

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, April 1, 2019

7:00 PM

Village Hall

## Board of Trustees

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

**CALL TO ORDER/ROLL CALL**

The meeting was called to order at 7:02 P.M.

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

**VILLAGE CLERK'S OFFICE****2019-0218 Approval of the March 18, 2019 Regular Meeting Minutes**

The Minutes of the Regular Meeting of March 18, 2019, were previously distributed to the members of the Board of Trustees. President Pekau asked if there were any corrections or additions to be made to said Minutes. There being no corrections or additions,

I move to approve the minutes of the Board of Trustees Meeting of March 18, 2019.

**A motion was made by Trustee Fenton, 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

**2019-0231 Orland Park Chamber of Commerce - Raffle License**

The Orland Park Chamber of Commerce is requesting a license to conduct a raffle at their Annual Golf Outing that will take place on June 20, 2019, at Silver Lake Country Club. Funds raised will go to the Orland Park Area Chamber of Commerce.

I move to approve issuing a raffle license to the Orland Park Chamber of Commerce to conduct a raffle at their Annual Golf Outing on Thursday, June 20, 2019, at Silver Lake Country Club.

**A motion was made by Trustee Gira, 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

**2019-0232 The National Multiple Sclerosis Society - Raffle License**

The National Multiple Sclerosis Society is requesting a license to conduct a raffle at their Annual walk that will take place on Sunday, May 5, 2019, at Centennial Park. Funds raised will go to support programs, services, and research for the MS Society.

I move to approve issuing a raffle license to The National Multiple Sclerosis Society to conduct a raffle during their event on Sunday, May 5, 2019, at Centennial Park.

**A motion was made by Trustee Griffin Ruzich, 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

**CONSENT AGENDA****Passed the Consent Agenda**

**A motion was made by Trustee Calandriello, seconded by Trustee Carroll, 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

**2019-0233 Payroll for March 22, 2019 - Approval**

The lists of Payroll having been submitted to the Board of Trustees for approval and the lists having been determined by the Board of Trustees to be in order and having been approved by the various Department Heads,

I move to approve the Bi-Weekly Payroll for March 22, 2019 in the amount of \$1,084,803.35.

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

**2019-0234 Accounts Payable from March 19, 2019, through April 1, 2019 - Approval**

The lists of Accounts Payable having been submitted to the Board of Trustees for approval and the lists having been determined by the Board of Trustees to be in order and having been approved by the various Department Heads,

I move to approve the Accounts Payable from March 19, 2019, through April 1, 2019, in the amount of \$2,536,967.07.

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

**2019-0188 Sanitary Sewer Cleaning and Televising 2019-2020 - Bid Award**

The Metropolitan Water Reclamation District of Greater Chicago (MWRD) passed the Watershed Management Ordinance (WMO) and an amendment that requires sanitary sewer systems that discharge into the MWRD to implement measures to reduce excessive Infiltration and Inflow (I&I) from entering MWRD's sanitary sewer treatment system.

In November of 2015, the Village Board approved the sanitary sewer consultant, RJN, Inc., to assist the Public Works Department in meeting the various compliance requirements articulated in MWRD's WMO. The WMO mandates that the village perform a sewer system condition assessment for excessive infiltration & inflow. The optimal solution to perform this task is by televising and cleaning the sanitary sewer pipes and manholes. Utility Division staff had performed the cleaning function in the years prior to 2016. The last three years (2016 - 2018), the Utility Division utilized a contractor to perform the necessary cleaning in conjunction with televising.

Village staff, with input from RJN, has identified high priority areas of the sanitary sewer system to perform both cleaning and televising. RJN worked with staff to develop specifications, cost estimates and other bid documents for the 2018 through 2020 project. This project went out to bid in 2018 for a three year contract. Due to performance related issues the contract was canceled after one year. RJN and staff developed a bid for the remaining 2 years (2019 - 2020).

An Invitation to Bid for the 2019 and 2020 Sanitary Sewer Cleaning & Televising Program work was published on BidNet Direct from February 1st through February 22nd, 2019. The details of the request are as follows: a two year contract for light cleaning and televising, heavy cleaning, root cutting and field marking location defects.

Through BidNet, 323 entities viewed the solicitation. Four (4) vendors were sent a courtesy email. Sixteen (16) vendors downloaded at least one of the bid documents. Four (4) vendors downloaded all documents. Four (4) bids were submitted for consideration. Bids were opened publicly and evaluated for completeness by the Clerk's Office at 11:00 a.m. on Friday, February 22nd, 2019

(Bid Tabulation and Responsiveness Check sheets attached).

Village staff and RJN Group reviewed the bid submittals. SewerTech of Illinois, LLC was determined to be the lowest responsible qualified bidder for the 2019 and 2020 Sanitary Sewer Cleaning and Televising Program with a submitted project cost for 2019 of \$97,926.20 and \$93,630.11 for 2020. Village staff along with RJN Group reviewed references submitted by SewerTech of Illinois and found them satisfactory. Therefore, it is staff's and RJN Group's recommendation (letter attached) that SewerTech of Illinois, LLC of Schaumburg, Illinois be awarded the 2019 and 2020 Sanitary Sewer Cleaning and Televising Program project in the amount of \$97,926.20, plus a \$12,073.80 contingency for a total cost of \$110,000.00 for the work to be performed in 2019. Contingency is being requested for possible additional heavy cleaning, root cutting, and/or buried manhole locates.

I move to approve accepting the bid for the 2019 and 2020 Sanitary Sewer Cleaning and Televising Program from SewerTech of Illinois, LLC of Schaumburg, Illinois for an amount not to exceed \$97,926.20 plus \$12,073.80 for a total of \$110,000.00 for work to be performed in 2019 and the Board approved budgeted amount in 2020.

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

#### **2019-0184 2019 Sanitary Sewer Rehabilitation - Bid Award**

The Metropolitan Water Reclamation District of Greater Chicago (MWRD) governs the village's sanitary sewer system. The MWRD requires sanitary sewer systems that discharge into MWRD facilities to implement measures to reduce excessive Infiltration and Inflow (I&I) from entering MWRD's system.

In 2015 the village selected RJN Group as the Comprehensive Sanitary Sewer Evaluation Consultant to provide assistance in developing and implementing a village-wide comprehensive sanitary sewer evaluation & repair program in order to meet the MWRD requirements for the Inflow and Infiltration Control Program (IICP).

