

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orland-park.il.us](http://www.orland-park.il.us)



## Meeting Minutes

Monday, August 3, 2015

7:00 PM

Village Hall

## Board of Trustees

*Village President Daniel J. McLaughlin  
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 7:03 PM.

**Present:** 6 - Trustee Fenton, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll and President McLaughlin

**Absent:** 1 - Trustee Dodge

**VILLAGE CLERK'S OFFICE****2015-0456 Approval of the July 11, 2015 Special Meeting Minutes**

The Minutes of the Special Meeting of July 11, 2015, were previously distributed to the members of the Board of Trustees. President McLaughlin 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 Special Meeting of July 11, 2015.

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

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

**Nay:** 0

**Absent:** 1 - Trustee Dodge

**2015-0452 Approval of the July 20, 2015 Regular Meeting Minutes**

The Minutes of the Regular Meeting of July 20, 2015, were previously distributed to the members of the Board of Trustees. President McLaughlin 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 July 20, 2015.

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

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

**Nay:** 0

**Absent:** 1 - Trustee Dodge

## PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS

### 2015-0421 Girl Scout Commitment Pledge - Presentation

Scouts from Orland Park Girl Scouts Troop #60023, under the leadership of Cynthia Crane and Angelique Morris, presented their campaign to get signed pledges to "Not Text and Drive".

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

### 2015-0474 Family Day - Proclamation

President McLaughlin proclaimed Saturday, August 15, 2015, Family Day in the Village of Orland Park.

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

### 2015-0424 U. S. Conference of Mayors - Presentation

Ms. Jocelyn Bogen from the U.S. Conference of Mayors and Mike Morley from Waste Management presented to President McLaughlin the Outstanding Achievement City Livability Award for cities smaller than 100,000 population in the 2015 City Livability Awards for the Orland Park Anti-Bullying Program.

The City Livability Awards are sponsored by Waste Management, Inc. and The U.S. Conference of Mayors.

President McLaughlin expressed how honored he was to accept this award and thanked staff for all their hard work as well as The Bridge Teen Center for working with the Village on the Anti-Bullying program.

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

## LIVABILITY AWARD RECEPTION

President McLaughlin announced that Waste Management had provided refreshments in the Village Lobby to celebrate the Village of Orland Park receiving this Outstanding Achievement City Livability Award. He invited everyone to enjoy these refreshments with the Board during a short recess from the Board meeting.

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

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

**Nay:** 0

**Absent:** 1 - Trustee Dodge

**RECONVENE BOARD MEETING**

The roll was called to reconvene the Regular Meeting and Trustees Fenton, Gira, Ruzich, Calandriello, Carroll and President McLaughlin were present. Trustee Dodge was absent.

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

**A motion was made by Trustee Griffin Ruzich, seconded by Trustee Gira, 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:** 6 - Trustee Fenton, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and President McLaughlin

**Nay:** 0

**Absent:** 1 - Trustee Dodge

**2015-0450 Payroll - 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 July 17, 2015 in the amount of \$1,185,158.15.

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

**2015-0451 Accounts Payable - 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 July 21, 2015 through August 3, 2015 in the amount of \$3,485,695.49.

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

**2015-0417 Disposal of Certain Seized Vehicles at Public Auction - Ordinance**

The Police Department requests that the Village declare three (3) forfeited vehicles - a 2002 Ford/Windstar; a 2009 Nissan/Versa; and a 2004 Kia/Sedona; described as excess property and dispose of at public auction. The vehicles were seized by the department and forfeited to the Village by the Circuit Court of Cook County from drivers who were driving their vehicle while their license was suspended for DUI.

I move to pass Ordinance Number 5008, entitled: ORDINANCE AUTHORIZING DISPOSAL BY PUBLIC AUCTION OF PERSONAL PROPERTY (VEHICLES) OWNED BY THE VILLAGE OF ORLAND PARK, ILLINOIS

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

**2015-0447 United States Conference of Mayors Dues - Approval**

2015 Membership dues for the United States Conference of Mayors were budgeted in the amount of \$5,269 in the FY 2015 budget.

I move to approve payment of 2015 membership dues to the United States Conference of Mayors in the amount of \$5,269.

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

**2015-0437 Village Code Amendment Title 9 Chapter 7 Parking - Resident Only Parking Tow Zone and Valet-Only Parking**

On June 16, 2015, a Community Meeting was held in Old Orland between Village Officials, Old Orland Residents and Old Orland Businesses to discuss local matters concerning area parking. While recent Village Code amendments were discussed that allowed additional public parking opportunities on Brook Avenue (north of the alley on the east side), the meeting concentrated on business patron behavior in the neighborhood. It was noted that loud noise and litter from pedestrians walking to and from parked vehicles was a persistent evening nuisance, continuous parking in resident-only parking areas was a problem (over 100 parking tickets were issued, indicating citations were not changing parking behavior) and limited parking capacity on Union Avenue/ 143rd Place was a constraint for local commerce.

