

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, March 18, 2024

7:00 PM

Village Hall

## Board of Trustees

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

## CALL TO ORDER/ROLL CALL

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

**Present:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski and Village President Pekau

## VILLAGE CLERK'S OFFICE

### 2024-0200 Approval of the March 4, 2024, Regular Meeting Minutes

The Minutes of the Regular Meeting of , were previously distributed to the members of the Board of Trustees. President Pekau 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 March 4, 2024.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

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

Matt Lulich asked a question regarding the public hearing on the agenda. (refer to audio)

President Pekau responded. (refer to audio)

## ACCOUNTS PAYABLE

### 2024-0213 Accounts Payable March 5, 2024 through March 18, 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 March 5, 2024 through March 18, 2024, in the amount of \$6,258,662.99.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

Nay: 0

## CONSENT AGENDA

Item F. Village Hall and Police Department Landscape Improvements - Re-issue - RFP 24-034 was removed from the Consent Agenda for

### Passed the Consent Agenda

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

**Nay:** 0

### 2024-0190 Payroll for March 1, 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 March 1, 2024 in the amount of \$1,629,358.59.

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

### 2024-0194 Doctor Marsh Management and Enhancement Service Agreement

In 2020, the Village established a pool of pre-qualified Ecological Restoration Contractors (ERCs) from which the Village solicits ecological restoration and stewardship (i.e. maintenance) proposals via Master Service Agreements. The ERCs selected were Stantec Inc. (previously known as Cardno), Davey Resource Group, Pizzo & Associates, and V3 Companies. Since that time, the Public Works Department has had extensive experience working with all ERCs on a variety of projects. All of the ERCs have proven to be highly professional and experts in their field of work.

#### PROPOSAL SUMMARY

The "Doctor Marsh Nature Trail and Parking Lot" project was constructed by the Village in 2023. Doctor Marsh is located south of 151st Street and west of Wolf Road, between the LeGrand Estates and Spring Creek Subdivisions.

The scope of the project included the following items:

- A trail made of asphalt or boardwalk and a bridge over the Spring Creek;
- A 20' by 20' pavilion/gazebo with a bench;

- A ten (10) car asphalt parking lot with space for ten (10) additional spaces;
- A midpoint viewing area with bench;
- Trail identification and educational signage.

The nature trail allows visitors to experience Doctor Marsh, which is an existing high-quality wetland and mapped floodway/floodplain located within the Village of Orland Park. The pavilion, located at the end of the trail, provides a comfortable place to sit for visitors. Unfortunately, the area around the pavilion is heavily vegetated by invasive species, and views to an adjacent lake are obstructed by invasive grasses. There is also no walkable route to the lake, and the vegetation around the parking lot and trail will need regular maintenance.

As such, Public Works worked with Hey and Associates to develop a maintenance plan ("Doctor Marsh Management and Enhancement Plan") for the site, which included two (2) alternate site enhancement opportunities to address some of the issues noted above. Ultimately, the service agreement is broken into two (2) phases; a three (3) year establishment period followed by an initial two (2) years of maintenance. Ongoing management would then be required to ensure long-term project success. The alternate areas would be scheduled during the establishment period. An exhibit detailing the project scope of work and alternates is attached for reference.

A pre-proposal site visit was conducted on February 14, 2024, with all ERCs in attendance. Proposals for Doctor Marsh Nature Trail Maintenance Agreement were received from all ERCs on February 28, 2024. A summary of the proposals submitted is provided below:

Stantec Consulting Services, Inc.

