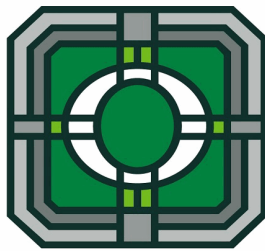


# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Tuesday, September 3, 2024

7:00 PM

Village Hall

## Board of Trustees

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

**CALL TO ORDER/ROLL CALL**

The meeting was called to order at 7:00 P.M.

Deputy Village Clerk Alexandra Snodsmith was present in the Clerk's absence.

Trustee Radaszewski joined the meeting via telephone.

**Present:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski and Village President Pekau

**Absent:** 1 - Trustee Riordan

**VILLAGE CLERK'S OFFICE****2024-0674 Approval of the August 19, 2024, Regular Meeting Minutes**

I move to approve the minutes of the Board of Trustees Meeting of August 19, 2024.

**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:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Riordan

**ACCOUNTS PAYABLE****2024-0678 Accounts Payable August 20, 2024, through September 3, 2024 - 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 20, 2024, through September 3, 2024, in the amount of \$6,443,682.50.

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

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

**Nay:** 0

**Abstain:** 1 - Trustee Healy

**Absent:** 1 - Trustee Riordan

## CONSENT AGENDA

### Passed the Consent Agenda

**A motion was made by Trustee Milani, seconded by Trustee Kampas, 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 Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Riordan

### **2024-0677 Payroll for August 16, 2024 - 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 16, 2024, in the amount of \$1,814,718.53.

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

### **2024-0669 Village Hall Window Blind Project (Change Order/Ratification)**

In February 2024, the Village Board approved the Village Hall Window Blind Project and authorized a total expenditure of up to \$52,005.09 (base price plus contingency) in order to replace aging window blinds in Village Hall. Cache Furniture commenced work on the project; however, certain blinds have been back ordered due to supply chain issues, causing the project to run slightly above the approved budget and slightly longer than the initially anticipated timeline, although partial completion and installation has been achieved. This necessitates 1) ratification of the initial contract with Cache Furniture in the amount of \$45,732.00 plus \$4,000 contingency for a total contract price of \$49,732.00; 2) approval of a change order of \$374.00 of the already existing contingency (for a total expenditure of \$46,106 with a remaining already approved contingency of \$3,626); and 3) approval of a change order extending the contract performance term from August 1, 2024 to October 1, 2024.

I move to ratify the Village Hall Window Blind Contract with Cache Furniture in the total amount of \$49,732.00 (\$45,732.00 plus \$4,000 contingency) and to approve change orders authorizing \$374.00 of contingency fund expenditure and an extension of the time of performance from August 1, 2024 to October 1, 2024;

AND

Authorize the Village Manager to approve further change orders not to exceed the remaining contingency amount;

AND

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

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

### **2024-0666 Village Facility Electrical Improvements**

To address facility electrical improvements needed for the installation of new signage at Village Hall, general Village facility electrical maintenance and electrical tasks at Centennial Park West (CPW), Public Works coordinated with Dav-Com Electric, Inc. ("Dav-Com"), who is a participant in the Omnia Cooperative Purchasing program, on proposals for this work. On all accounts, the staff from Dav-Com have provided excellent customer service and high-quality installation services on previous electrical projects.

The proposals submitted by Dav-Com are based on pricing from Omnia Affiliate Compliance Management Contract #02-139. ComEd Instant Rebates have been factored into the proposal price where applicable. A summary of the proposal prices is provided below:

Village Hall Signage: \$29,700.00  
General Electrical Maintenance: \$38,400.00  
Centennial Park West (CPW): \$23,600.00  
TOTAL: \$91,700.00

Based on the provided co-op proposal prices and company qualifications, staff recommends approving the proposals from Dav-Com for a total of \$91,700.00. A 5% contingency of \$4,585.00 is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the proposals are signed, for a total contract price not to exceed \$96,285.00.