In 2016 RJN Group conducted comprehensive flow monitoring for the village sanitary sewer system. Based on those results, three sewer basin areas came up as the highest priority. One of these basins was also identified as the Short-Term High Priority Area and was submitted to the MWRD for the IICP. Through several testing and inspection programs over the past years, RJN and staff have identified "high priority" defects requiring rehabilitation or repair. RJN Group assisted village staff with the development of a list of recommended repairs to begin a multi-year sanitary sewer system rehabilitation to meet MWRD compliance.

An Invitation to Bid for the 2019 Sanitary Sewer Rehabilitation Program work was published on BidNet Direct from February 15th through March 6th, 2019. The

details of the request are as follows: 2,000 linear feet of pipe lining, grouting of approximately 30 mainline defects, cutting protruding service connections, repairing eight (8) pipe failures along with other related work.

Through Bidnet, 313 entities viewed the solicitation. Five (5) vendors were sent a courtesy email. Nineteen (19) vendors downloaded at least one of the bid documents. Seven (7) vendors downloaded all documents. Several questions regarding the bid were received during the open question period from February 15th through February 26th and three addenda were issued in response. Four (4) bids were submitted for consideration. Bids were opened publicly and evaluated for completeness by the Clerk's Office at 11:00 a.m. on Wednesday March 6th, 2019 (Bid Tabulation and Responsiveness Check sheets attached).

Village staff and RJN Group reviewed the bid submittals. National Power Rodding Corp, of Chicago, Illinois, was determined to be the lowest responsible qualified bidder. It is staff and RJN Group's recommendation (letter attached) that National Power Rodding Corp, of Chicago, Illinois be awarded the 2019 Sanitary Sewer Rehabilitation Program project in an amount of \$127,750.00, plus a \$20,000.00 contingency for a total cost of \$147,750.00.

I move to approve accepting the bid for the 2019 Sanitary Sewer Rehabilitation from National Power Rodding of Chicago, Illinois for the amount not to exceed \$147,750.00 (\$127,750.00 plus \$20,000.00 contingency).

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

#### **2019-0195 Soils and Materials Testing and Engineering RFP- Award**

In continuing efforts to ensure quality construction materials and methods are used and performed by contractors, staff utilizes the services of a construction material testing company. The current multi-year contract expired at the end of 2018. Although the service is primarily used in the annual Road Improvement Program and Fernway Road and Ditch Reconstruction Project, these services are also necessary to facilitate disposal of the village's excavated spoils. Additionally, other village construction projects have utilized these services, which will continue the assurance of quality construction in the village.

A Request for Proposals (RFP) was published on BidNet Direct from February 21st through March 8th, 2019. The details of the request are as follows: a three year contract, with the option to renew for one additional year, for soils and materials testing and engineering in connection with public improvements construction, MFT funded projects, new construction, and infrastructure construction projects. Staff requested hourly rates and unit pricing for a variety of personnel and testing/laboratory services.

Through BidNet, 392 entities viewed the solicitation. Twelve (12) vendors were sent a courtesy email. Eleven (11) vendors downloaded at least one of the

proposal documents. Nine (9) vendors downloaded all documents. Seven (7) proposals were submitted electronically for consideration.

Unit prices from the seven vendors are summarized in the attached tabulation. The electronic proposals were privately opened and evaluated for completeness by the Clerk's Office at 11:00 a.m. on Friday March 8th, 2019 (Proposal Responsiveness check attached).

Following a review of all proposals and each firm's qualifications (Proposal Evaluation attached), Construction & Geotechnical Material Testing, Inc. of Elk Grove Village, IL has been deemed to be the best qualified material testing vendor for the scope of services requested. Over the past six years, they have provided excellent service to the village on several different projects. It is staff's recommendation that Construction & Geotechnical Material Testing, Inc. of Elk Grove Village, Illinois be awarded a contract for soils and material testing services in an amount not to exceed \$20,000 in 2019.

I move to approve accepting the proposal from Construction & Geotechnical Material Testing, Inc. of Elk Grove Village, Illinois, for Soils and Material Testing and Engineering in the amount not to exceed \$20,000 in 2019 and Board approved budgeted amounts in 2020 and 2021.

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

#### **2019-0189 Concrete Flatwork SPWDA Joint Bid - Award**

The village, through the Public Works Director, is a member of the Suburban Public Works Directors Association (SPWDA). The SPWDA via the Village of Homewood took the lead on establishing a joint community bid for various concrete flatwork repairs for their participating communities. Participation in this bid is optional and does not obligate participating communities to commit to using this bid for any repair work. Prior to the bid advertisement, each municipality was asked to provide an estimated quantity of work to facilitate the establishment of estimated numbers upon which the bidders could base their bids. Upon receipt of the bids, each municipality then has the option to enter into a direct contract with the awarded bidder if the municipality finds the bid pricing favorable. Orland Park, along with Villages of Homewood, Flossmoor and Richton Park submitted their estimated quantities that were advertised by the Village of Homewood Call For Bids #18-10, on January 27, 2019 and opened on February 19, 2019.

Orland Park benefits from this "joint bid process" by saving staff time and resources. Furthermore, the additional quantities from the other communities provide for better economies of scale, which interprets to lower unit pricing. Considering that the commitment is optional, participation in the process enables Orland Park to gather insight on small scale market pricing for the concrete work. In short, if the bid pricing proved to be high, Orland Park would simply opt out of participation.

Over the past two years, the village has taken advantage of this opportunity with very positive results. Work completed under these contracts has successfully supplemented staff's work and resulted in more efficient production. Additionally, this joint bid process provides an opportunity to more effectively address lengthy or complex sidewalk repair areas which typically occupy a substantial amount of Public Works crews' manpower and time. This bid also allows Public Works staff to leverage contractor resources at repair locations which are outside of the annual Road Improvement Program contractor's work areas. Following a winter season that required several utility repairs, staff has identified numerous locations throughout the village where the restoration sidewalk, curb and driveways would be ideal for this bid project.

Four (4) contractors submitted bids for consideration (bid tab attached). A review of the bid submittals identified Strada Construction Company of Addison, Illinois as the low bidder. The unit prices submitted by Strada Construction Company for concrete flatwork and curb are comparable to larger volume pricing staff has traditionally received for similar work. Strada was also the successful bidder last year and proved to be a valuable partner. As such, it is staff's recommendation to accept the bid from Strada Construction of Addison, Illinois in an amount not to exceed \$60,000.

