittee.

I move to advice and consent the appointment of Laimdota Ansmits, John Lawler and Carrie Carlson to the Recreation Advisory Board/Public Arts Subcommittee.

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

**Aye:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**NON-SCHEDULED CITIZENS & VISITORS**

Daniel Chiasito spoke before the Board about road safety on La Grange Road and trucks. (refer to audio file)

Mary Ann Malin distributed to the Board some articles and spoke to the Board regarding reconsidering the AMC Theatre being built in Orland Park. (refer to audio file)

**BOARD COMMENTS**

Trustee Calandriello, Trustee Carroll, Trustee Dodge, and President Pekau had Board comments. (refer to audio file)

**ADJOURNMENT - 7:50 PM**

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

**Aye:** 7 - Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau

**Nay:** 0

**2018-0252 Audio Recording for April 2, 2018 Board of Trustee Meetings**

**NO ACTION**

**/nm**

APPROVED: April 16, 2018

Respectfully Submitted,

/s/ John C. Mehalek

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**John C. Mehalek, Village Clerk**