I move to approve the use of Omnia Contract #02-139;

AND

Approve proposals #24-167-10, 24-167-08C, and 24-167-08B2 from Dav-Com Electric, Inc. for Village facility electrical improvements for a total amount not to exceed \$96,285.00 (\$91,700.00 plus a contingency of \$4,585.00);

AND

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

AND

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

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

**2024-0652 Special Event Permit for Orland Park Veterans Commission & Veterans Voices Medal of Honor Bus Event (over 100 people/per day)**

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 Veterans Commission & Veterans Voices will host the Medal of Honor Bus Event at Carl Sandburg High School for Orland Park School Districts. A guest speaker will talk about the education of the medal, criteria for the award, patriotism and military training and preparedness. The event will take place November 14, 15 and 16, all day Thursday and Friday and Saturday 8:00 am to 3:30 pm. Comfort animals may be onsite as well.

I move to approve permitting Orland Park Veterans Commission & Veterans Voices Medal of Honor Bus Event contingent upon meeting all the Village's permitting requirements, and inspections;

AND

Approve the waiver of permit fees.

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

**2024-0658 Cisco Umbrella Three Year License**

In 2021, the Board approved replacement of the telecommunications system infrastructure along with Cisco switch and Cisco Umbrella software. The Umbrella software was originally on a three-year contract. In 2024, the Umbrella software has come up for renewal. Cisco Umbrella is part of the Village's cyber security suite of products that protects the Village network from attacks. Specifically, Umbrella intelligence helps prevent adware, malware, botnets, phishing attacks, and other known bad Websites from being accessed from Village computers. The cost for an additional three-year contract is an annual cost of \$9,564 for a total three-year cost of \$28,693.

I move to approve the three-year contract with Insight Public Sector, Inc. through the OMNIA Partners cooperative purchase contract for IT Products & Services #4400006644 for Cisco Umbrella software for a cost of \$28,693 billed annually not to exceed \$9,564;

AND

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

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

**2024-0675 Approval of the May 6, 2024 and May 15, 2024, Executive Session Minutes**

Approval of the May 6, 2024 and May 15, 2024, Executive Session Minutes

I move to approve the minutes of the Executive Session of May 6, 2024 and May 15, 2024.

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

**2024-0653 SB Friedman Development Advisors as needed Consulting Services 2024 - Part 2**

SB Friedman has, and continues to assist the Village in various economic development matters. Key areas of work include, forecasting incremental property tax revenue, forecasting sales tax revenue, forecasting business district sales and/or hotel tax revenues, reviewing developer pro formas and requests for Village financial support, providing term sheet, economic incentive agreement and/or redevelopment agreement negotiation support and participating in calls with Village and developers. Staff is requesting to continue the ongoing engagement for an hourly as needed services agreement with SB Friedman.

I move to approve the agreement with SB Friedman Development Advisors for hourly as needed consulting services;

AND

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

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

**2024-0648 AN ORDINANCE ANNEXING PROPERTY (ALDI - 11200 W. 179TH STREET) - Ordinance**

This property was believed to be annexed by the Board of Trustees on June 20, 2022, as part of case 2022-0399, "Annexation and Development Agreement". Although the Plat of Annexation was included as an exhibit in the agreement, the plat itself needed a separate approval and a separate recording at Cook County.

The annexation petition was properly noticed back in 2022; therefore, this is the final necessary step that needs to be made prior to the recording of the Plat of Annexation.

I move to adopt Ordinance 5935, entitled: AN ORDINANCE ANNEXING PROPERTY (ALDI - 11200 W. 179TH STREET).

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

**2024-0663 Resolution Authorizing Application By The Village For Illinois Transportation Enhancement Program Funds For The 153rd Street and Ravinia Avenue Roundabout**

The Village is applying for Illinois Transportation Enhancement Program (ITEP) funding for the future construction of a roundabout located at the intersection of 153rd Street and Ravinia Avenue. The Village is applying for funding for construction engineering and construction costs needed for the installation of the roundabout.

The Southwest Conference of Mayors has proposed approximately \$2.2 million dollars of FY 2026 construction and construction engineering (Phase III) funding from the Surface Transportation Program (STP) for the project. The Village will continue to pursue other grant funding opportunities as the project approaches the construction phase.