I move to approve accepting the bid for Concrete Flatwork from Strada Construction Company of Addison, IL for an amount not-to-exceed \$60,000.

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

#### **2019-0197 Disposal of Surplus Village Equipment - Ordinance**

The Public Works Department operated five self-contained trailer mounted leaf vacuums during the fall to mitigate heavier tree-lined streets from drainage issues. In 2018 the village contracted with Waste Management to augment yard waste collection in areas of need, with positive results. The expanded yard waste collection program worked out well enough that is in the interest of the village to dispose of the five-leaf vacuum machines.

Staff is requesting approval to sell these units either to another government agency or via public auction should no other agency be interested. The Vehicles & Equipment Division also has stocked maintenance parts that can be sold along with a potential sale of the machine(s).

I move to pass Ordinance Number 5394 entitled: AN ORDINANCE AUTHORIZING DISPOSAL BY EITHER AN INTERGOVERNMENTAL AGREEMENT OR BY PUBLIC AUCTION OF PERSONAL PROPERTY OWNED BY THE VILLAGE OF ORLAND PARK, ILLINOIS.

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



**2019-0198 Fiber Locating Agreement - Adesta LLC First Amendment**

In 2014 the village embarked on a long-range plan in coordination with local school districts to create an area-wide fiber network to improve efficiencies in technology and communication. In June, 2017, the Village Board approved a contract with Adesta LLC of Willowbrook, Illinois (formerly known as G4S) to begin the first large scale fiber installation for the village. Additionally, the Village Board approved intergovernmental agreements with School District 135 (SD135) and School District 230 (SD230) to facilitate cooperation for the installation, operation and overall maintenance of the underground fiber and to enter into a cost sharing for the locating of underground fiber.

SD135 has made available to the village one of their four previously installed fiber optic ducts that connects all of the SD135 facilities. The village's ability to use these ducts reduces the amount of infrastructure we will have to invest and construct in the future. SD135 duct is currently utilized by the village along both Ravinia Avenue and 151st Street to complete connectivity to various village facilities, including the Village Hall Complex, Police Station, Public Works, Main Pump Station and 151st Lift Station.

Additionally, the village owns approximately 7 miles of 4" conduit along LaGrange Road that we agreed to share with SD230. The village also currently utilizes the LaGrange Road conduit from Elevated Tank #6 located west of 131st Street to 156th Street. SD230 utilizes separate fiber in the same conduit linking communications between Carl Sandburg, their administrative facility at 151st Street & 94th Avenue and Victor J. Andrew High School.

By agreement SD135, SD230 and the village, utilize Adesta LLC to locate approximately 16 miles of joint fiber installation. The owners of the ducts will be billed by Adesta LLC for each locate, then each owner will be reimbursed by the other occupants for shared costs. There is an additional 5.5 miles of duct independently owned and operated by the village. In an effort to maintain continuity and avoid missed marks that would result in accidental strikes, Adesta was asked to provide a proposal to locate all village fiber ducts as documented in the village's geographic information system (see attached).

Adesta has submitted a first amendment to the original design and construction agreement for the locating of the village's conduits. They have agreed to hold their pricing from 2018, for 2019. The unit costs will be based per JULIE ticket received for areas where the conduit exists at \$1.92 per ticket. Costs to dispatch an Adesta employee are \$47.02 during normal working hours and \$152.26 for emergency locates after hours. Since this will be the first time the village contracts fiber locating, a ten (10) year history was solicited from SD135 to provide an estimated annual cost. While there were years in which costs exceeded \$32,000.00 due to large scale road projects, average costs were \$18,500.00 per year. Based upon

SD135 costs staff recommends a not to exceed cost of \$30,000.00 to be allocated. The agreement with Adesta will automatically renew annually with increases in accordance with the Consumer Price Index. Prior to renewal, the village has 90 days to terminate the agreement.

I move to approve accepting the proposed First Amendment to the Design and Construction Agreement from Adesta LLC of Willowbrook, Illinois for locating village owned fiber duct in an amount not to exceed \$30,000.00.

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

**2018-0742 Ashburn Baptist - Teen Addition - Development Petition for Rezoning, Site Plan, Elevations, Landscape Plan, Special Use Permit**

The petitioner proposes to construct an approximately 4,770 square foot addition abutting the northeast corner of the existing 45,000 square foot Ashburn Baptist Church building. The one-story building addition will match the existing architectural style, color and materials of the existing church, and will be set back a minimum of 125' from nearby residential parcels. The existing Ashburn Baptist Church Special Use Permit for a Place of Worship (Ordinances 1646 and 760) will be amended to accommodate this change. No Code modifications are proposed for this petition.

According to the petitioner: "The building addition will be used by teens on Sunday and Wednesday, as well as other activities, and the purpose is religious instruction and training and related activities. Since it is youth who are using the building who are already coming in cars driven by their parents, no additional parking will be needed." Currently the church complex exceeds Code requirements for parking, even with the new addition.

**History & Context**

Ashburn Baptist Church is an approximately 655 seat place of worship located on 35 acres at 153rd Street and Wolf Road, and was built over 30 years ago. In 1977 a special use permit for a planned development was approved for Ashburn Baptist Church that included age restricted senior housing, a place of worship, a school, a recreation building, a parking lot, and recreational facilities. It was rezoned to the R-6 Zoning District, presumably to accommodate the originally proposed multi-family housing. However the special use permit was amended in 1987 to include only a church, school, and recreation facilities and a parking lot, and the property remained in the R-6 Residential Zoning District, a zoning district that no longer exists in the current Land Development Code. The RSB Zoning District was created in the late 1980's, but is currently applicable to a very limited number of parcels.

**PLAN COMMISSION DISCUSSION**

A public hearing was held before the Plan Commission on March 5, 2019. No members of the public spoke. The petitioner and project Architect were present

and spoke briefly. Plan Commissioners spoke in support of the proposal.

#### PLAN COMMISSION MOTION

On March 5, 2019, Plan Commission voted 5-0 to recommend to the Village Board of Trustees approval of a rezoning, special use permit amendment, site plan, landscape plan and elevations for Ashburn Baptist Church - Teen Addition, located at 15401 Wolf Road in Orland Park.

#### DEVELOPMENT SERVICES COMMITTEE MOTION

On March 18, 2019, Development Services Committee voted 3-0 to recommend to the Village Board of Trustees approval of a Rezoning (Map Amendment) for Ashburn Baptist - Teen Addition for 15401 Wolf Road to be rezoned from the existing RSB Residential Supporting Business District to the E-1 Estate Residential Zoning District.

