

VILLAGE OF ORLAND PARK

14700 S. Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org



Meeting Minutes

Monday, August 18, 2025

7:00 PM

Village Hall

Board of Trustees

*Village President James V. Dodge, Jr.
Village Clerk Mary Ryan Norwell
Trustees, William R. Healy, Cynthia Nelson Katsenes, Michael R. Milani,
Dina Lawrence, John Lawler and Joanna M. L. Leafblad*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:54 P.M.

Present: 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad and Vice President Dodge Jr.

VILLAGE CLERK'S OFFICE**2025-0657 Approval of the August 4, 2025, Regular Meeting Minutes**

The Minutes of the Regular Meeting of August 18, 2025 were previously distributed to the members of the Board of Trustees. President Dodge 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 August 4, 2025.

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

Aye: 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Vice President Dodge Jr.

Nay: 0

PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS**2025-0664 Advisory Board Appointments**

President Dodge appointed the following individuals who will be sworn in at their first full respective advisory board meeting. The appointments listed below are the first in a series of appointments that will be made over upcoming meetings.

Young Families Advisory Board

-Kathryn Sokolowski

-Areej Samara

Grounds and Recreation Facilities Advisory Board

-Ahmad Hamadeh

-Jim Pittacora

-Daniel McMillian

Recreation Programming Advisory Board

-Daniel McMillian

Cultural Arts Advisory Board

- Robert Wehmeier
- Colleen Panega

AI and Information Technology Advisory Board

- Omar Almasri
- Basil Abushaban
- Ben Feithen
- Gregory Lewis
- Eric Olson

Conservation and Sustainability Advisory Board

- Robert Sullivan

Economic Development Advisory Board

- Laura Murphy
- Adam Shillo
- Michael Mikitka
- Scott Paddock
- Joe Lauricella
- Jack Smith

Heritage Sites Advisory Board

- Elise Wehmeier

Veterans' Advisory Board

- Mike Wick
- Angelo Munoz
- Jim Baillie
- Matt Piworarski

America 250 Committee

- Lucas Hawley
- Conor Gorman

Sister Cities Committee

- Lucas Hawley
- Conor Gorman

Ethic Commission

- Dave DeYoung
- Jay Swanson
- Jim Stortzum

Board of Fire and Police Commission

- Bridget Young

- Laura Hynes
- David O'Connor
- John Robertson
- Donald Borling

Police Pension Fund Board

- Douglas Stepansky

Trustee Leafblad had a question. (refer to audio)

President Dodge responded to Trustee Leafblad. (refer to audio)

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

President Dodge and Village Manager George Koczwarra responded to Trustee Katsenes. (refer to audio)

I move to consent the appointments by President Dodge as fully referenced below.

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

Young Families Advisory Board

- Kathryn Sokolowski
- Areej Samara

Grounds and Recreation Facilities Advisory Board

- Ahmad Hamadeh
- Jim Pittacora
- Daniel McMillian

Recreation Programming Advisory Board

- Daniel McMillian

Cultural Arts Advisory Board

- Robert Wehmeier
- Colleen Panega

AI and Information Technology Advisory Board

- Omar Almasri
- Basil Abushaban
- Ben Feithen
- Gregory Lewis
- Eric Olson

Conservation and Sustainability Advisory Board

- Robert Sullivan

Economic Development Advisory Board

- Laura Murphy
- Adam Shillo
- Michael Mikitka
- Scott Paddock
- Joe Lauricella
- Jack Smith

Heritage Sites Advisory Board

- Elise Wehmeier

Veterans' Advisory Board

- Mike Wick
- Angelo Munoz
- Jim Baillie
- Matt Piworarski

America 250 Committee

- Lucas Hawley
- Conor Gorman

Sister Cities Committee

- Lucas Hawley
- Conor Gorman

Ethic Commission

- Dave DeYoung
- Jay Swanson
- Jim Stortzum -Ethics Officer

Board of Fire and Police Commission

- Bridget Young
- Laura Hynes
- David O'Connor
- John Robertson
- Donald Borling - Police Chaplain

Police Pension Fund Board

- Douglas Stepansky

A motion was made by Trustee Lawler, seconded by Trustee M. L. Leafblad, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Vice President Dodge Jr.

Nay: 0

NON-SCHEDULED CITIZENS AND VISITORS FOR AGENDA-SPECIFIC PUBLIC COMMENT

Joe Solek addressed the Board. (refer to audio)

ORDER OF ITEMS

Trustee Katsenes made motion to move item 2025-0650 Acceptance of the Fiscal Year 2024 Annual Comprehensive Financial Report to be considered as the next item. It was seconded by Trustee Leafblad. All were in favor. (refer to audio)

FINANCE

2025-0650 Acceptance of the Fiscal Year 2024 Annual Comprehensive Financial Report

The Village of Orland Park Fiscal Year 2024 Annual Comprehensive Financial Report (ACFR) has been completed. This report is management's annual financial report to the taxpayers, Village Board, oversight bodies, investors and creditors of the Village. This report provides a historical picture of the Village's financial status as of December 31, 2024, and activities for the year (January 1, 2024, to December 31, 2024). Our auditing firm, Sikich, has expressed that the Village's financial statements present fairly, in all material respects, the financial position of the Village for the fiscal year ended December 31, 2024 (a "clean" opinion, the highest obtainable).

In addition, Public Act 98-0738 requires the auditor to perform the following within sixty days after the issuance of audited financial statements:

- Provide a copy of the management letter and audited financial statements to the Municipality's Corporate Authorities. If the county or municipality maintains a website, these reports shall be posted to the website.
- Present the information from the audit to the Municipality's Corporate Authorities either in person or by a live phone or web connection during a public meeting.

This memo will provide an overview of three documents prepared or reviewed by Sikich:

- Annual Comprehensive Financial Report,
- Report to the Village Board of Trustees, Results of the 2024 Financial Statement Audit, including Required Communications, and

- Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards.

Upon acceptance, the Annual Comprehensive Financial Report and Management Letter will be published on the Village's website and distributed as appropriate.

Annual Comprehensive Financial Report

The Annual Comprehensive Financial Report is a thorough, detailed presentation of the Village's financial position and activities for the year. The 2024 Annual Comprehensive Financial Report was audited by Sikich. The Village received a "clean" opinion, the highest obtainable.

The Annual Comprehensive Financial Report is a valuable tool that enables Village officials and investors to make financial decisions from sound and timely information. The report provides an independently audited accounting of the financial condition of the Village. The Annual Comprehensive Financial Report contains a set of financial statements comprising the financial report of the Village that complies with the accounting requirements promulgated by the Governmental Accounting Standards Board (GASB). GASB provides standards for the content of an Annual Comprehensive Financial Report in its annually updated publication Codification of Governmental Accounting and Financial Reporting Standards. The Annual Comprehensive Financial Report is composed of three sections: Introductory, Financial and Statistical. It combines the financial information of fund accounting and Enterprise Authorities accounting.

