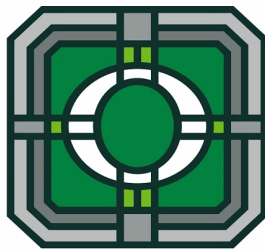


# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, May 6, 2024

6:00 PM

Village Hall

## Committee of the Whole

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

## CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:01 P.M.

**Present:** 5 - President Pekau; Trustee Healy; Trustee Nelson Katsenes; Trustee Milani and Trustee Radaszewski

**Absent:** 2 - Trustee Kampas and Trustee Riordan

## APPROVAL OF MINUTES

### 2024-0335 Approval of the April 15, 2024, Committee of the Whole Minutes

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of April 15, 2024.

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

**Aye:** 5 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Trustee Radaszewski

**Nay:** 0

**Absent:** 2 - Trustee Kampas, and Trustee Riordan

## ITEMS FOR SEPARATE ACTION

### 2024-0272 2024 Village Door Replacement Project

Guided by the 2022 "Facilities Condition Assessment", the Public Works Department has been working on a plan to replace damaged doors and inoperable ADA controls throughout the Village. As such, Public Works requested a proposal from Midwest Mechanical, who participate in the Omnia Cooperative program (Contract 02-91), to complete door replacements at the FLC, Civic Center, Water Utility Sites, and Village Hall. It should be noted that Public Works received individual quotes for many of these same doors by other vendors and pricing came in on average 10% higher than the proposals received by Midwest Mechanical.

Based on the budgeted funding for door replacements in 2024, eleven (11) doors at the FLC, eight (8) doors at the Civic Center and two doors (2) Water Utility sites were selected for replacement, for a total of twenty-one (21) door replacements. The remaining doors at Civic Center and Village Hall will be budgeted for replacement in 2025.

The scope of work includes the removal and replacement of existing doors, door frames, door hardware, and ADA controls. The proposal submitted by Midwest Mechanical (#2024041700) is based on pricing from Omnia Contract #02-91. Pictures showing the location of the door replacement areas is included in the

project proposal, which is attached for reference. A summary of the proposal prices is provided below:

Civic Center (8 Doors): \$101,400.00  
FLC (11 Doors): \$185,405.00  
Utility Site (2 Doors): \$19,191.00  
Total Price (21 Doors): \$305,996.00

Based on the provided co-op proposal price and company qualifications, staff recommends approving the proposal from Midwest Mechanical for \$305,996.00. A 5% contingency of \$15,299.80 is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the proposal was signed, for a total contract price not to exceed \$321,295.80.

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

..Financial Impact

Funding in the amount of \$150,000.00 was budgeted for door replacements and \$50,000 for ADA improvements in FY2024 in account 1008010-570100. An additional \$102,000 was rolled over from 2023 to 2024 in account 3008010-570100 for door replacements. Funding for Utility sites is available in 5008150-570600 (Main Pump Station) and 5008160-570300 (Seton Place).

The combined funding in these accounts is sufficient to cover the cost of this project.

I move to recommend to the Village Board to approve the use of Omnia Contract #02-91;

AND

Approve the proposal #2024041700 from Midwest Mechanical for the replacement of Village doors for a total amount not to exceed \$321,295.80 (\$305,996.00 plus a contingency of \$15,299.80).

**A motion was made by Trustee Milani, seconded by Trustee Nelson Katsenes, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 5 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Trustee Radaszewski

**Nay:** 0

**Absent:** 2 - Trustee Kampas, and Trustee Riordan

**2024-0314 Sanitary Sewer Cleaning and Televising 2024-2026**

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 (I&I). 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. Since 2016, contractors have been performing the cleaning function of areas that are prioritized by RJN Group. In 2019, the Utility Division added televising along with cleaning in the scope of work with contractor.

Village staff, with input from RJN, has identified high priority areas of the sanitary sewer system to perform both cleaning and televising. A Request for Proposals for the 2024-2026 Sanitary Sewer Cleaning & Televising Program work was published on BidNet Direct from April 5 through April 22, 2024. The details of the request are as follows: a three (3) year contract for light cleaning and televising, heavy cleaning, root cutting, and field marking location defects.

Through BidNet, four hundred thirty-two (432) entities viewed the solicitation, and six (6) vendors were sent a courtesy email. Eighteen (18) vendors downloaded at least one of the bid documents. Five (5) bids were submitted for consideration. Bids were opened and evaluated for completeness by Public Works staff.