And

Voted 3-0 to recommend to the Village Board of Trustees approval to Amend a Special Use Permit for a place of worship to allow construction and operation of a 4,770 square foot teen recreation building addition.

And

Voted 3-0 to recommend to the Village Board of Trustees approval of the overall Site Plan titled "Preliminary Site Plan", by Carlson Architecture, project 18007, sheet number SD101, dated 10.19.2018; and on the site plan titled 'Preliminary Engineering Plan' by Carlson Architecture, project 18007, sheet number SD101, revised 1.14.19; and 'Landscape Plan' by Clarence Davis and Company, project # 19.1296.FV-sb, revised 1.23.19; and as shown on rooftop screening isometric titled "12-0049-4159" by CDI Crystal Distribution, page 1, dated 06.05.2018; and titled "Elevations" by Carlson Architecture, project 18007, sheet number A201, dated 10.19.2018, updated 01.14.19; and as shown on colored Elevations titled "Ashburn Baptist Church" by Carlson Architecture, dated Oct 19, 2018 with the following conditions:

1. Rooftop screening must match the proposed brick and trim color as closely as possible.
2. A Final Landscape Plan must be submitted for review and approval subject to the following conditions:
  - a. Add at least 11 additional shrubs plus perennials along the northwest addition façade in the tiered foundation beds to meet Code.

3. Any new Signage will require separate Sign Permit approvals.
4. No new retaining wall shall exceed 3' in height.
5. Screen all new rooftop mechanicals from view.
6. Meet all final engineering and Building Division requirements.

Since the Committee meeting the petitioner has submitted a revised Landscape Plan.

I move to approve a rezoning, special use permit amendment, site plan, landscape plan and elevations for Ashburn Baptist Church - Teen Addition, located at 15401 Wolf Road in Orland Park, as recommended at the March 18, 2019, Development Services Committee meeting and as fully referenced below.

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

I move to approve a Rezoning (Map Amendment) for Ashburn Baptist Church - Teen Addition for 15401 Wolf Road to be rezoned from the existing RSB Residential Supporting Business District to the E-1 Estate Residential Zoning District.

And

I move to approve to Amend a Special Use Permit for a place of worship to allow construction and operation of a 4,770 square foot teen recreation building addition.

And

I move to approve the overall Site Plan titled "Preliminary Site Plan", by Carlson Architecture, project 18007, sheet number SD101, dated 10.19.2018; and on the site plan titled 'Preliminary Engineering Plan" by Carlson Architecture, project 18007, sheet number SD101, revised 1.14.19; and 'Landscape Plan' by Clarence Davis and Company, project # 19.1296.FV-sb, revised 3.12.19; and as shown on rooftop screening isometric titled "12-0049-4159" by CDI Crystal Distribution, page 1, dated 06.05.2018; and titled "Elevations", by Carlson Architecture, project 18007, sheet number A201, dated 10.19.2018, updated 01.14.19; and as shown on colored Elevations titled "Ashburn Baptist Church" by Carlson Architecture, dated Oct 19, 2018 with the following conditions:

1. Rooftop screening must match the proposed brick and trim color as closely as possible.
2. A Final Landscape Plan must be submitted for review and approval.

3. Any new Signage will require separate Sign Permit approvals.
4. No new retaining wall shall exceed 3' in height.
5. Screen all new rooftop mechanicals from view.
6. Meet all final engineering and Building Division requirements.

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

**2018-0644 Voda Car Wash - Development Petition for Site Plan, Elevations, Landscape Plan, Special Use Permit with Modifications**

The site was formerly used as a garden center and plant nursery. On March 24, 2003, the Village Board approved a Special Use Permit for the Planned Development for Every Bloomin' Thing by Ordinance No. 3739 (Legistar File ID # 2002-0648) to allow for the consolidation of two lots into one lot, for multiple buildings located on the proposed combined lot, and for a modification to permit additional parking spaces above Land Development Code requirements. An Amendment to the Special Use Permit was approved on April 20, 2009 by Ordinance No. 4478 (Legistar File ID# 2008-0094) to allow for an amended site plan and modification to reduce the front and side setback requirements from 15 feet to 8 feet along 77th Avenue and from 25 feet to 5 feet along 159th Street to accommodate an agricultural canopy for the display of landscaping plant materials.

The site has not been used as a garden center for several years and is vacant. There are three (3) existing buildings currently located on the property.

Due to the proposed changes to the site design and new land use, staff recommends that the previous ordinances are repealed upon approval of the Special Use Permit for Voda Car Wash.

**PROJECT DESCRIPTION**

The petitioner is proposing to construct a 4,983 square foot car wash building on a 1.36 acre parcel located at 7648 W. 159th Street, at the northeast corner of 159th Street and 77th Avenue. The proposed site plan consists of thirty-two (32) parking spaces, drive-through lanes, a pay station canopy, vacuum station canopies, a cross access drive connecting to the adjacent property to the east, and landscape enhancements. The project will also include a new consolidated access drive from 159th Street and improvements to 77th Avenue.

The proposed car wash is compatible with the BIZ General Business District, the surrounding existing uses along 159th Street, and the Comprehensive Plan designation for this area. The surrounding area is comprised of a mix of established commercial uses along 159th Street, which includes offices, retail, restaurants, and motor vehicle services, such as a gas stations, car repair shops,

and car dealerships. Townhomes in the Veritas East subdivision are located directly to the north of the site. The property to the west of the site across 77th Avenue is currently vacant and located in unincorporated Cook County. Two single-family homes to the north of the vacant lot on the west side of 77th Avenue are also unincorporated. The commercial uses to the south of 159th Street are located in Tinley Park.