Communication with those Charged with Governance and Management Letter
The Auditor's Report to the Village Board of Trustees requires the communication of the audit strategy and approach, including scope, auditor responsibilities, inherent limitations to reasonable assurance, extent of auditor's communication, independence, Village responsibilities, distribution restriction and additional GAGAS (Accepted Governmental Audit Standards) reporting.

This report also discusses Qualitative Aspects and Significant Accounting Policies and Practices, including:

- Significant Accounting Policies (no matters are reportable),
- Unusual Policies or Methods (no matters are reportable),
- Alternative Accounting Treatments
- Management Judgements & Accounting Estimates,
- Financial Statement Disclosures,
- Judgement About the Quality of the Village's Accounting Principles (no matters are reportable).

We are pleased to report that there are no findings of material weaknesses or major deficiencies noted as a concern to the auditors.

In addition to the required communications, the auditor may communicate other

matters to those charged with governance that are not required by US Auditing Standards if the auditor feels such matters are of importance to the local government. These communications may be combined into one report or delivered in separate reports.

Certificate of Achievement for Excellence in Financial Reporting Program (GFOA Annual Comprehensive Financial Report Program)

The Government Finance Officers Association (GFOA) is a professional association of approximately 17,500 state, provincial, and local government finance officers in the United States and Canada. The GFOA established the Certificate of Achievement for Excellence in Financial Reporting Program (Annual Comprehensive Financial Report Program) in 1945 to encourage and assist state and local governments to go beyond the minimum requirements of generally accepted accounting principles to prepare Annual Comprehensive financial reports that evidence the spirit of transparency and full disclosure and then to recognize individual governments that succeed in achieving that goal.

Reports submitted to the Annual Comprehensive Financial Report program are reviewed by selected members of the GFOA professional staff and the GFOA Special Review Committee (SRC), which is comprised of individuals with expertise in public-sector financial reporting and includes financial statement preparers, independent auditors, academics, and other finance professionals.

For over 30 consecutive years, the Village's financial report has been prepared to comply with the high standards of the GFOA Certificate of Conformance for Excellence in Financial Reporting Award Program criteria. We believe the 2024 Annual Comprehensive Financial Report continues to meet the requirements of the program.

Finance Director Chris Frankenfield introduced this item to the Board. (refer to audio)

Anthony Cervini, CPA for Sikich presented information regarding this matter. (refer to audio)

Trustee Healy had comments. (refer to audio)

President Dodge had questions. (refer to audio)

Mr. Cervini responded to President Dodge. (refer to audio)

President Dodge had additional questions and comments. (refer to audio)

Director Frankenfield and Mr. Cervini responded to President Dodge. (refer to audio)

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

Director Frankenfield responded to Trustee Lawrence. (refer to audio)

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

Village Attorney Stillman and Director Frankenfield responded to Trustee Katsenes. (refer to audio)

I move to accept the Fiscal Year 2024 Annual Comprehensive Financial Report ending December 31, 2024.

A motion was made by Trustee Lawler, seconded by Trustee M. L. Leafblad, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Vice President Dodge Jr.

Nay: 0

Abstain: 1 - Trustee Healy

ACCOUNTS PAYABLE

2025-0662 Accounts Payable August 5, 2025, through August 18, 2025 - 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 August 5, 2025, through August 18, 2025, in the amount of \$3,927,457.99.

A motion was made by Trustee M. L. Leafblad, seconded by Trustee Lawler, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Vice President Dodge Jr.

Nay: 0

CONSENT AGENDA

Passed the Consent Agenda

A motion was made by Trustee Milani, seconded by Trustee Nelson Katsenes, 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 Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Vice President Dodge Jr.

Nay: 0

2025-0651 Payroll for August 1, 2025 - 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 August 1, 2025, in the amount of \$2,019,520.54.

This matter was APPROVED on the Consent Agenda.

2025-0648 Special Event Permit for Orland Park Chamber of Commerce's Women's Network Committee Event (100 people)

At the December 6, 2021, Board meeting, the Village Board approved an ordinance amending the Special Events Permit authorizing the Village Manager to approve events under 100 persons and requires Village Board approval for larger events. Special events held on Village grounds are processed through Recreation and Parks, while events held not on Village grounds are processed through Development Services.

The Orland Park Chamber of Commerce's Women's Network Committee would like to host an outdoor event that will include wine tasting, food, shopping, live music, and games. The event will take place at Orland Park Crossing, located at 14225 95th Avenue, Friday, September 12, 2025, from 6:00 p.m. to 10:00 p.m. A walkthrough of the site will take place Tuesday, August 12, 2025.

I move to approve permitting Orland Park Chamber of Commerce's Women's Network Committee Event on September 12, 2025, contingent upon meeting all of the Village's permitting requirements, payment of fees, and inspections.

AND IF NEEDED

Authorize the Village Manager to execute a security agreement between the Village and Orland Park Area Chamber of Commerce, subject to Village Attorney review.

This matter was APPROVED on the Consent Agenda.

2025-0646 Special Event Permit for Price is Right Casting Call at Steinhafels (250 people)

At the December 6, 2021, Board meeting, the Village Board approved an ordinance amending the Special Events Permit authorizing the Village Manager to approve events under 100 persons and requires Village Board approval for larger events. Special events held on Village grounds are processed through Recreation and Parks, while events held not on Village grounds are processed through Development Services.

CBS-2 is hosting a Price is Right contestant tryout at Steinhafels' Orland Park store. Tryouts will take place on August 22, 2025, from 10:00 a.m. to 2:00 p.m. The tryout consists of contestants being recorded for 3-5 minutes answering questions about why they should be selected to win a trip to Los Angeles for the Price is Right. The winners are selected by CBS producers after viewing the "auditions". Early arrivals will line up on the side of the store that faces LaGrange Road. Steinhafels' employees will manage the line outside and inside the store. Contestants will be able to park in the front or back of the store. This is not a "first 100 people type of event", so the potential contestants do not need to be first in-line.

I move to approve permitting CBS-2 and Steinhafels to host a "casting call" event on August 22, 2025, contingent upon meeting all of the Village's permitting requirements, payment of fees, execution of security agreement, and inspections.

AND IF NEEDED

Authorize the Village Manager to execute a security agreement between the Village and Steinhafels, subject to Village Attorney review.

This matter was APPROVED on the Consent Agenda.

2025-0521 A RESOLUTION DESIGNATING AN AREA AS BLIGHTED AND IN NEED OF RENEWAL FOR 14497 JOHN HUMPHREY DRIVE

The applicant, 24 Orland Park LLC, is requesting a resolution supporting and consenting to a Class 7b tax incentive from Cook County for the purposes of redevelopment and occupancy of vacant property located at 14497 John Humphrey Drive. The applicant plans to rehabilitate the abandoned building currently on the subject property to occupy with speculative tenants for its use as professional offices.

In order to qualify for the Class 7b tax incentive, the subject property must be designated as in need of redevelopment. The applicant has provided a blight analysis as part of their overall application to Cook County. The analysis outlines how the property meets the criteria to be considered as an area in need of redevelopment.

The petitioner is requesting a resolution designating 14497 John Humphrey Drive as in need of redevelopment.