2024-2026 Management and Enhancement Services: \$27,400.00

Alternate Area 1: \$18,100.00

Alternate Area 2: \$5,800.00

TOTAL: \$51,300.00

2027-2028 Management and Enhancement Services (Optional): \$12,400

Pizzo and Associates:

2024-2026 Management and Enhancement Services: \$30,568.71

Alternate Area 1: No Bid\*

Alternate Area 2: No Bid\*

TOTAL: \$30,568.71\*

2027-2028 Management and Enhancement Services: \$22,386.00

V3 Companies:

2024-2026 Management and Enhancement Services: \$49,500.00

Alternate Area 1: \$11,160.00

Alternate Area 2: \$7,970.00  
TOTAL: \$68,630.00

2027-2028 Management and Enhancement Services: \$22,500

Davey Resource Group  
2024-2026 Management and Enhancement Services: \$58,386  
Alternate Area 1: \$11,791  
Alternate Area 2: \$17,638  
TOTAL: \$87,815.00

2027-2028 Management and Enhancement Services: \$40,870

As Public Works believes including both Alternate Areas as a part of the scope of work would result in the best long-term results for the site, staff recommends awarding the Doctor Marsh Management and Enhancement Service Agreement (2024-2026), including Alternate Areas 1 and 2, to Stantec Consulting Services, Inc. for \$51,300.00. A 10% contingency of \$5,130.00 is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the proposal was signed, for the first three (3) years of service. The Village will have the option to extend the contract for an additional two (2) years (2027-2028) for \$12,400.00.

I move to approve the proposal submitted by Stantec Consulting Services, Inc. for the Doctor Marsh Management and Enhancement Service Agreement (2024-2026), including Alternate Areas 1 and 2, for an amount of \$51,300.00 plus a 10% contingency of \$5,130.00 for a total amount not to exceed \$56,430.00, with the option to extend the contract for an additional two (2) years (2027-2028) at an amount not to exceed the Board approved budgeted amount;

AND

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

AND

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

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

**2024-0183 Athletics Operations Maintenance Facility Project - RFP 24-009**

On January 30, 2024, the Village issued Request for Proposal (RFP) 24-009 "Athletics Operations Maintenance Facility Project," requesting proposals from qualified contractors for the construction of the Athletics Operations Maintenance

Facility located at 14671 West Ave, Orland Park IL 60462. In addition to the construction of the new Athletics Operations Maintenance Facility (Building #1), this project also includes the renovation of the existing Parks Administration building (Building #2), and the construction of a new storage building (Building #3).

During the four (4) weeks that the bid was open for review, sixty-two (62) firms downloaded either partial or complete bid packages. RFP 24-009 was opened on February 29, 2024, at which point seven (7) firms submitted proposals. It should be noted that K Brothers Fence, Inc. submitted a proposal for the installation of site fencing only, not the actual RFP scope of work. All qualifying proposal packages and an audit of the proposal submittals are attached for reference. A summary of the proposal prices is provided below:

Krause Construction Inc. - \$2,676,733.00  
AGAE Contractors, Inc. - \$2,685,000.00  
Harbour Construction, Inc. - \$2,740,936.00  
The George Sollitt Construction Company - \$2,783,387.00  
Simpson Construction Co. - \$2,876,000.00  
Industria Inc. - \$2,994,302.00  
K Brothers Fence, Inc. - \$83,715.00 (proposal for fence installation only)

Krause Construction, who submitted the lowest proposal price, provided responses to the AIA Contractor's Qualification Statement and a Client Portfolio, which were reviewed by Public Works and the project architect. Krause demonstrated evidence of having completed projects of similar scale and complexity as the Athletics Operations Maintenance Facility Project. Furthermore, Krause Construction has worked on two (2) previous projects for the Village, namely the Finance North Renovation Project and the FLC Facility Improvement Project. In both cases, Krause Construction completed work on time and on budget. As a result of working on these projects, Public Works staff has a solid relationship with Krause's staff and is confident the company will be able to effectively complete the project scope of work.

As such, staff recommends awarding RFP 24-009 to Krause Construction Inc. for \$2,676,733.00. An 8% contingency of \$214,138.64 is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the proposal was signed, for a total contract price not to exceed \$2,890,871.64.

I move to approve awarding RFP 24-009 Athletics Operations Maintenance Facility Project to Krause Construction Inc. for a total contract price not to exceed \$2,890,871.64 (\$2,676,733.00 plus an 8% contingency of \$214,138.00);

AND

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

AND

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

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

**2024-0181 Public Works Fuel Tank Replacement Project - RFP 24-010**

On February 1, 2024, the Village issued Request for Proposal (RFP) 24-010 "Public Works Fuel Tank Replacement Project," requesting proposals from qualified contractors for the removal and replacement of two (2) underground fuel tanks located at the Public Works Facility.