At the meeting, various solutions were discussed by residents and businesses to help alleviate these problems. The solutions included two main ideas: the implementation of a tow zone in the resident-only parking areas and the implementation of a valet service for local businesses. Each of these items is discussed below in further detail and are proposed as solutions carried forward from the community meeting.

**Resident-Only Parking Tow Zone**

The proposed Village Code amendment outlined below describes the implementation of a new towing arrangement for the Old Orland neighborhood that has Resident Permit Parking (144th Street, 143rd Place, Brook Avenue) per Village Code Title 9 Chapter 7 Parking (9-7-8-5). A tow zone is proposed for this same area as a deterrent measure to more effectively enforce parking restrictions. It is anticipated that upon seeing signs informing area visitors that violators will be towed, business patrons will park vehicles outside the neighborhood in general public parking areas or in the Metra commuter lots north of 143rd Street. The deterrent measure should precipitate a decrease in issued citations as business patron's park elsewhere.

The following provision is a new provision to the Village Code and reads as such:

**9-7-8-6: Resident-Only Parking Tow Zone:**

Any vehicle parked on the street at the following locations in violation of the posted parking regulations are subject to towing and fees, along with related parking fines, except for those vehicles displaying a valid permanent or temporary Orland Park Parking Permit on the front dashboard or front windshield of the vehicle:

Brook Avenue from 143rd Street to 144th Street, both sides except for the east side, north of the alley;

143rd Place from Brook Avenue to West Avenue; and

144th Street from West Avenue east to the viaduct on the north side of the street.

**Valet-Only Parking for Area Businesses**

The proposed Village Code amendment outlined below describes the implementation of a new valet-only parking arrangement for Old Orland businesses. To better accommodate the needs of area businesses with resident concerns, the Village and area businesses have been promoting the use of the Metra commuter parking lots north of 143rd Street. However, the proximity of the commuter parking to the Union Avenue businesses is a concern, especially considering the high traffic volume and 5-legged intersection pedestrians must cross at the 143rd Street, Union Avenue and Southwest Highway intersection.

As a result, some area businesses, like Dwan Hookah Lounge, have proposed the use of valet parking services to help mitigate local parking congestion and move patron parking to general public parking areas and the commuter parking lots.

This will help alleviate resident concerns regarding business patron behavior walking to and from parked vehicles in the area (loud noises, litter etc.) and also the traffic and parking congestion experienced by the immediate area, while at the same time offering patrons easy access to the local businesses, reducing proximity of travel, and eliminating concerns for crossing a busy 5-legged intersection.

To effectively implement a valet parking service, however, street frontages along 143rd Place must remain clear of parked vehicles so that patrons can pull up to the establishment and allow the valet service to move the vehicles. As a result, Valet-Only Parking signs are required within the public right-of-way in support of this activity to keep it clear for parking opportunities.

The Dwan Hookah Lounge has indicated that to effectively serve the establishment, valet-only parking will have to extend from its west property line to its east property line across the full frontage of the establishment at 9925 West

143rd Place. This will enable short term parking for the purposes of staging vehicles in preparation for their removal to either general public parking areas or the commuter Metra parking lot.

The following provision is included as a new provision to the Village Code and reads as such:

**9-7-8-7: Valet-Only Parking:**

The following described parts of streets which are located in areas zoned for commercial use are designated for "valet parking only" from 5 p.m. to 1 a.m., Monday through Sunday, unless other days or times are specified below:

143rd Place - from the west property line of 9925 W. 143rd Place to the east property line of said real estate.

I move to approve the proposed Village Code amendments cited in this staff report for Title 9, Traffic, Chapter 7, Stopping, Standing and Parking Regulations, Section 8, Residents Parking Only, Subsection 6, Resident-Only Parking Tow Zone, and Subsection 7, Valet-Only Parking, prepared by the Development Services Department and dated July 20, 2015.

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

**2015-0426 Weed Elimination and Nuisance Cleanup at 13601 85th Avenue**

On May 21, 2015 and May 22, 2015, Mid America Tree & Landscape, Inc. performed weed elimination, landscape cleanup, debris removal and nuisance mowing at 13601 85th Avenue. The property will be liened for these expenses.

Mid America Tree & Landscape, Inc. has been retained under contract to perform maintenance on an as needed basis.

I move to approve the payment of \$7,200 for nuisance cleanup performed at 13601 85th Avenue by Mid America Tree & Landscape, Inc.

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

**HEARINGS 7:00 P.M.**

I move to recess for a public hearing at this time.