I move to adopt Resolution 2522, entitled: A RESOLUTION DESIGNATING AN AREA AS BLIGHTED AND IN NEED OF RENEWAL FOR THE REAL PROPERTY COMMONLY KNOWN AS 14497 JOHN HUMPHREY DRIVE, ORLAND PARK, ILLINOIS 60462 PIN:27-10-100-106-0000.

This matter was PASSED on the Consent Agenda.

2025-0522 A RESOLUTION SUPPORTING AND CONSENTING TO A COOK COUNTY CLASS 7B REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR 14497 JOHN HUMPHREY DRIVE

The applicant, 24 Orland Park LLC, is requesting a resolution supporting and consenting to a Class 7b tax incentive from Cook County for the purposes of redevelopment and occupancy of vacant property located at 14497 John Humphrey Drive. The applicant, James L. Waner Sr., is the President of Waner Enterprises, a general contractor, construction manager, and a reputable designer of commercial and industrial buildings. The applicant plans to rehabilitate the abandoned building currently on the subject property into a commercial building suitable for professional office workers. Per the applicant, the subject property has been 100% vacant and unused since June of 2024.

The Class 7b program was established to encourage commercial development in areas determined to be in need of commercial development. These projects must have total development costs, exclusive of land, that exceed \$2,000,000 and would not be economically feasible without the incentive. The twelve-year incentive applies to all newly constructed buildings or other structures, including the land upon which they are situated; the reutilization of vacant structures abandoned for at least twelve (12) months, (unless otherwise stipulated for a shorter period of time by the municipality in which the real estate is located, with approval from the County Board, or stipulated by the County Board, if located in an unincorporated area) including the land upon which they are situated; all building and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation.

Projects that qualify for the Class 7b incentive will receive a reduced assessment level of ten percent (10%) of fair market value for the first ten years, fifteen percent (15%) for the eleventh year and twenty percent (20%) for the twelfth year. Without this incentive, commercial property would normally be assessed at twenty-five percent (25%) of its market value.

The essential part of a Class 7b Application is documentation satisfying Cook County's five eligibility requirements: Designation of Area, Real Estate Tax Analysis, Viability and Timeliness, Assistance and Necessity, and Increased Tax Revenue and Employment. Additional information can be found in the Class 7b Eligibility Bulletin and the Application.

The petitioner provided an analysis documenting the necessary criteria. Should the 7b be granted, the applicant intends to spend \$2,100,000 to make improvements to the Subject Property. Once fully leased the applicant expects an increase in 65 full-time employees. The planned improvements will also result in approximately 55 temporary construction jobs. The applicant has determined that without the incentive, the current property tax burden would make the project infeasible. The site will remain vacant and unused, with stagnant property tax revenues.

The petitioner is requesting a resolution of support from the Village Board as required by Cook County.

I move to adopt Resolution 2523, entitled: A RESOLUTION CONSENTING & SUPPORTING A CLASS 7B TAX INCENTIVE FOR THE REAL PROPERTY LOCATED AT 14497 JOHN HUMPHREY DRIVE, ORLAND PARK, ILLINOIS 60462.

This matter was PASSED on the Consent Agenda.

2025-0660 Dick's Sporting Goods House of Sports - Term Sheet Approval

In March of 2025, the Village Board passed a Tax Increment Financing (TIF) district reimbursement resolution for the proposed Dick's House of Sports at the former Sears location. The resolution allows the Village to investigate establishing a TIF district to support the project and reimburse themselves and the developer for eligible expenses if a TIF district is created. The purpose of the resolution is to induce the redevelopment as it appears this could not occur without the adoption of TIF plan. The Village has been working with representatives from Dick's Sporting Goods to negotiate major deal terms to help facilitate the redevelopment of 2 Orland Square Drive (former Sears). The term sheet is a non-binding document that will serve as the basis for eventual redevelopment agreement.

A summary of the term sheet is provided below.

Project

Dick's Sporting Goods (DSG) intends to redevelop a portion of the Sears parcel with a Dick's House of Sport, consisting of approximately 90,495 square feet of retail and 28,566 square feet of non-sales uses. The non-sales uses will include some or all of the following: climbing wall, indoor batting cage, golf simulator, yoga classes, juice bar, running track, and an outdoor athletic field. The remaining lower level of the former Sears store will at some point be partially or fully occupied by a to-be-determined retail tenant.

Redevelopment Agreement

The Term Sheet provide a framework for the incentives that will be provided by the Village for the proposed redevelopment. The details of the terms will be further

defined in a redevelopment agreement. Both the Village and DSG agree to use good faith efforts to negotiate and execute the redevelopment agreement on or before September 15, 2025.

Payment

The initial payment from the Village to DSG will be prior or simultaneous with the closing on the purchase of the Sears parcel from the current owner. The payment will be made as follows:

\$6,000,000 for the acquisition of the Sears Parcel;

-Up to \$800,000 as reimbursement for acquisition-related, development-related and incentive related costs including but not limited to: costs of closing, building shell and construction, exterior improvements, interior renovation, predevelopment, development, design and new construction, professional services, development fees, and marketing and promotional efforts.

-The Village will deposit the initial payment into an escrow pursuant to an escrow agreement, to be established in the future.

-The Village will take all necessary steps to fund the initial payment using potential funding sources available to the Village, including but not limited to general funds, bond proceeds, or other Village controlled sources.

-The Village will fund the initial payment by no later than January 31, 2026.

-The Village will make subsequent payments to DSG from the escrow to reimburse DSG for additional TIF-Eligible costs.

Conditions - The funds will be provided to DSG provided the following conditions:

DSG must open to the public a Dick's House of Sport retail sporting goods store, containing no less than 90,495 square feet of retail sales floor area including some or all of the following climbing wall, indoor batting cage, golf simulator, yoga classes, juice bar, running track, and an outdoor athletic field.

DSG will commence construction by May of 2027

DSG will open in the spring of 2029

The redevelopment agreement shall not contain the following:

-Minimum expenditure to construct the House of Sport

-Minimum number of construction or permanent jobs created and/or maintained

-Limitation on the ability to challenge Cook County property tax assessments or appeal property taxes, except that if, as a result of such challenge or appeal by DSG, the EAV of that portion of the Sears parcel occupied by DSG for retail use is reduced below \$80.00 per square foot DSG will pay the difference to the Village via a payment in lieu of taxes. The Village reserves the right to exercise

any rights that it may have to object to or challenge DSG's property tax assessment challenges or property tax appeals.

Tax Increment Financing (TIF)

The Village may elect to create a TIF to recoup, in whole or in part, the incentive funds

The boundary of the TIF may include the Sears parcel-

Business District

The Village may elect to create a Business District (BD) to recoup the incentive funds.

DSG consents to the inclusion in the BD with an additional sales tax not to exceed 1%.

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This item is now before the Board of Trustees for consideration.

I move to approve the Term Sheet between the Village of Orland Park and Dick's Sporting Goods for the redevelopment of the former Sears parcel at 2 Orland Square Drive, Orland Park IL 60462

This matter was APPROVED on the Consent Agenda.

