

MAY 8, 2019

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
CITY OF PALOS HEIGHTS, COOK COUNTY, ILLINOIS**

I. CALL TO ORDER

The Mayor called to order the regular meeting of the City of Palos Heights City Council at 6:45 p.m. in the City Administrative Center, 7607 W. College Drive, Palos Heights, IL

II. ROLL CALL

Roll call indicated the following were present:

Mayor	Robert Straz	Ward 1	Donald Bylut & Jeffrey Key
City Clerk	Thomas Kantas	Ward 2	Robert Basso & Jack Clifford
City Treasurer	James Daemicke	Ward 3	Brent Lewandowski
City Attorney	Tom Brown	Ward 4	Michael McGovern & Jerry McGovern

II. G&W PRESENTATION

- G&W Properties delivered a presentation on its proposal to relocate the 7-11 convenience store from the southwest corner of Route 83 and Harlem to the northeast corner of Route 83 and Harlem. The proposed development would be adjacent to the Spectrum project which is ongoing. The proposed 7-11 would involve an expanded 7-11 store, a gas station and car wash and a newly constructed space for a restaurant.
- Alderman Bylut indicated that the corner of Route 83 and Harlem is the gateway and the construction should be commensurate with such a gateway and that the City should take advantage of this opportunity.
- Mayor Straz indicated that west entrance will be on Harlem consistent with the Spectrum development already underway.
- Alderman McGrogan inquired on the specific location for the proposed gas station and the drive through car wash. Harlem would be the main point of access. Alderman McGrogan stated that whatever structure goes into the space should be a long-term business.
- Alderman McGovern questioned if parking is sufficient to accommodate the proposed development. There would be cross-access with the adjacent development.

- Alderman Clifford inquired about access from Route 83 and if it would present any problems. Most traffic would circulate in the development and not cause foreseeable problems. Alderman Clifford inquired on what would come of the space vacated by the existing 7-11. The existing space is a desirable location and should be sought after. Alderman Clifford inquired on the type of monument sign at the location.
- Alderman McGrogan inquired on what would go into the space adjacent to the gas station.
- Alderman Key inquired on the applicability of a gas station at the gateway point into the City and the likelihood of a long term business adjacent to the gas station. Alderman Key also inquired on what would take place at the existing location of the 7-11.
- Alderman Basso questioned the propriety of a gas station at this location as the gateway to the City.

IV. OAK LAWN REGIONAL WATER SYSTEM IMPROVEMENTS PROGRAM

- The Oak Lawn Regional Water System (“OLRWS”) is a facility based in Oak Lawn which stores and distributes Lake Michigan water purchased from the City of Chicago. This facility redistributes the water to Oak Lawn and 12 neighboring communities. A portion of the proposed 16 mile, 60 inch diameter looped water main includes Palos Heights. Representatives from Oak Lawn and from two engineering companies delivered a presentation on the proposed improvements program and how this would impact Palos Heights.
- The program would include a new Palos Heights Emergency Water Connection located on 123rd Street and would include a \$30,600 permit fee to be offset by the cost of construction.
- The pipeline construction would cross points located at College Drive, McCarthy Road, 131st Street, 135th Street and 80th Avenue. The work would take place from April 1st to December 1st utilizing IDOT approved detours. Street closures would be allowed from Friday at 8:00 pm to Monday at 5:00 am. 80th Avenue would include one lane of traffic open at all times.
- Local roadway crossings at 123rd Place, 127th Street, Sequoia Road and 76th Avenue at 135th Street would be approved and coordinated with the City of Palos Heights and involve a 3 day maximum closure.
- 121st Street would be closed east of 80th Avenue during regular working hours and restored using gravel or plating for driveway access. The roadway would be restored with asphalt with a mill and overlay remainder surfacing the road. Any

damaged curbs and gutters would be restored.

- The Cal-Sag Trail would be open from April 15th to October 15th for recreational traffic. Temporary stoppage on the trail may take place upon notice. From October 16th to April 14th would involve full trail closures with a 4 week notice period provided along with a detour. Recreational trails in the ComEd Corridor would be replaced.
- Work at the Palos Baseball Organization fields involved in the construction would include restoration of the fields with sod, restoration of any fencing and batting cages, and expanded dumpster and the repaving of the parking lot. There would be no work from March 1st to July 10th. The fields would be ready by March 1st. Parking lot access would be maintained and not used for construction.
- Other restoration areas would include Crawford Park involving the baseball field, basketball court, and replacement of soccer field nets. Evangelical Lutheran Church of the Good Shepherd would include the restoration of the parking lot over the course of a maximum of one month.
- Upland surface restoration outside of re-graded areas would include turf grass seeding. Upland surface restoration inside the re-graded areas would involve a pollinator seed mix. Trees in the ComEd corridor will not be replaced. Screening trees will be replaced in the Parliament Subdivision, the Palos Pines subdivision and the properties on Carmichael Drive. Screening tree replacement on private property will be coordinated by Palos Heights using similar species as the existing trees.
- ComEd environmental consultants will manage soil testing and soil disposal. Excavated soil which will remain on site will meet applicable IEPA requirements. New backfill will be virgin and tested. Wetlands and pollinator seed mix areas will be maintained by the OLRWS for 5 years and involves the removal of invasive species and supplemental seeding for inadequate germination.
- A two year, \$75,000.00 letter of credit issued by Oak Lawn will cover any additional costs for repairs for roadway restoration, trail restoration, trees and landscaping and sewer replacement. The Palos Heights Metra Station has approved use of its parking lot for a construction trailer. Metra driveway access will not be closed. The detention basin adjacent to the Cal-Sag Channel will be modified for the project and include the removal of sediment to restore its original storage capacity, the construction of a temporary berm for pipe installation, restoration of the area with re-sodding and seeding, restoration of the berm to its original grading. Allowable construction noise from 7:30 am to 7:00 pm with a waiver requested for work from 7:00 am to 7:00 pm.
- Reuse of excavated materials will include field investigation and analysis of the existing drainage patterns. ComEd will ensure work stays within permanent and temporary easement boundaries along with specifications for fill height, slopes

and maximum use of excavated soil onsite. This will allow for cost savings by reducing waste disposal costs and transportation relocation costs. Stormwater drainage analysis will include site visits, surveys, and topographic data to delineate from onsite and offsite tributary areas to designated re-spread sites. There will be no change in drainage areas or discharge points. Existing drainage patterns will be maintained by directing runoff and maintaining existing drainage patterns.

- The utilization of pollinator seed mix in re-spread areas will benefit the roots of native wildflowers and grasses and will prevent soil erosion and reduce runoff. Water quality improvements will allow a more thorough intake of vegetation nutrients, reduce long term maintenance and create aesthetically pleasing native vegetation.

V. ADJOURNMENT

At 8:45 p.m. the Mayor requested a motion to adjourn that passed unanimously.

Respectfully Submitted,

PALOS HEIGHTS CITY CLERK

Thomas Kantas

Date