Car washes, both with automatic and self-service operations, are classified as motor vehicle services, which require approval of a Special Use Permit in the BIZ General Business District. The petitioner requests approval of a Special Use Permit to allow for motor vehicles services in the BIZ General Business District with the following modifications listed below:

1. Locate a drive-through lane, a parking lot, vacuum station canopies, and a vacuum equipment enclosure in the setback area between the building façade and the street (Section 6-207.F.4; Section 6-306.E)
2. Increase the number of parking spaces from three (3) to thirty-two (32) spaces (Section 6-306.B)
3. Allow for the lot to have driveway access to 159th Street, an arterial street, and no driveway access at this time to 77th Avenue, a local street (Section 6-406.B.10)
4. Remove the requirement for a sidewalk along 77th Avenue (Section 6-406.A.2)

With the exception of the requested modifications, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

#### PLAN COMMISSION DISCUSSION

A public hearing was held before the Plan Commission on March 5, 2019. Members of the public attended the meeting and the petitioner was present to answer questions. The owner of one of the adjacent office buildings to the east of the subject property and a resident in the Veritas East Townhomes to the north of the subject property expressed concerns over the proposed development. The issues discussed at the public hearing are summarized below:

1. Noise. Concerns were raised over potential noise generated by the vacuums, car wash building, car horns, music, and deliveries. A representative for the petitioner provided an overview of the noise that is expected to be generated from the site. Without factoring in landscaping or fencing, the noise level generated from the car wash exit to the nearest townhome building is estimated to be 19 decibels (dB) and the noise generated from the car wash entrance to the north property line adjacent to the nearest townhome building is estimated to be 8 dB. The noise generated by the car wash exit to the office buildings to the east is expected to be 43 dB. The proposed noise levels meet the Village's Noise Control Regulations. The proposed hours of operation are Monday through Saturday from 7am to 9pm and Sunday from 7am to 7pm. Deliveries are

expected approximately every 10 days. It was also noted that the proposed development either meets or exceeds code requirements in terms of landscaping, bufferyard widths, and setbacks to reduce impacts to the adjacent properties.

2. Fencing. The resident of the townhomes to the north stated that the existing 6 foot tall wood fence between the townhomes and the proposed car wash site is in poor condition. The fence at the rear of the adjacent office buildings and gas station to the east were recently replaced as a result of a property maintenance case. The fence on the car wash site, which partially encroaches onto the townhome property, was previously repaired. The petitioner, Drago Glavac, has agreed they were willing to replace the fence on the car wash property to match the adjacent fencing.

3. Lighting. There was a discussion over the proposed lighting and potential impacts to the townhomes to the north. The petitioner stated the photometric plan will meet all code requirements of Section 6-315 and will be reviewed by the Village during final engineering. The lighting plan requires 0 foot candles at the property line adjacent to residential, 5 foot candles at the property line adjacent to commercial, and a maximum light level of 15 foot candles within the interior of the site.

4. Traffic. Existing and potential traffic issues on 159th Street and 76th Avenue were discussed. The adjacent property owner of the office building to the east of the site stated that westbound traffic in the right lane on 159th Street regularly backs up.

A representative from KLOA, which completed the traffic study, reported that the car wash will be able to accommodate peak trip generation. The car wash will be able to handle 180 vehicles per hour (service rate), which means that during the peak generation of the site (123 vehicles in one hour), the demand is only 68% of the service rate (123/180). KLOA's professional opinion is that, given the amount of stacking provided on-site coupled with the service rate of the car wash, inbound traffic will not spill into the adjacent drive aisle or 159th Street.

The proposed changes to the site's access drives and the traffic study are currently under review by IDOT. IDOT may require modifications to the site plan to address traffic concerns. The representative for KLOA noted that they are working with IDOT to relieve any traffic congestion concerns and to provide a site design that will handle days with an increase in peak use, which is an estimated 12-18 days a year after periods of rain and snow.

Additionally, the owner of the office building to the east noted concerns about vehicles stacking on his property and the adjacent gas station. Vehicles either entering or exiting the car wash site could utilize the proposed cross access drive and cut across the office and gas station properties to or from 76th Avenue, rather than 159th Street. The representative from KLOA noted that there are 32 stacking

spaces in the drive-through lanes that should accommodate vehicles using the car wash. The representative for the petitioner stated that there will always be at least one employee present on site at all times. In the event that traffic starts to back up to the east-west drive aisle, an employee will be able to handle any traffic issues. The petitioner has agreed to use traffic cones to block off the cross access drive to prevent vehicle stacking on to the adjacent properties. The Village will address and monitor any traffic issues in the future if any complaints are received.

5. Pollution. The resident living in one of the townhome buildings to the north of the site expressed concern over pollution, car exhaust, environmental issues, and smells. The petitioner noted that the water will be pretreated before entering the sanitary sewer system and their car wash is eco-friendly in terms of low water use and use of biodegradable, safe chemicals and cleaning products.

6. Property values. The resident stated that the car wash will decrease the value of the townhomes to the north. The representative for the petitioner provided a case study of the change in property values for townhome before and after a similar car wash facility was constructed in Bartlett, IL. According to the submitted information, the townhome sales prices increased.

7. Existing car washes. The neighboring townhome resident expressed concerns that there are too many existing car washes within a 1-3 mile area of the site. There was a discussion that the proposed car wash use is compatible with the BIZ General Business District and Comprehensive Plan. The proposed plans either meet or exceed Land Development Code requirements.

Overall, the Plan Commission expressed support for the proposed car wash and noted that the project meets or exceeds code requirements.

#### PLAN COMMISSION MOTION

On March 5, 2019, the Plan Commission moved, by a vote of 5-0, to recommend to the Village Board of Trustees approval of a Special Use Permit with Modifications, Site Plan, Elevations, and Preliminary Landscape Plan for Voda Car Wash.

#### DEVELOPMENT SERVICES COMMITTEE DISCUSSION

On March 18, 2019, the project was reviewed by the Development Services, Planning and Engineering Committee. Chairman Ruzich asked if the proposed car wash was self-serve and the hours of operation. The representative for the petitioner stated the car wash was automatic, provided an overview of the belt-driven technology that will be used, and presented the proposed hours of operation.

#### DEVELOPMENT SERVICES COMMITTEE MOTION

On March 18, 2019, the Development Services, Planning and Engineering Committee voted 3-0 to recommend to the Village Board of Trustees approval of



a Special Use Permit with Modifications, Site Plan, Elevations, and Preliminary Landscape Plan for Voda Car Wash as recommended at the March 18, 2019, Plan Commission meeting.

I move to approve a Special Use Permit with Modifications, Site Plan, Elevations, and Preliminary Landscape Plan for Voda Car Wash, as recommended at the March 18, 2019, Development Services, Planning and Engineering Committee meeting and as fully referenced in the motion below.