2025-0653 Transition of Health Retirement Account to a New Administrator

On May 7, 2018, the Village of Orland Park Board of Trustees approved two early retirement incentive programs to encourage eligible full-time employees to retire voluntarily. These programs offered post-retirement health insurance contributions through Health Reimbursement Arrangements (HRA), funded by the Village to cover eligible healthcare expenses.

The purpose of a Health Reimbursement Arrangement (HRA) is to provide a Village funded Health Reimbursement Arrangement (HRA) to be used for after-tax health care premiums and eligible health care expenses, as outlined in Section 213(D) of the Internal Revenue Code. On June 18, 2018, the Village engaged the services of Total Administrative Services Corporation (TASC) to administer the Health Retirement Accounts.

The Village has found TASC's administration of the plan to be difficult to navigate, burdened with higher fees that diminish retirees' account balances, and unresponsive to the Village's information requests. The retiree HRA accounts are fully funded, and the Village holds no future financial liability beyond its fiduciary responsibilities. Should a retiree not use the funds during their lifetime, the remaining balance will revert to the Village.

After speaking with Marsh McLennan, they put us in touch with MidAmerica Administrative and Retirement Solutions, an experienced third-party administrator

(TPA) focused on benefit programs for public-sector employers. After a thorough review of administrative fees, service delivery, and long-term cost efficiencies we would like to request the Board's approval to transition the administration of the Health Retirement Account (HRA) benefit from Total Administrative Services Corporation (TASC) to MidAmerica Administrative & Retirement Solutions, Inc.

Savings and Benefits

- Lower Administrative Fees: MidAmerica offers a more cost-effective fee structure, which will directly reduce administrative expenses borne by either the employer, retirees, or both.
- Comparable or Enhanced Services: MidAmerica's platform provides robust account access, streamlined customer service, and compliance support comparable to or exceeding that offered by TASC.
- Simplified Integration: MidAmerica's systems integrate smoothly with existing processes, minimizing disruption during the transition.
- Positive Reputation in the Public Sector: MidAmerica has extensive experience working with local governments and school districts, providing tailored solutions that align with our organizational needs.

Implementation Plan

Should the Board approve this transition, the implementation process will involve:

- A detailed communication plan to notify all HRA participants
- Coordination between Finance, and both vendors to ensure a smooth and transparent transfer of accounts
- Assistance from MidAmerica's implementation team to manage onboarding, data migration, and employee education

We believe that this transition is in the best financial and operational interest of both the Village and its retirees. The change to MidAmerica would reduce costs while maintaining high-quality service and compliance standards.

I move to approve proceeding with transitioning the administration of the Health Retirement Account from TASC to MidAmerica.

This matter was APPROVED on the Consent Agenda.

2025-0644 Tyler Technologies Change Order for Utility Billing Implementation

In 2020, the Village Board approved a contract with Tyler Technologies for the purchase and implementation of Munis Financials, Human Capital Management (later renamed Human Resources Management, or HRM), and Utility Billing, Energov (renamed Enterprise Permits and Licenses, or EPL), and migration of Enterprise Asset Management (EAM) from the cloud to on premise. Munis Financials, EPL, Cashiering, and HRM are complete, and Utility Billing is currently being implemented. We have a go-live date to operate in the new system scheduled for September 15, 2025. As a result of postponing the go-live date from July 7th, 2025 to be sure the new software is ready with maximum assurance, the team is in need of additional hours to work with Tyler implementation

consultants to conclude the implementation of this module.

To complete this implementation, we are requesting 120 hours of remote consulting from implementation consultants at \$185.00 per hour, and an additional 24 Project management hours at \$225.00. This change order totals an additional \$26,640.00.

I move to approve and authorize the execution of a change order to the contract with Tyler Technologies for additional consulting service hours to complete the implementation of the Tyler Utility Billing module to increase the existing not to exceed contract amount of \$2,496,787.00 by \$26,640.00 for the work outlined in the proposal for Project Management - Implementation for a new not-to-exceed contract price of \$2,523,427.00;

AND

Authorize the Village Manager to execute all related contracts subject to Village Attorney review.

AND

Authorize the Village Manager to approve change orders related to this contract within the authorized amount.

This matter was APPROVED on the Consent Agenda.

2025-0580 Annual Parkway Tree Pruning Program - Phase 1

On June 16, 2025, the Village Board heard a presentation from Public Works about the establishment of an annual Parkway Tree Pruning Program, including details on an update to the Village's municipal code regarding tree pruning, communication to residents and residents' overall response to tree pruning. The Village Board directed staff to develop a comprehensive annual parkway pruning plan to be presented to the Board on July 21, 2025.

A parkway tree pruning program, also referred to as a cyclical tree pruning program, is a planned, recurring process of removing branches from trees to maintain their health, structure, and safety, as well as to manage tree size and appearance. The goal of a pruning program is to improve tree structure, enhance tree vigor, increase aesthetic appeal, provide adequate clearances, and maintain safe conditions in the right-of-way, while reducing costs associated with storm damage and tree failure.

Local communities such as Downers Grove, Woodridge, Hinsdale, Riverside, Oak Lawn, Park Ridge, Wheaton, Oswego, Arlington Heights, Romeoville, Westchester, Schaumburg, Lombard, Naperville, Glencoe, LaGrange, and Oak Park all have well-established cyclical tree pruning programs. To date, the Village of Orland Park has not conducted a comprehensive Village-wide cyclical tree

pruning program, resulting in an inconsistently maintained urban forest.

The proposed Parkway Tree Pruning Program has two (2) primary objectives: to establish a comprehensive annual pruning service for all parkway trees throughout the Village, and to clarify maintenance responsibilities for these trees through Village code amendments. This current agenda item focuses specifically on implementing the annual pruning service, although code amendments are discussed briefly below. Other key aspects of the Parkway Tree Pruning Program include:

Frequency and Zones: The Village maintains 36,134 public trees across its parks, parkways and facilities, with 28,541 trees (79%) located in parkways. To facilitate efficient pruning operations, Public Works has divided the Village into seven (7) parkway tree pruning zones, each containing approximately equal numbers of trees. This structure enables a systematic seven (7) year pruning cycle, ensuring each zone receives professional maintenance once every seven (7) years, with provisions for emergencies or unique circumstances as needed. Phase 1 would run from 2025 through 2031, with the potential to accelerate the timeline if additional resources become available in 2025. Upon completion of Phase 1, subsequent seven (7) year phases will maintain this regular maintenance schedule providing long-term care for the Village's urban forest.

Techniques: The scope of work for tree pruning services includes the removal of dead, diseased, or high-risk branches, as well as branches that interfere with traffic or utility lines. All work will follow ISA-certified arboriculture standards. Proper pruning techniques will be incorporated to avoid damaging the tree. This will include making cuts at the branch collar, avoiding excessive pruning and removing only the necessary branches.

Public Safety and Notification: The Village will notify residents about the program through Village-wide communications, with additional neighborhood-specific notifications provided prior to work beginning in each area. The pruning program will prioritize removing branches that pose safety hazards to pedestrians and vehicles.

Tree Health: Regular pruning will help prevent the spread of disease and insect infestations and promote overall tree health. Young trees will also be pruned to promote strong structure and growth.