Sewertech LLC of Schaumburg, IL - \$493,088.50  
National Power Rodding Corp. of Chicago, IL - \$563,321.00  
Duke's Root Control, Inc. of Elgin, IL - \$575,528.83  
Visu-Sewer of Illinois, LLC of Bridgeview, IL - \$676,743.00  
Pipe View America of Azle, TX - \$679,009.50

Village staff and RJN Group reviewed the five bid submittals. Sewertech LLC of Schaumburg, Illinois was determined to be the lowest responsible qualified bidder for the 2024-2026 Sanitary Sewer Cleaning and Televising Program, with a submitted project cost of \$145,041.00 for 2024, \$157,445.00 for 2025, and \$190,602.50 for 2026. Village staff along with RJN Group reviewed references submitted by Sewertech LLC, and found them satisfactory. Therefore, it is staff's recommendation to award Sewertech LLC of Schaumburg, Illinois the 2024-2026 Sanitary Sewer Cleaning and Televising Program project in the amount of

\$493,088.50, plus a \$12,000.00 contingency (\$4,000 per year), for a total cost of \$505,088.50 for the work to be performed starting in 2024. Contingency is being requested for possible additional heavy cleaning, root cutting, and/or buried manhole locates.

I move to recommend to the Village Board to award RFP 240042 2024-2026 Sanitary Sewer Cleaning and Televising Program to Sewertech LLC of Schaumburg, Illinois for an amount not to exceed \$145,041.00 plus a \$4,000 contingency, for a total amount of \$149,041.00 for FY 2024; and an amount not to exceed the Board approved budget amount for fiscal years 2025 and 2026.

**A motion was made by Trustee Radaszewski, seconded by Trustee Healy, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 5 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Trustee Radaszewski

**Nay:** 0

**Absent:** 2 - Trustee Kampas, and Trustee Riordan

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

Project: 2021-0268 - Crossroads of Orland Park - Planned Development  
Petitioner: Anthony DeAngelis, Inter Continental Real Estate & Development Corporation

Location: 9551 W 159th Street and 16031 S LaGrange Road

P.I.N.s: 27-22-100-028-0000 and 27-22-100-029-0000

Parcel Size: 15.74 acres

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

Requested Actions: Approval of a Site Plan, Landscape Plan, Building Elevations, Plat of Subdivision, and Special Use Permits with modifications.

### **PLAN COMMISSION SUMMARY**

Present at the Plan Commission were 6 Commissioners, Village staff, the petitioner, and members of the public. Neighboring residents expressed their concern regarding the proximity of the proposed development to the existing Boardwalk neighborhood, construction timelines, potential construction nuisances, and traffic generated from the proposed development.

### **LaGrange Road Access**

The Commissioners raised concerns about the proposed left turn entrance to the site from southbound LaGrange Road. They noted that during the widening of LaGrange Road, left turn access was eliminated for most businesses due to

safety and circulation concerns. There are only a handful of unsignalized left-turn lanes on LaGrange Road, mostly resulting from pre-existing curb cuts before the road expansion. Commissioner Schussler provided instances of businesses along LaGrange Road where drivers have to proceed to the next traffic signal, perform a U-turn, and then make a right turn into the business. Commissioner Schussler noted that traffic can perform a left-turn or U-turn at 161st Street to enter the site if there is no left turn access to the site and that there may be warrants for a future traffic signal at 161st and LaGrange Road. The Village has provided a letter of support for the proposed left-turn access to the site. The most recent IDOT review denied the left turn lane access, discussed further below.

#### Parking

The Commissioners' largest overall concern expressed during the hearing was the number of parking spaces proposed on-site. The planned development falls short of the required 511 parking spaces by 10 spaces (1.96%). According to Section 6-306.B.2 of the LDC, the Director of Development Services has the authority to approve a reduction of up to 20% of the required parking spaces, provided it does not cause congestion in public streets or adjacent parking areas. Staff supports this minor reduction due to the apartment unit mix and the multiple parking options throughout the site. While the LDC mandates two parking spaces per dwelling unit, regardless of unit size, the overall parking count for the residential parcel is about 1.76 parking spaces per dwelling unit. Additionally, 18 parking spaces are available along the internal street, bringing the total parking space count for the residential to 250 spaces for the 132 apartment units, up from 232. Please see the below changes to the plans that increase the overall parking count for the planned development.