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

I move to approve a Special Use Permit for Voda Car Wash to allow for a car wash (motor vehicle services) in the BIZ General Business District, subject to the same conditions as outlined in the Preliminary Site Plan motion and the following conditions:

1. As a condition of authorizing the proposed Special Use Permit for the Subject Property, the former Special Use Permit ordinances, which apply to the previous site and use, shall be repealed. Ordinance No. 3739 (Ordinance Granting a Special Use Permit for a Planned Development for Every Bloomin' Thing) approved March 24, 2003, and Ordinance No. 4478 (Ordinance Granting an Amendment to the Special Use Permit for a Planned Development for Every Bloomin' Thing) approved April 20, 2009, shall be repealed upon approval of the Special Use Permit for Voda Car Wash.
2. Meet all Noise Control Regulations set forth in the Title 6, Chapter 4 of the Village Code.

Modifications to the Special Use Permit include:

1. Locate a drive-through lane, a parking lot, vacuum station canopies, and a vacuum equipment enclosure in the setback area between the building façade and the street (Section 6-207.F.4; Section 6-306.E)
2. Increase the number of parking spaces from three (3) to thirty-two (32) spaces (Section 6-306.B)
3. Allow for the lot to have driveway access to 159th Street, an arterial street, and no driveway access at this time to 77th Avenue, a local street (Section 6-406.B.10)
4. Remove the requirement for a sidewalk along 77th Avenue (Section 6-406.A.2)

And

I move to approve the Preliminary Site Plan titled "Geometric Plan", prepared by Terra Consulting Group, Ltd., Sheet C-3, dated September 11, 2018 and last revised January 19, 2019, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. Screen all mechanical equipment either at grade or at rooftop with landscaping

or parapets respectively.

3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Provide a cross access easement extending from the cross access drive located on the east property line up to the west property line along 77th Avenue.
5. The photometric plan shall comply with all lighting requirements per Section 6-315.

And

I move to approve the Elevations titled “New Automated Car Wash Facility - Voda”, prepared by Neri Architects, PC, Sheets A-2.1, A-2.3, A-3.1, A-3.2, A-3.3, dated January 18, 2019, subject to the following conditions:

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. All masonry must be of anchored veneer type masonry with a 2.625” minimum thickness.
3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Meet all final engineering and building code requirements.

And

I move to approve the Preliminary Landscape Plan, titled “New Automated Car Wash Facility - Voda”, prepared by Neri Architects, PC, Sheet L.1.1, dated January 18, 2019, with the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.

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

### **2018-0499 Orland Ridge - Planned Development**

On November 8, 1999, the Village Board of Trustees approved the Annexation of this property, Ordinance 3312. At the time the proposed use for this site was expected to be a hospital, known as the “Orland Park Medical Center” - St. Francis Hospital. While the annexation was completed, the hospital was never officially petitioned. The property has been and is currently still being used for agricultural uses.

#### **CONTEXT & PROJECT DESCRIPTION**

Due to the length of the project analysis, the Board report is attached in Legistar

for review and printing.

#### DEVELOPMENT SERVICES PLANNING AND ENGINEERING COMMITTEE DISCUSSION

Committee members were in general support of the project. Trustee Fenton was in support of the project and made note of her trip to a similar project built by the developer in Naperville. She made note that the group that visited the project in Naperville noticed that the layout was monotonous due to the straight layout of the road network and repetitive architecture. Efforts were made by staff, based on that meeting to push the design of the architecture. The layout of this project is very different from the one in Naperville in that the streets are shorter in block length, and also have curves and elevation change. Trustee Dodge was in support of the project and likes how the project is laid out as a mix of uses and would urge that the commercial pieces come in sooner than later. Trustee Ruzich was in support but had a question about the target demographics, enjoys that the project seems to be "self-contained" and appreciates the interconnectivity and external connectivity/mobility. Some discussion about Illinois American Water situation; clear communication needs to be made about the fact that residents here will likely pay more for their water than other residents and also about the residents not understanding

#### PLANNING DISCUSSION

It was noticed by staff, due to a clerical error, that the motion to approve the rezoning was not included in the recommended motion at Plan Commission or at Committee. A recommendation by the Plan Commission is required by code in order to approve the rezoning and as such the recommendation of this rezoning is not included in the motion as referenced below. The rezoning item will go before the Plan Commission tomorrow night on April 2, 2019 for a recommendation. The request for approval of the rezoning will then come back before the Board either independently or simultaneously with the rezoning ordinance.

The request for rezoning from the E-1 Estate Residential Zoning District to the COR Mixed Use Zoning District was properly publicly noticed through certified letters and in the newspaper. The request for rezoning was presented at the Public Hearing at Plan Commission; the LaSalle Factors were vetted by staff, thoroughly discussed and supported at the Plan Commission. The Plan Commission was in full support of the project and did unanimously approve all other requested actions.

This case is now before the Village Board of Trustees for consideration.

I move to approve the Preliminary Site Plan, Park Area Exhibit, Elevations, Preliminary Landscape Plan, Subdivision with Preliminary Plat, a Special Use Permit for a Planned Development for Orland Ridge, and additional Special Use Permits, as recommended at the March 18, 2019, Development Services, Planning and Engineering Committee meeting and as noted in the below fully

referenced motion:

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

I move to approve the preliminary site plan titled "Site Dimension Plan", prepared by Kimley Horn & Associates & Associates, dated July 13, 2019, last revised March 8, 2019, sheets C2.0 and C2.1 and the park exhibit titled "Park Area Exhibit", prepared by Kimley Horn & Associates, dated November 6, 2018 and revised November 16, 2018, subject to the following conditions:

1. The commercial component of the preliminary site plan is considered conceptual, with the exception of the proposed community gathering space, located between Building B and Building C, and will need to go back through the entire Development Review process and approval; once tenants are selected and the project is designed. The community gathering space is not conceptual and is required, as a condition of the site plan approval; and
2. An additional community gathering space that measures, .29 Acres, in the commercial area will be required, as a condition of the site plan approval; and
3. The hotel component of the preliminary site plan is considered conceptual and will need to go back through the entire Development Review process and approval; once tenants are selected and the project is designed. Future plans for the hotel parcel must provide two (2) vehicular ingress/egress points; and
4. 169th Place be fully constructed including sidewalks and multi-use paths, and connected to La Grange Road prior to final occupancy being granted for more than 50% of the residential units; and
5. The developer will be responsible for the maintenance of the landscaping areas and the roundabout along 169th Place and shall work with the Village to prepare a maintenance agreement for the landscaping areas along 169th Place; and
6. With the exception of the accessory structure modifications that have been requested, all accessory structure and uses must meet standard Land Development Code requirements, Section 6-302; and
7. All private park space, with the exception of the clubhouse and pool area, must be publicly accessible to the general public; signage must be installed that indicates the public accessibility. The development may not be gated nor outside public access otherwise restricted. The clubhouse must be equally available to all residents of the development; and
8. Based on proposed park land acreage and proposed park capital improvements; the developer will pay cash-in-lieu to the Village in the amount of \$76,371, based on the formula required by Village code, for the ½ acre shortage

of required park land contribution and the developer will get the maximum credit of \$381,832 from the Village for the required cash donation for capital improvements. The developer will also pay \$100,000 towards a public art element for the project. The developer is required to work with staff on the selection, procurement and installation of the required public art.