I move to adopt Resolution 2413, entitled: RESOLUTION AUTHORIZING APPLICATION BY THE VILLAGE FOR ILLINOIS TRANSPORTATION ENHANCEMENT PROGRAM FUNDS FOR THE 153RD STREET AND RAVINIA AVENUE ROUNDABOUT.

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

**2024-0659 A Resolution Approving The Local Public Agency Agreement For Federal Participation To Be Entered Into By The Village Of Orland Park And The Illinois Department Of Transportation (“IDOT”) And For The Appropriation Of Village Funds For The Purpose Of Paying For The Local Agency Share Related To The Design Of A Roundabout At The Intersection Of 153rd Street And Ravinia Avenue Under IDOT Project Number M3KL(805), State Job No. D-91-207-24, SECTION No. 21-00088-00-CH**

The Village desires to participate in the Illinois Department of Transportation’s (“IDOT”) Surface Transportation Grant Program (STP) for the purpose of funding the design engineering of a roundabout at the intersection of 153rd Street and Ravinia Avenue in accordance with the terms set forth in the Local Public Agency Agreement for Federal Participation (the “LPA Agreement”), a copy of which is attached hereto and made a part hereof Exhibit “A”. The improvements to be designed under the LPA Agreement (Exhibit “A”) consist of a roundabout at the

intersection of 153rd Street and Ravinia Avenue (the "Project"). IDOT has estimated the Total Project Costs to be \$267,630.00.

The State of Illinois, through the IDOT, has agreed to participate and provide the funding for the actual design engineering costs associated with the Project through Federal participation at a level of 80% of the actual design cost, but not to exceed an amount equal to \$206,395.00 in accordance with the terms set forth in the attached LPA Agreement (Exhibit "A"). The Village agrees to pay the local share of the Project, which equals 100% of all related Project design engineering costs in excess of the \$206,395.00 allocated by Federal funding.

If approved, the President and Board of Trustees of the Village of Orland Park agree to appropriate and authorize the expenditure of an amount equal to \$61,235.00, to pay the Village's share of all related design engineering costs for the Project improvements under IDOT Project Number M3KL(805), State Job No. D-91-207-24, Section No.21-00088-00-CH.

In addition, the President and Board of Trustees of the Village of Orland Park have the authority to approve and enter into the attached LPA Agreement (Exhibit "A") and to appropriate and authorize the expenditure of its Funds for the Project pursuant to its home rule powers and contracting authority provided by Article VII, Sections 6 and 10(a) of the Illinois Constitution of 1970, as well as the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.), and finds that entering into the LPA Agreement is in the best interests of the Village.

I move to adopt Resolution 2414, entitled: A RESOLUTION APPROVING THE LOCAL PUBLIC AGENCY AGREEMENT FOR FEDERAL PARTICIPATION TO BE ENTERED INTO BY THE VILLAGE OF ORLAND PARK AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION ("IDOT") AND FOR THE APPROPRIATION OF VILLAGE FUNDS FOR THE PURPOSE OF PAYING FOR THE LOCAL AGENCY SHARE RELATED TO THE DESIGN OF A ROUNDABOUT AT THE INTERSECTION OF 153RD STREET AND RAVINIA AVENUE UNDER IDOT PROJECT NUMBER M3KL(805), STATE JOB NO. D-91-207-24, SECTION NO. 21-00088-00-CH.

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

## **PUBLIC HEARINGS**

Prior to opening the public hearings, President Pekau had comments and an informational video was played regarding the public hearings. (refer to audio)

### **2024-0665 Public Hearing - Amended MST TIF Project Area**

The Village of Orland Park proposes to amend the Redevelopment Plan and Project, the Redevelopment Project Area, and the adoption of the Tax Increment Allocation Financing for the Main Street Triangle.