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

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

**Nay:** 0

**Absent:** 1 - Trustee Dodge

**2015-0436 Greystone Ridge Subdivision - Annexation Public Hearing**

Attorney Friker reported that this public hearing was continued from the July 20, 2015 Board meeting for an annexation agreement for the property located at 11434 West 139th Street. The property to be annexed consists of approximately 17 acres, and is to be developed as a 39 lot subdivision in a R-3 Residential District.

Notice of the original hearing was published in the Orland Park Prairie as required by law and a draft annexation agreement has been on file for public inspection in the Village Clerk's Office.

President McLaughlin asked if anyone in the audience would like to make any comments.

Attorney David Sosin was present to answer any questions that the Board may have on this project.

I move to adjourn the public hearing on the annexation agreement for the property generally located at 11434 West 139th Street. (Greystone Ridge Subdivision)

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

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

**Nay:** 0

**Absent:** 1 - Trustee Dodge

**CLOSE PUBLIC HEARING**

I move to approve closing the public hearing.

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

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

**Nay:** 0

**Absent:** 1 - Trustee Dodge

**RECONVENE BOARD MEETING**

The roll was called to reconvene the regular meeting and Trustees Fenton, Gira, Ruzich, Calandriello, Carroll and President McLaughlin were present. Trustee Dodge was absent.

## DEVELOPMENT SERVICES, PLANNING AND ENGINEERING

### 2015-0269 Porsche - Acura of Orland Park Expansion

The petitioner proposes to re-subdivide two existing lots and amend a special use permit in order to accommodate new building additions on both the Acura and Porsche buildings, and to expand the existing parking lot by installing underground storm water vaults and capping the existing detention pond with an asphalt parking lot.

The general framework of the Site Plan will remain as is, with changes necessary to accommodate additions and new parking. The parcels will be re-subdivided so the building additions will conform to building setback requirements. Buildings are set back away from the street as the Code required at the time of original construction. Vehicular circulation patterns will remain as established, shifting some driveways to accommodate the building expansions. Pedestrian access is via a sidewalk along 159th Street; however there is a sidewalk gap along the front of the unincorporated storage lot to the west that is leased by the dealerships.

The petition proposes two phases of development. Phase I includes all new building additions for both Acura and Porsche, and Phase II includes the capping of the detention pond and the parking lot expansion. However recent discussions have suggested Phase II may or may not be constructed.

Overall the project conforms to the Village's Comprehensive Plan, Land Development Code, and policies for the area with the exception of the listed conditions and modifications.

I move to approve the site plan, elevations, re-subdivision and special use permit amendment with modifications for the Porsche - Acura of Orland Park located generally at 8100-8150 159th Street; as recommended at the July 20, 2015 Development Services Committee and as fully referenced below.

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

I move to approve the final site plan titled 'Site Geometric Plan', page C-2.0 by W-T Engineering, dated 4-10-15, revised 7-28-15, and plan titled 'Phasing Plan', page C-2.1 by W-T Engineering, dated 4-10-15, revised 6-17-15, subject to the following conditions. Conditions must be met with each phase of improvements unless otherwise stated:

1. Submit a Final Landscape Plan, for separate review and approval within 60 days of final engineering approval.
  - a) Increase and enhance existing plant material to provide a fully developed Type 'D' 30' wide landscape buffer along entire north lot boundary, to be completed in two phases. Phase I will complete the buffer from the western property line to the

existing detention pond. Phase II will complete the balance of the buffer located north of the new parking lot.

- b) Provide foundation plantings along the front façade of both building additions.
- c) Add trees/shrubs to new landscape islands in front of Porsche building.
- d) Provide a tree survey for any trees exceeding 4" in caliper that will be removed and provide tree mitigation as required by Code.
- e) Provide tree protection during construction for affected trees that are to be saved.
- f) Add street trees along 159th Street.

3. Each phase must stand alone to either maintain or decrease existing impervious lot coverage.

4. Stake north property line prior to project construction.

5. Meet all final engineering and building code requirements.

and

I move to approve the elevations and 3D illustrations titled 'Exterior Rendering Porsche', by Simon Design group, page A6.00, issued 4-10-15 and updated on 7-27-15; elevations titled 'Exterior Elevation Porsche', by Simon Design Group, page A6.01, issued 4-10-15 and updated on 7-27-15; illustration titled 'Exterior Rendering Acura', by Simon Design group, page A6.10, issued 4-10-15 and updated on 7-27-15; elevations titled 'Exterior Elevation Acura', by Simon Design group, page A6.11, issued 4-10-15 and updated on 7-27-15; page titled 'Exterior material Schedule Acura', by Simon Design group, page A6.12, issued 4-10-15 and updated on 7-27-15; subject to the following conditions.