Aesthetic Appeal: Pruning will help maintain the shape and symmetry of trees, enhancing their visual appeal. Trees that have been formally pruned over many years will be treated on a case-by-case basis.

Professional Expertise: Professional arborists and tree care specialists will be involved in implementing the pruning programs, especially for large trees or complex situations.

No Work on Private Property: The Parkway Tree Pruning Program will not impact trees on private property. Private property trees will continue to be the responsibility of property owners and in accordance with the Village Code.

Staff Time: Implementing a routine cycle pruning program will enable Public Works' Forestry Crew, comprised of highly trained certified arborists, to dedicate more time to maintaining trees located on Village parks and facility grounds. These areas often receive less attention due to the demands of parkway-related resident concerns, storm damage and hazards. With the implementation of a pruning program, the Forestry Crew remains available to address urgent tree maintenance issues that cannot wait for the next scheduled pruning cycle. The full value of this aspect of the program will not be realized until Phase 1 of the program is fully complete, however. An additional benefit also includes the reduction of staff time associated with tree-related code enforcement cases.

Village Code and Parkway Trees

It should also be noted that certain sections of the Village Code have led to confusion regarding responsibility for parkway tree maintenance. For example, Municipal Code Chapter 3-6-7 states that the overall responsibility for the maintenance of a parkway falls on the adjacent property owner (see § 3-6-7 Public Tree Care). However, the Municipal Code also states that the Village has the right to maintain parkway trees to ensure public safety or to preserve or enhance the symmetry and beauty of public grounds.

Furthermore, Chapter 3-6-9 (Pruning; Right-of-Way Clearance) states that, "Every owner of any tree overhanging any street or right-of-way within the Village shall prune the branches so that such branches shall not obstruct the view of any street intersection and so that there shall be a clear space of eight feet above the surface of the street or sidewalk. Said owners shall remove all dead, diseased or dangerous trees, or broken or decayed limbs which constitute a menace to the safety of the public."

This section of the code has historically been interpreted to mean that property owners adjacent to the right-of-way where a parkway tree is located are responsible for the maintenance of said tree(s), even though the Village (or County, Township, State) typically own the right-of-way. These and other sections of the Municipal and Land Development Codes have led to difficult conversations between Village staff and the residents they are trying to support.

To reinforce the proposed cycle pruning initiatives, Village staff will need to conduct a thorough investigation of necessary Municipal and Land Development Code updates and their implications for Village Board review. Additionally, Public Works also plans to draft a comprehensive Urban Forestry Management Plan for Village Board review in 2026.

Annual Parkway Tree Pruning Proposals

On March 1, 2021, the Village Board approved a list of six (6) tree service contractors from whom Public Works could solicit proposals for various Village tree-related projects, including tree installation, removal, pruning, stump removal and emergency storm services (see 2021-0099). Master Service Agreements (MSAs) were subsequently established with each company. All MSAs were renewed in 2023 and reestablished at the July 21, 2025 Village Board meeting. The current list of approved pre-qualified tree service contractors is provided below:

- Homer Tree Care, Inc.
- The Davey Tree Expert Co.
- Winkler Tree Service, Inc.
- Mid-America Tree and Landscape, Inc.
- V3 Companies, Ltd.
- Smitty's Tree Service, Inc.

On June 20, 2025, all six (6) pre-qualified Village tree service contractors were issued "Annual Parkway Tree Pruning Program" proposal documents. These documents included maps of the seven (7) pruning zones, a list of parkway tree data (size, species, location), pruning specifications and a proposal sheet. The seven (7) planting zones were compiled by the Village Forester in conjunction with staff from Great Lakes Urban Forestry Management, who completed the Village's most recent tree inventory. All bidders were required to include a \$25,000.00 "Tree Removal and Stump Grinding Allowance", which would be available to address tree hazards identified during tree pruning work that require immediate removal.

By the close of the proposal period on July 9, 2025, four (4) contractors had submitted proposals. All proposals are attached for reference. A summary of the proposal prices is provided below:

Smitty's Tree Service, Inc.

Zone 1: \$178,618.00

Zone 2: \$145,350.00

Zone 3: \$142,196.00

Zone 4: \$217,019.00

Zone 5: \$238,602.00

Zone 6: \$271,520.00

Zone 7: \$321,405.00

Tree Removal Allowance: \$25,000.00

Grand Total: \$1,539,710.00

The Davey Tree Expert Co.

Zone 1: \$203,154.00

Zone 2: \$168,756.00

Zone 3: \$175,960.00
Zone 4: \$258,573.00
Zone 5: \$248,771.00
Zone 6: \$337,844.00
Zone 7: \$324,615.00
Tree Removal Allowance: \$25,000.00
Grand Total: \$1,742,673.00

Homer Tree Care, Inc.
Zone 1: \$331,680.00
Zone 2: \$275,520.00
Zone 3: \$265,600.00
Zone 4: \$422,160.00
Zone 5: \$297,040.00
Zone 6: \$303,680.00
Zone 7: \$387,600.00
Tree Removal Allowance: \$25,000.00
Grand Total: \$2,308,280.00

Winkler Tree Services, Inc.
Zone 1: \$310,950.00
Zone 2: \$258,300.00
Zone 3: \$272,240.00
Zone 4: \$469,653.00
Zone 5: \$315,605.00
Zone 6: \$322,660.00
Zone 7: \$411,825.00
Tree Removal Allowance: \$25,000.00
Grand Total: \$2,386,233.00

V3 Companies, Ltd.: Opted not to submit a proposal

Mid-America Tree and Landscape Inc.: Opted not to submit a proposal

As such, based on proposal pricing, staff recommends accepting the proposal from Smitty's Tree Service, Inc. for the Annual Parkway Tree Pruning Program - Phase 1 for a total project cost of \$1,539,710.00. No contingency is requested for this project.

The proposed sequence of pruning zones, as detailed below, was determined by the Public Works staff based on the available budget, data collected during the 2024 Tree Assessment and Inventory (tree species composition, age and average diameter), relative frequency of resident concerns and firsthand knowledge of the Village's parkway trees. As there were adequate funds for 2025 to complete (2) zones (Zones 1 and 5), the proposed total length of Phase 1 of the Annual Parkway Tree Pruning Program would only need to be six (6) years. A summary of the proposed sequence of pruning zones and associated costs is

provided below:

2025 - Zones 1, 5 and Tree Removal Allowance: \$442,220.00 (\$178,618.00 + \$238,602.00 + \$25,000.00)
2026 - Zone 7: \$321,405.00
2027 - Zone 6: \$271,520.00
2028 - Zone 2: \$145,350.00
2029 - Zone 4: \$217,019.00
2030 - Zone 3: \$142,196.00
TOTAL: \$1,539,710.00

As the proposed total length of Phase 1 of the “Annual Parkway Tree Pruning Program” is six (6) years, Public Works is requesting the approval of a three (3) year contract with the option to extend the contract for an additional three (3) years. While the customary approach to multi-year contracts is three years plus an option for an additional two (2) years, due to the nature of this work and the total number of zones, allowing for a contract with a single contractor would be highly preferred. The Village may exercise its home rule authority to enter into a contract of this length where it is in the best interest of the Village.