On August 7, 2007, the Village Board adopted Ordinance #4278 approving an amendment to the Redevelopment Plan and Project for the Main Street Triangle Redevelopment Project Area. The Village is now considering another amendment to the MST Redevelopment Project Area ("RPA"). This proposed amendment recognizes that the southern portion of the MST RPA has experienced significant redevelopment, while the northern portion remains undeveloped. Thus, this amendment will reduce the size of MST RPA to include only those portions which have seen redevelopment pursuant to the prior plan. A proposed new DOP TIF to include the remaining portion of the existing MST TIF will be discussed at a separate public hearing on this same agenda. Notice of this public hearing was provided to all taxing bodies and to the Illinois Department of Commerce and Community Affairs, all property owners within the original and proposed redevelopment area, and residents within 750 feet. Additionally, a copy of the proposed amendment has been on file for public review with the Village Clerk's Office.

As also required by statute, the Joint Review Board (JRB) was convened to review the proposed amendment to ensure that it meets the eligibility criteria and objectives of the (65 ILCS 5/1 Illinois Tax Increment Financing Redevelopment Act 1-74.4-5. (b)). The Joint Review Board, at its August 16, 2024, meeting, expressed their opinion, by a vote of 5 ayes, 0 nays, and 2 abstains, that the proposed amendment does meet the criteria and objectives of the TIF Act.

Trustee Kampas motioned to open the public hearing. It was seconded by Trustee Milani. All were in favor. (refer to audio)

President Pekau asked if there was anyone present to speak on the matter. There were no replies. (refer to audio)

Geoff Dickson of SB Friedman Development presented information regarding this matter. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

Assistant Village Manager Jim Culotta, President Pekau, and Director of Development Services Steve Marciani responded to Trustee Katsenes. (refer to audio)

I move to approve adjournment of the public hearing on the Main Street Triangle Amendment No. 2 - TIF Public Hearing.

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Riordan

### **2024-0667 Public Hearing - Proposed DOP TIF Project Area**

As stated in the background information for the public hearing on the amendment of the MST TIF, the Village now proposes the creation of a new Downtown Orland Park (DOP) TIF Redevelopment Project Area. This new DOP TIF will include the former MST RPA that is to be deleted by the proposed amendment to that MST RPA. The proposed new DOP TIF will also include certain small, but new parcels as depicted on the DOP map included in the previous presentation to the Board. All statutorily required notices similar to those set forth in the MST amendment background were also published and delivered for the creation of this new DOP TIF and Redevelopment Project Area. The new DOP RPA will be developed by Edwards Realty and will include a mix of commercial and recreational development. The Redevelopment Agreement will prohibit any residential development within the RPA and include significant public use amenities such as restaurants, recreational facilities, daycare, and open space by virtue of a relocated and upgraded public park. As the Board has previously been made aware, S.B. Friedman and Associates was retained to provide an analysis of the tax increment generation of the DOP TIF and have found that the new development will produce sufficient increment to retire the debt associated with this development. The subsequent establishment of a Special Service Area (SSA) that is co-terminus with the boundaries of this Proposed DOP TIF District, will provide income to supplement the maintenance of the public infrastructure and the newly created open space.

As with amendment to the MST TIF, the Joint Review Board (JRB) reviewed the proposed DOP TIF to ensure that it meets the eligibility criteria and objectives of the Statute (65 ILCS 5/11-74.4-5. (b)). The Joint Review Board, at its August 16, 2024 meeting, determined by a vote of 5 ayes, 0 nays, and 2 abstains, that the proposed amendment does meet the criteria and objectives of the TIF Act.

Trustee Kampas motioned to open the public hearing. It was seconded by Trustee Katsenes. All were in favor. (refer to audio)

Geoff Dickson of SB Friedman Development presented information regarding this matter. (refer to audio)

President Pekau asked if there was anyone present to speak on the matter. There were no replies. (refer to audio)

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

I move to approve adjournment of the Public Hearing for the DOP TIF Redevelopment Project Area.

---

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Riordan

### **2024-0668 Public Hearing - Proposed Business District**

The Village of Orland Park proposes the establishment of a Business District to support the maintenance and operations of the Downtown Orland Park Redevelopment Project Area.