9. Meet building code requirements; and

10. Meet all final engineering requirements including required permits from outside agencies; and

11. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively; and

12. Submit a sign permit for all proposed signage; and

and

I move to approve the elevation drawings titled "Preliminary Architectural Plans", compiled by SR Jacobson and Lormax Stern, dated February 6, 2019, with Ranch Villa Drawings prepared by Coponen Architects, Sheets AR-2, Typical Building Front Elevation only (dated 10/25/2018), A-4, Unit End Elevation, Typical Unit Rear Elevation, and the Typical Unit Front Elevation (dated June 13, 2018), AR-3 (dated December 18, 2018), Villa Front Elevation (dated 07/08/2018) and Villa Rear Elevation (Submitted 02/06/2019), Elevation A (Submitted 02/06/2019), Elevation B (Submitted 02/06/2019), and Elevation C (Submitted 02/06/2019); and also Townhome Drawings, prepared by Coponen Architects, Sheets A2 (dated 10/25/2018, revised 01/05/2019), and the Townhome Rendering (dated 11/03/2018); and also Clubhouse Drawings prepared by Alexander V. Bogaerts + Associates, P.C., Sheets 4 (dated 11/12/2018, s.p.a. 01/02/2019), and 5 (dated 11/12/2018, s.p.a. 01/02/2019), Rendered Elevation Sheet 4 (dated 11/12/2018, s.p.a. 12/21/2018), Rendered Elevation Sheet 5 (dated 11/12/2018, s.p.a. 12/21/2018); and also three (3) Commercial Plaza Renderings (dated January 2019), subject to the following conditions;

1. In the case of a conflict between exhibit drawings; the stricter application will apply;

and

I move to approve the preliminary landscape plan titled "Preliminary Landscape Plan", prepared by Kimley-Horn and Associates, Inc., dated July 13, 2019, last revised February 6, 2019, sheets L1.0 through L4.6, subject to the same conditions outlined in the above preliminary site plan and elevation motions and the following:

1. The Petitioner shall submit a final landscape plan and all required supporting documentation addressing all outstanding landscape items in coordination with final engineering submittal; and
2. The Petitioner shall install permanent “no mow” markers (such as bollards, posts, etc), at the back corner of every other property that abuts a stormwater basin or wetland area to clearly indicate the 25’ setback line; and
3. The Petitioner shall install environmental educational signage around all wetlands and detention ponds; and
4. The installation and maintenance of landscaping in all storm water management and wetland areas shall be performed by a qualified landscape contractor, as approved by the Development Services Department; and
5. Any trees or large shrubs in conflict with the petroleum gas line easement along 94th Avenue should be relocated elsewhere on site;

and

I move to approve the preliminary plat of subdivision titled “Orland Ridge”, prepared by Landmark, subject to the same conditions outlined in the above preliminary site plan and elevation motions and the following:

1. Prior to the Development Committee meeting, change the title of the plat to “Preliminary Plat of Subdivision - Orland Ridge” and provide a date on the plat; and
2. Submit a Record Plat of Subdivision to the Village for execution and recording; and
3. All dedications, jurisdictions and document numbers must be referenced on the plat for any necessary right of way dedications;

and

I move to approve the following Special Use Permits for the Orland Ridge Planned Development, subject to the same conditions outlined in the above preliminary site plan, landscape plan and elevation motions. Modifications to the Special Use Permits include:

1. A Special Use Permit for a Planned Development with multiple buildings and multiple uses:
  - a. With modifications to reduce building setbacks for the townhomes:

- 
- i. Front building setback from collector streets - COR Mixed Use District, Section 6-2100F.1.a.(1)(b). (From 40' to 25')
  - ii. Front building setback from local street - COR Mixed use District, Section 6-210 F.1.a. (1)(c) (From 30' to 20')
  - iii. Building to building side setback (From 30' to allow for a minimum building to building separation of 15') COR Mixed use District, Section 6-210 F.2.
  - iv. Building side to local street setback (From 30' to 20') COR Mixed Use District, Section 6-210 F.1.a. (3) (c)
  - v. Building corner side to collector street setback (From 40' to 25') Mixed Use District, Section 6-210 F.1.a (3) (b).
  - vi. Balcony encroachment into front setback (From 3' limit to 5.5' maximum) Accessory Structures and Uses Section 6-302 C. 4.
  - b. With modifications to reduce building setbacks for the Villas:
    - i. Building side to side setback from (From 30' to allow for a minimum building to building separation of 20') COR Mixed use District Section 6-210 F.2.
    - ii. Building corner side to collector street setback (From 40' to 25') COR Mixed use District Section 6-210 F.1.a. (3) (b).
    - iii. Building side to local street setback (From 30' to 25') COR Mixed use District Section 6-210 F.1.a (3) (c).
    - iv. Building to building rear setback (From 60' to allow for a minimum building to building separation of 27') COR Mixed use District Section 6-210 F. 2.
  - c. With a modification to reduce the setback from the detention pond high water line Storm Sewers and Storm Water Retention Section 6-409 E. 18.0 (From 25' to as little as 0')
  - d. With a modification to exceed retaining wall height at overlook. Accessory Structures and Uses Section 6-302 C.31. (From 3' to 6')
  - e. With a modification to reduce Off-Street parking and loading requirements, Section 6-302 including Section 6-302 E.7.a., which allows driveway parking to count toward parking requirements only if two off-site spaces are provided elsewhere on the site.
  - f. With a modification to allow lot coverage to be calculated as an aggregate of all the parcels within the Planned Development in the COR Mixed use District, Section 6-210 G.
  - g. With a modification to allow air conditioning units in the front and side setbacks of the Townhomes and Villas, Section 6-302 C.1.
  - h. With a modification to reduce parkways, Section 6-406.2.a. and 3.
  - i. With a modification to increase detention pond release rates to a rate that will protect the existing regulatory wetland hydrology, in accordance with Federal regulations, Section 6-409.E.18.c.
2. A Special Use Permit to allow attached dwellings in the COR Mixed use District, Section 6-210. C.2.