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

I move to approve and authorize the execution of a Contractor Agreement between the Village of Orland Park and Smitty’s Tree Service, Inc. as the lowest cost qualified responsive proposal for the Annual Parkway Tree Pruning Program - Phase 1 for a cost of \$442,220.00 for 2025, a cost of \$321,405.00 for 2026, and a cost of \$271,520.00 for 2027, with the option to extend the contract for three (3) additional years (2028 - 2030) for a cost of \$145,350.00 for 2028, a cost of \$217,019.00 for 2029, and a cost of \$142,196.00 for 2030, for a total not-to-exceed cost of \$1,539,710.00;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

A motion was made by Trustee M. L. Leafblad, seconded by Trustee Lawrence, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Vice President Dodge Jr.

Nay: 1 - Trustee Healy

PUBLIC WORKS

2025-0618 Humphrey Neighborhood (1st, 2nd, 3rd Avenue) Road Condition

The 2024 Road Improvement Program included the maintenance and reconstruction of various roadways/streets throughout the Village. The streets scheduled for resurfacing and reconstruction included 1st, 2nd, and 3rd Avenues in the Humphrey neighborhood. Upon reviewing the then-current condition of 1st, 2nd, and 3rd Avenues, staff determined that these streets did not meet the road degradation qualifications to warrant reconstruction. Ultimately, 1st, 2nd, and 3rd Avenues were removed from the 2024 Road Program. Instead, staff decided to add a pavement rejuvenator to the roads to extend their lifespan and that pavement rejuvenator was added to the 2025 budget.

On June 20, 2025, Corrective Asphalt Materials applied an Asphalt Rejuvenator to 1st, 2nd, and 3rd Avenues. The product used was Reclamite, an asphalt rejuvenator derived from maltene-based petroleum. Reclamite will absorb into an asphalt pavement, restoring reactive components that have been lost due to oxidation. In essence, it extends the service life of a roadway by an additional five to seven (5-7) years without the costs associated with reconstruction or an overlay. Residents reached out to Public Works, with concerns ranging from odors, to excess sand on the roadway and overall visual appearance of the roadway.

On August 4, 2025, Public Works provided an overview of the work at the Committee of the Whole and provided three options with costs for consideration. The Trustees provided direction for Public Works to address the limestone sand that remained on the street first before making a decision.

Relative to the Limestone Sand, attached is a copy of the Bill of Lading (BOL) from the company who applied the Reclamite and the Limestone Sand. Additionally, attached is the Safety Data Sheet (SDS) for Limestone Sand.

On August 6 and 8, 2025, the Streets Division washed down the streets to remove any residual sand. Current photographs showing the condition of the streets after the washing occurred are attached.

Staff is proposing two (2) potential options to address these concerns: leave the roadway in its current condition, or mill and overlay. The estimated cost of a mill and overlay is \$51,377.01. If option 2 is selected, the reduction of resources will result in another area in the Village that is currently in need of mill and overlay repair being postponed until 2026. It is staff's recommendation to retain the current condition as it is.

Village Manager Koczwarra presented information regarding this matter. (refer to audio)

President Dodge had comments. (refer to audio)

Trustee Leafblad had comments. (refer to audio)

President Dodge responded to Trustee Leafblad and had a question. (refer to audio)

Director of Public Works Joel Van Essen responded to President Dodge. (refer to audio)

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

Village Manager Koczwara and Director Van Essen responded to Trustee Milani. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

Director Van Essen responded to Trustee Katsenes and had comments regarding this matter. (refer to audio)

Village Manager Koczwara had a question. (refer to audio)

Director Van Essen responded to Village Manager Koczwara. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

Director Van Essen responded to Trustee Katsenes. (refer to audio)

Trustee Dodge had comments. (refer to audio)

Director Van Essen and Village Manager Koczwara responded to President Dodge. (refer to audio)

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

Director Van Essen responded to Trustee Leafblad. (refer to audio)

Trustee Lawler had questions. (refer to audio)

Director Van Essen responded to Trustee Lawler. (refer to audio)

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

Village Manager Koczwara responded to President Dodge. (refer to audio)

President Dodge had additional comments. (refer to audio)

Trustee Leafblad had comments. (refer to audio)

Trustee Healy had comments. (refer to audio)

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

Aye: 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee M. L. Leafblad, and Vice President Dodge Jr.

Nay: 0

Abstain: 1 - Trustee Lawler

2025-0642 Public Works Optimization Project - Additional Project Design Fees

On July 18, 2022, the Village Board approved the proposal from Valdes Engineering Company (now Valdes Architecture and Engineering) for A/E Services for the Public Works Optimization Project (see 2022-0553). Valdes Architecture and Engineering ("Valdes") has since completed Schematic and Construction Documents (CDs) for this project, as well as coordinating additional services essential to the overall project design, such as geotechnical services (soil borings) and supplemental structural calculations. The design project was completed and the contract closed on May 1, 2025.

Throughout the course of the design of the project, additional fees in excess of the original contract price totaling \$95,433.00 were incurred by Valdes on behalf of the Village. These fees included additional soil boring costs of \$18,260.00, and design fees associated with construction value and bid document adjustments totaling \$77,173.00 (\$68,173.00 + \$9,000.00). A detailed explanation of these fees is provided in the attached accounting from Valdes.

Public Works is requesting approval from the Village Board to approve the accounting from Valdes in the amount of \$95,433.00 to cover the abovementioned Additional Project Design Fees. The Public Works Optimization Project is anticipated to be issued for bid/proposal in the summer of 2025, and construction is projected to be completed between 2025-2027. This is being done as a separate agreement for the additional completed work rather than a change order because the original agreement expired.

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

Village Manager George Koczwara and Public Works Director Joel Van Essen responded to President Dodge. (refer to audio)

I move to approve the waiver of the competitive bid process in favor of a sole

source agreement and authorize the approval and execution of a Service Agreement between the Village of Orland Park and Valdes Architecture and Engineering for Additional Project Design Fees for the Public Works Optimization Project for a cost not to exceed \$95,433.00;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

A motion was made by Trustee Lawler, seconded by Trustee M. L. Leafblad, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Vice President Dodge Jr.

Nay: 0

2025-0643 Drone Docking Pad Project

On July 18, 2022, the Village Board approved the proposal from Valdes Engineering Company (now Valdes Architecture and Engineering) for A/E Services for the Public Works Optimization Project (see 2022-0553). Valdes Architecture and Engineering ("Valdes") has since completed Schematic and Construction Documents (CDs) for this project, as well as coordinating additional services essential to the overall project design, such as geotechnical services (soil borings) and supplemental structural calculations. The design project was completed and the contract closed on May 1, 2025.

Throughout the course of the design of the project, additional fees in excess of the original contract price totaling \$95,433.00 were incurred by Valdes on behalf of the Village. These fees included additional soil boring costs of \$18,260.00, and design fees associated with construction value and bid document adjustments totaling \$77,173.00 (\$68,173.00 + \$9,000.00). A detailed explanation of these fees is provided in the attached accounting from Valdes.