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.

2. All building materials must meet building code requirements.

3. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.

4. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

and

I move to approve a re-subdivision subject to the following condition:

1. That the petitioner submits a Record Plat of Subdivision to the Village for recording.

and

I move to approve of a Special Use Permit Amendment for a planned development with multiple buildings and an automobile dealership/ service facility, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Parking space numbers that exceed Code minimums by more than 20%.
2. Reduced Tree islands.
3. Reduced west, south and east landscape buffers from a required 10' or 15' to as little as zero feet.
4. Parking lots and drives located between the building and the street.
5. Lighting foot candle maximums that exceed Code maximums.
6. Western building façade that exceeds 100' without recesses and projections.
7. Lot coverage that exceeds 75% impervious maximum.

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

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

**Nay:** 0

**Absent:** 1 - Trustee Dodge

#### **2015-0477 Purchase of Open Space Parcel (10100 W. 159th Street) - Amended Ordinance**

The Village of Orland Park has reached an agreement to purchase the property located at 10100 W. 159th Street in Orland Park. The property consists of approximately 1.51 acres of real estate for open space purposes. The purchase agreement is for fifty-five thousand dollars (\$55,000.00). The Village has paid \$5,500.00 in earnest money and agrees to pay the balance of the purchase price upon closing which is anticipated to occur on August 14, 2015.

Village Attorney Friker stated that the Village has been negotiating to acquire this parcel of property on the north side of 159th Street for some time. He explained that this property is being purchased "as is" at a substantially reduced price from the mortgage lender that foreclosed on the property. This property has no

representation or warranties other than the seller (the bank) have no notice of any environmental conditions that would prevent this sale. This purchase is being made from the Open Lands funds.

I move to pass Ordinance Number 5009, entitled: AN AMENDED ORDINANCE AUTHORIZING PURCHASE OF REAL ESTATE (OPEN SPACE PARCEL - 10100 W. 159TH STREET)

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

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

**Nay:** 0

**Absent:** 1 - Trustee Dodge

#### **2015-0484 Greystone Ridge - Authorizing Annexation Agreement - Ordinance**

Approval is being requested for the Annexation Agreement that is attached in the Board packet and in Legistar, which sets forth terms and conditions for annexation of the Greystone Ridge Subdivision located at 11434 West 139th Street.

This is now before the Village Board for consideration and to authorize execution of the finalized agreement.

I move to pass Ordinance Number 5110, entitled: ORDINANCE AUTHORIZING ANNEXATION AGREEMENT (GREYSTONE RIDGE - 11434 WEST 139th STREET)

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

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

**Nay:** 0

**Absent:** 1 - Trustee Dodge

#### **BOARD COMMENTS**

The entire Board commented about the Taste of Orland that took place this past weekend at the Village Center. Over 60,000 people came through the Taste this year. A big hit was the design of the pocket size brochure that directed patrons where the different food booths were located, what type of food was offered at their booth, and prices. Included in that brochure was a map of the entire site with time schedules for the different events and entertainment. The entertainment was amazing the entire weekend as was the weather. It was noted that there were all different types of booths setup this year, but especially happy to have a booth for

the Vietnam Veterans, where many veterans stopped by and talked. Complements to all staff for a great job and well organized event!

TRUSTEE CARROLL – Stated that he had received and reviewed the staff report from the Aquatic Center and was amazed at the amount of rescues that there are at the pool. He congratulated and thanked staff for their dedication and hard work.

TRUSTEE CALANDRIELLO – Reminded everyone that Saturday, August 8th Pandemonium returns to Orland Park located at Centennial Park West. Registration is still available for this event.

## EXECUTIVE SESSION

I move to recess to a Closed Executive Session for the purpose of discussion of a) approval of minutes; b) collective negotiating matters between the village and its employees, or their representatives, or deliberations concerning salary schedules for one or more classes of employees; c) setting a price for sale or lease of village property; and d) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent.

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

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

**Nay:** 0

**Absent:** 1 - Trustee Dodge

## RECONVENE BOARD MEETING

The roll was called to reconvene the Regular Meeting and Trustees Fenton, Gira, Ruzich, Calandriello, Carroll and President McLaughlin were present. Trustee Dodge was absent.

Purpose of the Executive Session was for the discussion of a) approval of minutes; b) collective negotiating matters between the village and its employees, or their representatives, or deliberations concerning salary schedules for one or more classes of employees; c) setting a price for sale or lease of village property; and d) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent.

**ADJOURNMENT - 8:55 PM**

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

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

**Nay:** 0

**Absent:** 1 - Trustee Dodge

/nm

APPROVED:

Respectfully Submitted,

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**John C. Mehalek, Village Clerk**

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**Casey Griffin, Deputy Village Clerk**