3. A Special Use Permit for a site plan with total building area greater than 50,000 square feet, Section 6-210.C.23.
4. A Special Use Permit to allow residential uses to exceed more than 40% of the Mixed Use Planned Development in the COR Mixed use District, Section 6-210.C.2.B.
5. A Special Use Permit to construct a private park and community center, Section 6-210.C.6,17:
  - a. With a modification to increase the maximum private park acreage from 2 acres to 3.75 acres, Section 5-112.H.2.c
6. A Special Use Permit for the disturbance of wetlands, Section 6-413:
  - a. With a modification to eliminate two small wetlands.
  - b. With a modification to reduce the 50' wetland setback for the remaining preserved wetland.

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

**2019-0191 Disposal of Village Equipment (Donation) - All Computer Related Technology Items That Are Outdated and/or No Longer Operating - Ordinance**

The BIS Department is in possession of Fourteen (14) desktop computers and one (1) printer that are outdated and/or are no longer operating.

The Village is seeking to donate these items to Infinitec Assistive Technology Programs and Services located in Tinley Park, IL. This company refurbishes donated technology equipment and gives them, free of charge, to Illinois children in Special Education programs.

I move to pass Ordinance Number 5396, entitled: ORDINANCE AUTHORIZING DISPOSAL OF PERSONAL PROPERTY (COMPUTER EQUIPMENT) OWNED BY THE VILLAGE OF ORLAND PARK, ILLINOIS.

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

**DEVELOPMENT SERVICES, PLANNING AND ENGINEERING**

**2019-0223 AT&T Small Cell Master License Agreement**

AT&T has approached the Village on the install of small cell applications within the Village of Orland Park rights of way. The Village attorney has been working with AT&T on a Master License Agreement for the collocation of small wireless facilities located within the municipal rights of way. This master license agreement will be utilized for all AT&T small cell applicaitons within municipal rights of way. This lease incorporates the Board's adopted Small Wireless Facility Code.



Annual Increase: AT&T has agreed to a \$200 per year rent.

Term: An initial term of 5 years plus 2 additional 5-year renewal options.

President Pekau had comments. (refer to audio file)

I move to approve the master license agreement with AT&T for the use of small cell applications within municipal rights of way in the amount of \$200 per year and to authorize the Village Manager to execute the agreement.

**A motion was made by Trustee Griffin Ruzich, 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

#### **2019-0222 AT&T Small Cell License Agreement at the Parking Garage**

AT&T has approached the Village on the install of a small cell application near the University of Chicago Medical Center. They are requesting a lease agreement for a small cell application on top of the parking garage located at 9650 W 143rd Street. The Village attorney has been working with AT&T on a Master License Agreement for the collocation of small wireless facilities located within the municipal rights of way. This license agreement mirrors the master license agreement with modifications to accommodate the parking garage location. This lease incorporates the Board's adopted Small Wireless Facility Code.

Annual Increase: AT&T has agreed to a \$270 per year rent.

Term: An initial term of 5 years plus 2 additional 5-year renewal options.

I move to approve a license agreement with AT&T for the use of the parking garage located at 9650 W. 143rd Street in the amount of \$270 per year and to authorize the Village Manager to execute the agreement.

**A motion was made by Trustee Griffin Ruzich, seconded by Trustee Fenton, 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

**2019-0077 Village of Orland Park - Ethical Standards of Conduct - Ordinance**

After further discussion with Village Attorneys, a new legislative file and proposed Ethics Ordinance has been created to address question that were discussed at the January 7th Board of Trustees meeting.

The proposed Ordinance is attached in Legistar.

On January 21, 2019 the Board Meeting was adjourned after the consent agenda and this item was postponed to the January 28, 2019 Special Meeting.

On January 28, 2019 the Board requested this item be sent back to the Development Services, Planning and Engineering Committee for further discussion.

On February 18, 2019, this item was reviewed by the Development Services, Planning and Engineering Committee and referred to March 18, 2019 Development Services, Planning and Engineering Committee for further review and consideration.

On March 18, 2019, this item was reviewed by the Development Services, Planning and Engineering Committee and referred to the April 1, 2019 Board of Trustees for consideration.

Trustee Carroll had comments/questions. (refer to audio file)

Village Attorney Friker responded to Trustee Carroll. (refer to audio file)

Trustee Ruzich had comments. (refer to audio file)

Trustee Carroll had additional comments.(refer to audio file)

President Pekau responded to Trustee Carroll. (refer to audio file)

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

President Pekau had additional comments. (refer to audio file)

I move to pass Ordinance Number 5395, entitled: ORDINANCE AMENDING TITLE 1 CHAPTER 8 OF THE ORLAND PARK VILLAGE CODE (ETHICAL STANDARDS OF CONDUCT) as amended.

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

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

**Nay:** 1 - Village President Pekau

## OFFICIALS

### 2019-0235 Historic District - Discussion Only

The Old Orland Historic District, as the original downtown Orland Park, developed primarily as single-family homes but also includes small scale multi-family buildings, and mixed use commercial and office buildings. Union Avenue and Beacon Avenue have a small cluster of antique shops and locally owned dining establishments. As the Main Street Triangle development moves forward, the Village anticipates that this will drive new investment into the Historic District.

This item is being presented to the Village Board of Trustees for discussion only to determine if there are possible ways, in terms of incentive/grant programs that the Village could institute to assist in the re-investment and adaptive re-use of the Old Orland Historic District commercial properties. The purpose of the incentive/grant program would be to potentially assist with the attraction and retention of businesses within the Old Orland Historic District, so they can continue their vibrance.

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

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

## NON-SCHEDULED CITIZENS & VISITORS

Maryann Mahlen addressed the Board. (refer to audio file)

President Pekau and Trustee Dodge responded to Ms. Mahlen. (refer to audio file)

## BOARD COMMENTS

Trustees Fenton, Ruzich, Dodge, Carroll, Gira and President Pekau had Board comments.

**ADJOURNMENT - 7:33 P.M.**

**A motion was made by Trustee Dodge, seconded by Trustee Griffin Ruzich, 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

**2019-0251 Audio Recording for April 1, 2019 Board of Trustee Meetings**

**NO ACTION**

**/AS**

APPROVED: April 15, 2019

Respectfully Submitted,

/s/ John C. Mehalek

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**John C. Mehalek, Village Clerk**