In addition to the TIF Act, the Illinois Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1 et. seq.) provides for a sales and service tax of up to 1% for all purchases made and services provided within the Business District. The Village is proposing to impose the 1% tax within the Downtown and the Main Street TIF Districts and the Business District will overlay both the amended MST TIF and the new DOP TIF District. It is anticipated that the Business District tax will remain in place for the life of the TIF Districts (23 years), but it may be removed at any time upon a majority vote of the Village Board. As with the creation of the TIF Districts, the staff has assured that all proper notices have been sent and that all required publications have been made.

Trustee Kampas motioned to open the public hearing. It was seconded by Trustee Milani. All were in favor. (refer to audio)

Geoff Dickson of SB Friedman Development presented information regarding this matter. (refer to audio)

President Pekau had comments. (refer to audio)

President Pekau asked if there was anyone present to speak on the matter. There were no replies. (refer to audio)

I move to approve the adjournment of the public hearing for the Proposed Business District for the Downtown Orland Park Redevelopment Project Area.

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Riordan

## DEVELOPMENT SERVICES

### 2024-0649 Plan Commission Bylaws - Resolution

In 2024, the Plan Commission established written bylaws for practices that it historically followed and a bylaw that enabled electronic participation by members:

- Electronic Participation Policy (2024-0195)
- Public Participation Policy (2024-0561)
- Attendance Policy (2024-0562)
- In the Absence of the Chair (2024-0563)

President Pekau had comments. (refer to audio)

I move to adopt Resolution 2415, entitled: "A RESOLUTION APPROVING PLAN COMMISSION POLICIES AND UPDATED BYLAWS".

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Riordan

## RECREATION AND PARKS

### 2024-0660 RFP # 24-056 Centennial Park Backstops Fields 6 -9

In 2024, the Village hosted more than 2,000 baseball/softball practices on the Centennial Park ballfields. Additionally, the Village played host to 32 tournaments with thousands of athletes, coaches and families. To better serve resident organizations, attract tournaments and update outdated backstops at Centennial Park, staff issued RFP 24-056 (attached with scope of work). The RFP solicited proposals for the removal and replacement of the dome backstops on Centennial ballfields six through nine. Replacement backstops would include vertical fencing and netting identical to those utilized at the John Humphrey Complex and Centennial Park fields one through five.

Proposals (attached with tabulation) were received from National Sports Nets, LLC, Proline Fence and Midwest Netting Solutions as detailed below.

Proline Fence: \$270,000 (\$67,500 per field)

National Sports Nets, LLC: \$258,370 (\$64,592.50 per field)

Midwest Netting Solution: \$242,406 (\$60,601.50 per field)

Midwest Netting Solutions was the netting and fencing contractor that performed the installation of fencing and netting around the Michael Schofield III Sports Complex at Schussler Park. Midwest completed similar installations at Niles North High School, Seneca High School and Iowa Fall High School.

Each reference provided positive feedback noting the quality of Midwest's products and excellent service similar to the Village's experience at the Schofield Complex.

As such, staff recommends awarding RFP 24-056 to Midwest Netting Solutions of Glenview, IL, at a cost not to exceed \$242,406 plus a 5% contingency of \$12,120.30 for a total not to exceed cost of \$254,526.30.

Work is expected to occur in November after the baseball/softball season concludes for the year.

President Pekau had comments. (refer to audio)

I move to approve awarding RFP #24-056 to Midwest Netting Solutions for the removal and replacement of the existing backstops on Centennial Park fields 6 - 9 for an amount not to exceed \$242,406 plus a contingency of \$12,120.30 for a total not to exceed \$254,526.30

AND

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 Healy, seconded by Trustee Kampas, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Riordan

**2024-0657 Schussler Park V3 Construction Group Change Order and Contract Amendment**

The Village awarded RFP #23-037 to V3 Construction Group on May 15, 2023 as the general contractor for the redevelopment of Schussler Park. On April 15, 2024, the Board approved the expenditure of \$319,056.83 for the purchase of a restroom/storage building from Romtec Building & Pumping Systems through the Sourcewell Joint Purchasing Cooperative Contract #081721-RMT, as well as a contract for installation of that building in a not-to-exceed amount of \$350,000.00

The Village purchased the restroom/storage building directly from Romtec Building & Pumping Systems through Sourcewell Contract #081721-RMT. This direct purchase resulted in a savings of \$16,262.98. The Board approved this purchase (File # 2024-0300) at a cost not to exceed \$319,056.83. A subsequent change order (attached) was executed on June 3, 2024 in the amount of \$5,407.06 for additional features to the facility bringing the total purchase to \$324,463.89. Installation was not included in these costs.