#### Internal Roadway

The Commissioners had concerns about safety of the diagonal parking on the internal roadway, stating that diagonal parking can become an invitation for accidents. Staff responded saying that proper signage, low speed limits, and the center median will adequately control vehicular movements along the internal roadway on the site for pedestrian and vehicle safety. The roadway meets the requirements of Section 6-306 Off-Street Parking and Loading for 60° angled parking.

#### Drive-Thru Queuing

The Commissioners raised issues about the proposed counts for drive-through stacking spaces. As per the Traffic Impact Study Addendum, it suggests 7 stacking spaces for each drive-through. The depiction of 7 and 8 extra cars for each drive-through on the site plan is to accommodate potential queues or delays in the drive-through. This serves to demonstrate that any backup in the drive-through lane will be contained within the property and will not adversely affect the surrounding planned development. Access to the La-Z-Boy furniture site will not be restricted if the proposed restaurant user has the appropriate queuing capacity outlined in the Traffic Study Addendum. When a restaurant user is

proposed for each drive-through, Staff will ensure the approval for each restaurant is conditioned to abide by the maximum stacking space counts for each lot; otherwise, a special use permit amendment will be required.

#### Pep-Boys/NAPA Cross Access

A question was raised regarding cross-access from Lot 3 to Pep-Boys/NAPA. The Pep-Boys/NAPA site currently has a stub street on the east side of building for a future connection to the proposed development. Due to the current layout of lot 3 and proximity to 159th Street and LaGrange Road, staff requested the petitioner not connect the stub street to Lot 3 at this time. The access on the southwest side of the site will remain.

#### Stormwater and Wetland Mitigation

Stormwater and wetland mitigation was discussed during the hearing. A contract to secure wetland mitigation bank credits is on-file for this case. Additionally, concerns were raised about the drainage conditions of the Pep-Boys/NAPA site. The Pep-Boys/NAPA pond is not in the scope of the current approvals requested, but staff will check the original Pep-Boys engineering and landscape plans and will appropriately enforce the drainage conditions on-site.

#### PLAN COMMISSION ACTION

I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

The Plan Commission approved the Staff recommended action for this case with 5 ayes, 1 nay, and 1 absent.

#### CHANGES TO PLANS AFTER PLAN COMMISSION MEETING

Following the Plan Commission meeting on February 20, 2024, the Illinois Department of Transportation (IDOT) declined the request for a three-quarter access point from LaGrange Road into the Crossroads site. IDOT recommended maintaining the raised median on LaGrange Road due to existing access via U-Turn at 161st Street, along with other safety concerns.

In response to IDOT's review, the petitioner revised the plans by removing the left turn lane access to the site and introducing a northbound right-turn deceleration lane instead. This addition enhances safety by facilitating smoother deceleration into the planned development, promoting improved traffic flow on the frontage road in front of La-Z-Boy and Restaurant C, which has been updated to accommodate two-way traffic. The Engineering Department supports these changes, recognizing the benefits of a deceleration lane entrance to the site. Should the project move forward without the northbound LaGrange Road deceleration lane, Engineering recommends the frontage between La-Z-Boy and Restaurant C become one-way southbound as indicated on the previous plans dated December 17, 2023.

Furthermore, an additional access drive has been established between Restaurant B and residential Lot 5, improving cross-access and providing additional parking spaces for both Restaurant B and Lot 5. This adjustment directly addresses the parking deficiency concerns raised by commissioners during the Plan Commission meeting. A minor change in parking configuration has been added to Restaurant A (Lot 3) in order to meet minimum drive aisle widths near the west side of the site, reducing parking in this area by 3 spaces.

As a result of these changes, parking capacity throughout the planned development has increased overall by 16 spaces (see attached revised parking table), surpassing the code requirement for off-street parking. Lot coverage has been increased by less than 1% and is still in compliance with the COR Mixed Use District Regulations.

Assistant Director of Development Services Carrie Haberstich presented information regarding this matter. (refer to audio)

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

Assistant Director Haberstich responded to President Pekau and continued presenting. (refer to audio)

President Pekau had a question. (refer to audio)

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

Assistant Director Haberstich continued presenting information regarding this matter. (refer to audio)

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

Assistant Director Haberstich, Director Marciani and President Pekau responded to Trustee Milani. (refer to audio)

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

Assistant Director Haberstich responded to Trustee Healy. (refer to audio)

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

Village Manager George Koczwar and Attorney Anne Skrodzski responded to Trustee Katsenes. (refer to audio)

Trustee Radaszewski had comments. (refer to audio)



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

Village Manager George Koczwarra and President Pekau responded to Trustee Milani.(refer to audio)

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

I move to recommend the Village Board approve the Plan Commission recommended action for case number 2021-0268 also known as Crossroads of Orland Park Mixed-Use Planned Development.