Public Works is requesting approval from the Village Board to approve the accounting from Valdes in the amount of \$95,433.00 to cover the abovementioned Additional Project Design Fees. The Public Works Optimization Project is anticipated to be issued for bid/proposal in the summer of 2025, and construction is projected to be completed between 2025-2027. This is being done as a separate agreement for the additional completed work rather than a change order because the original agreement expired.

I move in favor of participation in joint purchasing cooperative Omnia Partners pursuant to Contract #02-139 and authorize the approval and execution of a vendor contract with Dav-Com Electric, Inc. for the Drone Docking Pad Project,

based on Dav-Com Electric, Inc.'s proposal #25-167-26 dated July 24, 2025, for a total not-to-exceed contract price of \$36,100.00;

AND

Authorize the Village Manager to execute all related contracts subject to Village Attorney review.

A motion was made by Trustee M. L. Leafblad, seconded by Trustee Milani, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Vice President Dodge Jr.

Nay: 0

ENGINEERING

2025-0599 143rd Street Widening, Watermain Relocation Design Services, Wolf Road to Southwest Highway, Phase II - Final Design Engineering Services, Contract Amendment, Change Order #4 and Addendum D

There is an existing 12-inch watermain located along the south side of 143rd Street. This watermain is over 35 years old as it was installed in the 80s. A small section of this watermain, in front of Crystal Tree subdivision, is 16 inch in diameter and was installed in 2005. The entire watermain is in the current Right of Way (ROW). Therefore, when 143rd Street is widened, the new and widened roadway would be over the existing watermain. It is the Village's general practice to relocate utilities including watermains from underneath the roadways when new roads are constructed. This is a best management practice that allows easier access to watermains and makes it less costly when repairs or maintenance to the utilities are needed. Therefore, as part of the 143rd Street Widening project, this watermain is planned to be relocated.

Another advantage of the watermain relocation is that the water demand in this area of the Village has increased and requires that the watermain from Southwest Highway to 108th Street be maintained at 12 inch and the watermain from 108th Street to Wolf Road be upsized to 16 inch. Additionally, this pipe relocation will provide the Village with a new pipe compared to a 35+ year old pipe.

TranSystems, who is the prime engineering consultant for the 143rd Street Widening project, has submitted the attached proposal to design the watermain as follows:

- Watermain design from Southwest Highway to Woodland Avenue, called Contract 1, approximately 2,800 feet long
- Watermain design from Woodland Avenue to Wolf Road, called Contract 2,

approximately 8,100 feet long

The watermain in Contract 1 will be designed and built with the 143rd Street and Southwest Highway intersection construction project, which spans from Southwest Highway to Woodland Avenue.

The design of the watermain in Contract 2, from Woodland Avenue to Wolf Road, will be fully designed but will be constructed later. This section will be built with the widening of 143rd Street when construction funding is secured.

The total professional fee for this contract amendment is \$75,772.00. Staff has been negotiating the scope of services and professional fees with TranSystems and its subconsultants for several weeks. Their proposed fees are substantially aligned with the generally accepted design services fees in the engineering industry.

Trustee Dodge had a question. (refer to audio)

Director of Engineering Khurshid Hoda responded to Trustee Dodge. (refer to audio)

Trustee Katsenes had comments. (refer to audio)

I move to approve and authorize the execution of Change Order #4 and Addendum D to the original contract, dated August 16, 2022 with TranSystems Corporation of Schaumburg, Illinois, for the 143rd Street Widening from Wolf Road to Southwest Highway, Phase II Design Engineering Services to increase the total not-to-exceed contract amount by \$75,722.00 to \$7,096,508.00 for the work outlined in the proposal dated June 26, 2025;

AND

Authorize the Village Manager to execute all related contracts and change orders, subject to Village Attorney review.

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

Aye: 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Vice President Dodge Jr.

Nay: 0

RECREATION AND PARKS

2025-0647 Doogan Park Redevelopment Descoping

On September 5, 2023, the Village Board approved the redevelopment of

Doogan Park. The approved plan includes 10 lighted pickleball courts, adding lighting to the tennis courts, a restroom building with two restrooms, two bocce ball courts, a playground, pavilion, half-basketball court, sledding hill, 360' x 210' soccer field, 60' baseline baseball field, parking lot and landscape improvements.

In the course of developing plans for the redevelopment of Doogan Park, concerns were raised from area residents. Concerns related to the impact of noise as a result of play on a ten pickleball court complex on a consistent basis from April through October, from early morning to early evening.

As such, staff have explored options for the Board's consideration. All options include the primary renovation elements: playground, 20' x 20' pavilion, half-basketball court, 360' x 210' soccer field, 0' baseline baseball field, 2 bocce ball courts, *sledding hill, parking lot and landscape improvements and detention basin.

*may be excluded due to detention basin.

Option A: Doogan Park:

Current Plan - 10 Lighted Pickleball Courts, 2 lighted tennis courts, restroom building, north parking lot with 95 space per code.

Option B: Doogan Park:

Current Plan with added elements - 10 Lighted pickleball Courts at Doogan Park with glass enclosure (e.g. Pickleball Glass™)

- Glass may mitigate the sound impact by 50%
- Approximate additional cost: \$50,000
- 10 Yr. warranty
- Replacement cost expense
- Additional maintenance cost
- 2 Lighted tennis courts
- Restroom building
- North parking lot with 95 spaces per code.

Option C:

- 4 Lighted pickleball courts behind the Sportsplex
- 2 Unlit pickleball courts at Doogan Park
- Doogan Park tennis courts remain unlit
- No restroom building at Doogan Park
- Doogan Park north parking lot with 64 spaces (per code)

Option D:

- 4 Lighted courts behind the Sportsplex
- 2 Unlit pickleball courts at Doogan Park
- Doogan Park tennis courts remain unlit
- No restroom building at Doogan park
- Doogan Park north parking lot with 64 spaces (per code)
- 9+ Lighted at Centennial Park (Ice Rink location).

Staff's recommendation of Option D allows the building of pickleball courts in multiple locations around the Village rather than one centralized pickleball complex in a residential neighborhood. These courts would be located in areas that do not have homes in close proximity and would thus not be negatively impacted by daily play over the course of several months.

Additionally, staff recommends leaving the two existing tennis courts unlit, reducing the proposed north parking lot to a total of 64 spaces to meet code requirements, and removing the proposed restroom facility from the plans.

One pickleball court currently exists at Doogan Park. The existing basketball court could be converted to a pickleball court and ready for play late 2025 or the spring of 2026 depending on weather. U.S. Tennis is presently performing basketball court repairs at Cachey Park. Staff is seeking an estimate to convert the existing basketball court at Doogan Park to a pickleball court. Doing this would expedite the work. The two tennis courts at Doogan Park are already striped for pickleball.

Design and engineering of the Sportsplex courts would be initiated in early fall 2025, allowing for construction to begin and opening of the courts in 2026. The estimated cost of design and engineering for Sportsplex courts ranges from \$40,000 - \$60,000 depending on detention requirements. Funds saved from descopeing Doogan Park would be utilized for these professional services, as well as part of the Sportsplex court construction cost.