On May 20, 2024, the Board approved FY 2023 Budget Amendment No. 1, which provided an adjustment from the initially approved \$350,000 allocated to the bathroom/storage building installation to a \$500,000 total budgeted amount. A contract was not executed at the time of the initial \$350,000.00 approval nor at the time of the Budget Amendment as staff awaited a firm quote.

V3 has provided a quote (attached), for the installation of the restroom/storage building, to be done as an adjustment to the scope and cost of the initial contract awarded on May 15, 2023, with the installation of the restroom/storage building totaling \$648,653.00. Explanations for costs above what was initially expected include:

- All work will be performed by union labor at union wages.
- Utilities
  - o Exterior plumbing connection not identified on early plan set.
  - o Exterior plumbing includes watermain quality pipe due to sanitary and storm separation.
- Concrete
  - o Flatwork/sidewalk has been added around the building.
  - o Winter conditions are added to all concrete work after November 15.
- Masonry
  - o Final Romtec plans redesigned the wall.
  - o Significantly more reinforcing steel is detailed in the final drawings.
- Carpentry

- o Roof and wall details that were provided in final Romtec drawings.
  - o Trusses are called out and will require a lift for installation that was not previously included.
  - o Added drywall and insulation for ceiling.
  - o Added gutters and downspouts.
  - o Added FRP in restrooms.
  - o Added toilet partitions and accessories.
- Electric
    - o Additional fixtures added.
    - o Upsized electrical panel, not defined in early plan set.

Staff seek approval for Contract Amendment C with V3 Construction Group in the amount of \$648,653.00 for the construction and installation of the Schussler Park restroom/storage facility, plus a contingency of 5% (\$32,432.65) for unforeseen circumstances related to the installation.

President Pekau had comments. (refer to audio)

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

Director of Recreation and Parks and President Pekau responded to Trustee Healy. (refer to audio)

I move to approve Contract Amendment C with V3 Construction Group in the amount of \$648,653.00, along with a contingency of \$32,432.65 for a total not to exceed amount of \$681,085.65 for the construction and installation of the Schussler Park restroom/storage facility;

AND

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 Kampas, seconded by Trustee Milani, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Riordan

## VILLAGE MANAGER

### **2024-0684 Second Amendment to the Commuter Facility Construction, Operation, and Maintenance Agreement - Metra Orland Park 143rd Street Commuter Facility**

The Village of Orland Park has three commuter train facilities that are serviced by Metra's Southwest Service Line - 143rd Street, 153rd Street, and 179th Street. The Village and Metra have individual agreements for each facility as it relates to maintenance, operations, and parking.

With regard to the 143rd Street Commuter Facility, here is a summary of the salient elements of this agreement.

- Metra owns the station, decorative plaza, and a portion of the parking facility (within the Metra right-of-way just south of the Station and west of the train tracks parallel to Southwest Highway). The Village owns the remainder of the parking facility (generally located southeasterly of and adjacent to the Metra right-of-way and west of LaGrange Road). Exhibit D1-A of the First Amendment to Commuter Facility Construction, Operation and Maintenance Agreement depicts the division of the parking facility. The Village manages the station and maintains the property.

- Additionally, Pursuant to Section 2(b) of Exhibit D-1 Commuter Facility Construction, Operation and Maintenance Agreement, the Village may, upon the prior written consent of Metra, sublicense space for related commuter services, such as vending and concession operations, provided that such terms are acceptable to Metra.