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

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

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

AND

I move to recommend the Village Board approve of the following modifications:

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

AND

I move to recommend the Village Board approve the site plan, landscape plan,

and building elevations for Crossroads of Orland Park, subject to the condition that the development will be in substantial conformance with the Site Plan prepared by DesignTek Engineering, revised December 19, 2023; the Landscape Plan, prepared by Westwood Environmental, revised December 17, 2023; and Building Elevations for Lot 4 and Lot 5 prepared by Tech Metra, dated December 20, 2023:

AND

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

AND

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

AND

I move to recommend the Village Board approve a Special Use Permit for Disturbance of a nontidal wetland.

#### LOT 1 - RESTAURANT C

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

1. The development will be in substantial conformance with the site plan prepared by DesignTek Engineering, revised December 19, 2023, and the landscape plan, prepared by Westwood Environmental, revised December 17, 2023.
2. The proposed building footprint is no greater than the 4,000 square foot building footprint as illustrated on the site plan or else a Special Use Amendment must be granted.
3. If the development complies with the approved site plan and landscape plan, the development may proceed through the appearance review process;

AND

I move to recommend the Village Board approve a Special Use Permit for a Drive-Through Service Window for Lot 1 with the condition that any future

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

#### LOT 2 - RESTAURANT B

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

1. The development will be in substantial conformance with the site plan prepared by DesignTek Engineering, revised December 19, 2023, and the landscape plan, prepared by Westwood Environmental, revised December 17, 2023.
2. The proposed building footprint is no greater than the 6,000 square foot building footprint as illustrated on the site plan or else a Special Use Amendment must be granted.
3. If the development complies with the approved site plan and landscape plan, the development may proceed through the appearance review process.

#### LOT 3 - RESTAURANT A

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

1. The development will be in substantial conformance with the site plan prepared by DesignTek Engineering, revised December 19, 2023, and the landscape Plan, prepared by Westwood Environmental, revised December 17, 2023.
2. The proposed building footprint is no greater than the 4,000 square foot building footprint as illustrated on the site plan or else a Special Use Amendment must be granted.
3. If the development complies with the approved site plan and landscape plan, the development may proceed through the appearance review process;

AND

I move to recommend the Village Board approve a Special Use Permit for a Drive-Through Service Window for Lot 3 with the condition that any future restaurant tenant must have estimated drive-through stacking space needs equal to or lower than stacking counts outlined in the Traffic Impact Study Addendum prepared by KLOA dated September 22, 2023, or else a Special Use Amendment must be granted;

AND

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

#### LOT 4 - HOME 2 HOTEL

I move to recommend the Village Board approve the site plan, landscape plan, and building elevations for Lot 4, subject to the condition that the development will be in substantial conformance with the Site Plan prepared by DesignTek Engineering, revised December 19, 2023; the Landscape Plan, prepared by Westwood Environmental, revised December 17, 2023; and Building Elevations for Lot 4 prepared by Tech Metra, dated December 20, 2023.

#### LOT 5 - LUXURY APARTMENTS

I move to recommend the Village Board approve a Special Use Permit for attached dwellings (Section 6-210.C.2) with the condition that the development will be in substantial conformance with the Site Plan prepared by DesignTek Engineering, revised December 19, 2023; the Landscape Plan, prepared by Westwood Environmental, revised December 17, 2023; and Building Elevations for Lot 5 prepared by Tech Metra, dated December 20, 2023;

AND

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

**A motion was made by Trustee Healy, seconded by Trustee Radaszewski, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 5 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Trustee Radaszewski

**Nay:** 0

**Absent:** 2 - Trustee Kampas, and Trustee Riordan

### **NON-SCHEDULED CITIZENS & VISITORS FOR PUBLIC COMMENT ON ITEMS RELEVANT TO VILLAGE BUSINESS**

Keri Pasierb addressed the Committee regarding a stalking neighbor. (refer to audio)

**ADJOURNMENT: 6:34 P.M.**

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

**Aye:** 5 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, and Trustee Radaszewski

**Nay:** 0

**Absent:** 2 - Trustee Kampas, and Trustee Riordan

**2024-0365 Audio Recording for the May 6, 2024, Committee of the Whole Meeting**

**NO ACTION**

**/AS**

APPROVED: May 20, 2024

Respectfully Submitted,

/s/ Patrick R. O'Sullivan

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