The Sportsplex courts would be free to the public and be supported by the facility and facility staff. Sportsplex provides an adjacent, air-conditioned/heated lounge with indoor restrooms, water fountains and direct staff supervision. Programming (e.g. lessons, leagues, tournaments) would be conducted by Sportsplex staff.

With the development of a new outdoor ice rink as a part of the Downtown Orland Park Redevelopment Plan, the Centennial Park Ice Rink would be converted to nine or more, lighted pickleball courts. Design and engineering could begin in 2026 with construction of the courts in 2027.

In the proposed Option D scenario, while there is a delay in the opening of a dedicated pickleball complex, the end product delivers a total of 15 dedicated pickleball courts, 13 of which would be lighted and located in areas that are not near homes.

On another note, the Village has 22 tennis courts located around the Village. Each tennis court is stripped for pickleball play.

The Village also provides indoor pickleball opportunities at the Sportsplex on six courts, the Orland Park Health and Fitness Center on two courts and the Franklin Loebe Center on three courts.

In regard to the OSLAD grant that the Village has been awarded in support of Doogan Park, the State has indicated that the Village's expenses must minimally equal the \$600,000 OSLAD grant. A change in scope, along with a new budget estimate must be submitted to the State for consideration and approval.

The deadline for the OSLAD grant for this project is March 31, 2026. An extension may requested within 6 months of the deadline, if needed.

I move to approve Option D:

- 4 Lighted Courts behind the Sportsplex
- 2 Unlit pickleball courts at Doogan Park
- Doogan Park tennis courts remain unlit
- No restroom building at Doogan park
- Doogan Park north parking lot with 64 spaces (per code)
- 9+ Lighted at Centennial Park (Ice Rink location).

AND,

All primary renovation elements including a playground, 20' x 20' pavilion, half-basketball court, 360' x 210' soccer field, 0' baseline baseball field, 2 bocce ball courts, *sledding hill, parking lot and landscape improvements and detention basin;

AND,

To authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

AND,

Authorize the Village Manager to approve change orders not to exceed the contingency amount.

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

Aye: 6 - Trustee Healy, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Vice President Dodge Jr.

Nay: 1 - Trustee Nelson Katsenes

2025-0661 Evergreen View Park Conceptual Plan & OSLAD Grant Resolution

On July 7, 2025 the State announced \$35 million in funding for new Open Space Lands Acquisition and Development (OSLAD) Grants for the 2026 grant cycle.

Staff initiated a request for quotes from qualified engineering firms to develop a conceptual plan and cost estimate for improvements at Evergreen View Park and to assist with the OSLAD Grant application process.

Swings at Evergreen View will be replaced in 2025. The playground and pavilion are slated for replacement in 2026.

Staff hope to add additional amenities to the park, potentially including a splash pad. An OSLAD Grant provides up to \$600,000 in reimbursable funding.

Attached, please find proposals, summarized below, from three firms.

Wight & Co.: \$25,000

Fehr Graham: \$12,500

Planning Resources Inc.: \$10,700

Staff seek approval to enter into a Professional Services Agreement with Planning Resources in the amount of \$10,700, plus a contingency of \$1,500 for additional services that may arise during the planning process for a not to exceed total of \$12,200.

Additionally, staff seek approval to authorize the Village Manager to sign the Resolution of Authorization application (attached) acknowledging the Village has sufficient funds to complete the pending OSLAD project within the specified Grant timeframe complying with all terms, conditions and regulations as specified in the Resolution of Authorization.

Director of Recreation and Parks Ray Piattoni and President Dodge had comments. (refer to audio)

I move to approve and authorize the execution of a Professional Service Agreement between the Village of Orland Park and Planning Resources Inc. for the development of a conceptual plan, budget estimate and assistance in applying for an Open Space Lands Acquisition and Development(OSLAD) Grant consistent with the proposal dated August 6, 2025 in the amount of \$10,700, plus a contingency of \$1,500 for a total not to exceed contract amount of \$12,200 and to authorize the Village Manager to sign the OSLAD Grant Program Resolution of Authorization Form;

AND,

To authorize the Village Manager to execute all related contracts, subject to Village Attorney review;

AND,

Authorize the Village Manager to approve change orders not to exceed the contingency amount.

A motion was made by Trustee Milani, seconded by Trustee M. L. Leafblad, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Vice President Dodge Jr.

Nay: 0

2025-0649 Doogan Park Redevelopment - Christopher B Burke Engineering, LTD Change Order #2 and Contract Amendment B

On October 7, 2024, the Village Board approved awarding a contract (Legistar #2024-0736) to Christopher B. Burke Engineering, LTD (CBBEL) to develop and provide construction and engineering documents to retain a general contractor for the projects at a cost not to exceed \$238,490 for the redevelopment of Doogan Park.

On May 19, 2025 the Village Board approved Change Order #1 and Contract Amendment A (attached) for additional design work performed by CBBEL at the Village's request.

Descoping the Doogan Park redevelopment reduces the total number of pickleball courts in the plan from 10 to 2 unlit pickleball courts, eliminating lighting for the two existing tennis courts, eliminating the restroom building, adding two bocce ball courts and changing the size of the north parking lot to accommodate 64 spaces to meet Village code. This plan revision will result in additional design and engineering cost.

Attached, please find a proposal from CBBEL to perform additional design and engineering services in the amount of \$39,240 to meet the stated objectives of the Doogan Park redevelopment descoping.

I move to approve and authorize the execution of Change Order #2 and Contract Addendum B to the original contract dated October 7, 2024, and amended May 19, 2025 with Christopher B. Burke Engineering, LTD. of Rosemont, IL for design and engineering work for Doogan Park to increase the total not to exceed contract amount by \$39,240 to \$322,030 as outlined in the Proposal dated August 11,

2025.

And,

To authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

And,

Authorize the Village Manager to approve change orders related to this contract within the authorized amount.

A motion was made by Trustee M. L. Leafblad, seconded by Trustee Lawler, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Trustee Healy, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Vice President Dodge Jr.

Nay: 1 - Trustee Nelson Katsenes

BOARD COMMENTS

Trustees Katsenes, Milani, Leafblad, Healy, Lawrence and President Dodge had Board comments. (refer to audio)

EXECUTIVE SESSION

I move to recess to a Closed Executive Session for the purpose of discussion of a) discussion of the minutes of closed meetings; b) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees; c) the sale or purchase of securities or investments; d) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent.

RECONVENE BOARD MEETING

The roll was called to reconvene the Regular Meeting and Trustees Healy, Katsenes, Milani, Lawrence, Lawler, Leafblad and President Dodge were present.

Purpose of the Executive Session was for the discussion of a) discussion of the minutes of closed meetings; b) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees; c) the sale or purchase of securities or investments; d) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent.

Present: 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad and Vice President Dodge Jr.

ADJOURNMENT: 11:00 P.M.

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

Aye: 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Vice President Dodge Jr.

Nay: 0

2025-0691 Audio Recording for August 18, 2025, Board of Trustees Meeting

NO ACTION

/AS

APPROVED:

Respectfully Submitted,

Mary Ryan Norwell, Village Clerk