- There is also a use restriction in Section 23 of the Commuter Facility Construction, Operation and Maintenance Agreement. None of the premises within twenty (20) feet of the centerline of any trackage can be used for parking. Any portion of the premises within twenty (20) feet from the nearest rail of any trackage shall be used only for the construction, maintenance, repair and renewal of platforms, and other railroad improvements located within the railroad right of way.

Furthermore, the First Amendment to the Agreement, Metra Agreement No. SW9515-1, makes many changes, among those changes is the requirement that the 143rd Street Orland Park Commuter Facility is to include not less than six hundred (600) commuter parking spaces.

Currently, according to pre-pandemic counts (May 2019) taken by Metra's Strategic Planning and Performance Department, the 143rd Street Orland Park Commuter Facility has a total of 417 commuter parking spaces of which only 289 spaces were observed being used, 69% of capacity. Those figures were taken



prior to the slow down caused by the COVID-19 pandemic, Metra ridership continues to recover however, ridership is not back to pre-pandemic levels.

#### Second Amendment to the 143rd Street Agreement

The Village and Metra have drafted the attached Second Amendment to the 143rd Street Agreement. The two main elements of the agreement include:

As part of the First Amendment, the Village agreed to construct the additional 187 commuter parking spaces (600 minus 417). The Second Amend stipulates that the Village will not be required to construct the additional spaces until such time as the commuter parking usage of the Parking Facility reaches 85% of capacity consistently on Tuesday through Thursday counts taken on "normal" (non-holiday) weeks or periods. Upon hitting that threshold, the Village and Metra agree to meet and plan the expansion of the Parking Facility for the convenience of commuters.

Additionally, the Second Amendment includes the following:

-Metra hereby consents to the Village's request to use the Parking Facility for parking other than commuter parking for so long as Village adheres to the following rules and guidelines:

- a. Non-commuter parkers will be allowed to use the Parking Facility only during "Off-Hours," for this Agreement defined as, Monday through Friday after 3:00pm and all-day Saturday and Sunday, non-commuters are required to remove their vehicles from the Parking Facility prior to 6:00am Monday through Friday.
- b. Metra commuter parkers will not be asked to move out of the lot.
- c. Metra commuter parkers, otherwise legally parked, will not be ticketed or interfered with in any way.
- d. Third-party groups may use the Parking Facility during Off Hours but will be required to enter a Right of Entry Agreement with Metra.
- e. These rules and guidelines will remain in place for the duration of the Agreement so long as there is no interference with Metra's commuters or Metra's commuter service.

President Pekau had comments. (refer to audio)

I move to approve the Second Amendment to the Commuter Facility Construction, Operation, and Maintenance Agreement - Metra Orland Park 143rd Street Commuter Facility;

AND

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

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Riordan

**2024-0685 First Amendment to the Intergovernmental Agreement for Land Acquisition and the First Amendment to the Agreement for the Operation and Maintenance of a Commuter Parking Facility - Metra Orland Park 153rd Street Commuter Facility**

The Village of Orland Park has three commuter train facilities that are serviced by Metra's Southwest Service Line - 143rd Street, 153rd Street, and 179th Street. The Village and Metra have individual agreements for each facility as it relates to maintenance, operations, and parking.

With regard to the 153rd Street Commuter Facility, here is a summary of the salient elements of this agreement.

- The Village owns and maintains the depot (building) at the 153rd St. Metra Station. The Village also owns some of the parking lots. Metra owns a portion of the parking lots as well, but the Village manages and maintains all of the parking lots. The summary depicting the parking lots and ownership of said lots is attached to this Legistar item. Pursuant to Paragraph 4 of the Commuter Parking Facility Operations and Management Agreement, the Village is also responsible for capital improvements to the parking facilities.

First Amendment to the Intergovernmental Agreement for Land Acquisition, and the First Amendment to the Agreement for the Operation and Maintenance of a Commuter Parking Facility.

The Village and Metra have drafted the attached First Amendment to the Intergovernmental Agreement for Land Acquisition and the First Amendment to the Agreement for the Operation and Maintenance of a Commuter Parking Facility. The main element of the agreement includes:

-Metra hereby consents to the Village's request to use the Parking Facility for parking other than commuter parking for so long as Village adheres to the following rules and guidelines:

- a. Non-commuter parkers will be allowed to use the Parking Facility only

during “Off-Hours,” for this Agreement defined as, Monday through Friday after 3:00pm and all-day Saturday and Sunday, non-commuters are required to remove their vehicles from the Parking Facility prior to 6:00am Monday through Friday.

b. Metra commuter parkers will not be asked to move out of the lot.

c. Metra commuter parkers, otherwise legally parked, will not be ticketed or interfered with in any way.

d. Third-party groups may use the Parking Facility during Off Hours but will be required to enter a Right of Entry Agreement with Metra.

e. These rules and guidelines will remain in place for the duration of the Agreement so long as there is no interference with Metra’s commuters or Metra’s commuter service.

I move to approve the First Amendment to the Intergovernmental Agreement for Land Acquisition - Metra Orland Park 153rd Street Commuter Facility;

AND

Approve the First Amendment to the Agreement for the Operation and Maintenance of a Commuter Parking Facility - Metra Orland Park 153rd Street Commuter Facility;

AND

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

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Riordan

**2024-0686 Amendment No. 3 to the Parking Lot Management Agreement Between the Commuter Rail Division of the Regional Transportation Authority and the Village of Orland Park - Metra Orland Park 179th Street Commuter Facility**

The Village of Orland Park has three commuter train facilities that are serviced by Metra’s Southwest Service Line - 143rd Street, 153rd Street, and 179th Street. The Village and Metra have individual agreements for each facility as it relates to maintenance, operations, and parking.

With regard to the 179th Street Commuter Facility, here is a summary of the salient elements of this agreement.

· Metra owns the depot and is responsible for the maintenance of the depot at the 179th St. Metra Station. Metra also owns the parking facility and the improvements. The Village manages and maintains the parking facility. Pursuant to Paragraph 3 of the Parking Lot Management Agreement, the Village is also responsible for capital improvements to the parking facility.

Amendment No. 3 to the Parking Lot Management Agreement Between the Commuter Rail Division of the Regional Transportation Authority and the Village of Orland Park.

The Village and Metra have drafted the attached Amendment No. 3 to the Parking Lot Management Agreement Between the Commuter Rail Division of the Regional Transportation Authority and the Village of Orland Park. The main element of the agreement includes:

-Metra hereby consents to the Village's request to use the Parking Facility for parking other than commuter parking for so long as Village adheres to the following rules and guidelines:

- a. Non-commuter parkers will be allowed to use the Parking Facility only during "Off-Hours," for this Agreement defined as, Monday through Friday after 3:00pm and all-day Saturday and Sunday, non-commuters are required to remove their vehicles from the Parking Facility prior to 6:00am Monday through Friday.
- b. Metra commuter parkers will not be asked to move out of the lot.
- c. Metra commuter parkers, otherwise legally parked, will not be ticketed or interfered with in any way.
- d. Third-party groups may use the Parking Facility during Off Hours but will be required to enter a Right of Entry Agreement with Metra.
- e. These rules and guidelines will remain in place for the duration of the Agreement so long as there is no interference with Metra's commuters or Metra's commuter service.

I move to approve Amendment No. 3 to the Parking Lot Management Agreement Between the Commuter Rail Division of the Regional Transportation Authority and the Village of Orland Park - Metra Orland Park 179th Street Commuter Facility;

AND

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

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Riordan

**BOARD COMMENTS**

Trustees Radaszewski, Healy, Katsenes, Milani, Kampas and President Pekau had Board comments. (refer to audio)

**ADJOURNMENT: 8:16 P.M.**

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Riordan

**2024-0696 Audio Recording for September 3, 2024, Board of Trustees Meeting**

**NO ACTION**

**/AS**

APPROVED: September 16, 2024

Respectfully Submitted,

/s/ Brian L. Gaspardo

---

**Brian L. Gaspardo, Village Clerk**

/s/ Alexandra Snodsmith

---

**Alexandra Snodsmith, Deputy Village Clerk**