During the four (4) weeks that the bid was open for review, twenty-three (23) firms downloaded either partial or complete bid packages. Bidders were required to provide a Grand Total Proposal Price, as well as unit pricing for tasks (i.e. asphalt removal, fuel disposal) above those outlined in the project plans and specifications. RFP 24-010 was opened on March 1, 2024, at which point one (1) firms submitted a proposal. The sole qualifying proposal package and an audit of the submittal are attached for reference. A summary of the proposal price is provided below:

Crowne Industries, Ltd.  
Grand Total Proposal Price: \$979,690.00

After speaking with the references provided by Crowne Industries, who all spoke very highly of the company's quality and on time delivery of work, Public Works staff are confident the company will be able to effectively complete the project scope of work. Crowne Industries, Ltd. also provided evidence of being licensed by the State of Illinois for the installation and decommissioning of underground storage tanks (USTs).

Public Works staff reached out to two (2) other fuel and storage tank contractors, both of whom stated that they did not have the bonding capacity to bid on the project. In talking with engineers who work on fuel tank projects, Public Works has also learned that there are not many local contractors who perform this type of work, and many who do are occupied with larger gas station projects.

While only one bid, Crowne bid their proposal as a competitive bid because they didn't know who else might be bidding on the project.

Finally, the engineer of record for this project (Valdes Engineering) reviewed the unit costs in Crowne's proposal and found them to be fair and reasonable.

As such, staff recommends awarding RFP 24-010 to Crowne Industries, Ltd. for \$979,690.00. A contingency of \$50,000.00 is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the proposal was signed, or work completed under the unit pricing for tasks noted above, for a total contract price not to exceed \$1,029,690.00.

I move to approve awarding RFP 24-010 Public Works Fuel Tank Replacement Project to Crowne Industries, Ltd. for a total contract price not to exceed \$1,029,690.00 (\$979,690.00 plus a contingency of \$50,000.00);

AND

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

AND

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

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

#### **2024-0179 2024 Playground Renovations - Purchase and Installation**

There are fifty-five (55) playgrounds spread across sixty-six (66) park and facility sites in the Village. According to the 2020 NRPA Agency Performance Review, which highlights characteristics of America's local public park agencies, a community with a population range between 50,000 to 99,999 has on average one (1) playground for every 3,859 residents. With a population of roughly 60,000, the Village of Orland Park fairs substantially better, with one (1) playground for every 1,090 residents.

According to the U.S. Access Board and the National Center on Accessibility, a typical public playground is designed to be in place for ten to twenty (10-20) years. It should be noted that while some Village playgrounds have surpassed that average life span, Village playgrounds are maintained to the highest possible safety standards. A Certified Playground Safety Inspector (CPSI) from the Public Works Department inspects and reports on each playground on a monthly basis, and all hazards and other issues are addressed promptly.

The Public Works Department currently employs three (3) Certified Playground Safety Inspectors (CPSI). Upon completion of each playground, a Village CPSI audits all work to ensure compliance with manufacturer requirements and national playground standards. Once approved by a Village CPSI, playgrounds are opened to the public for all to enjoy.

Since 2020, the Village has renovated twenty-two (22) playgrounds based on data outlined in the “2019 Village Park Assessment.” The focus of the 2019 Assessment was not on any one specific site amenity (i.e. playgrounds, pavilion, benches, etc.), but rather the condition of the park as a whole based on the categories of Security, Accessibility and General Condition. The 2019 Assessment was used to help determine which playgrounds would be renovated from 2020-2023, and provided a comprehensive look at the condition of the Village’s parks.

#### 2023 Playground and Pavilion Assessment

To better understand the condition of the Village’s playgrounds and pavilions, a “Playground and Pavilion Assessment” was completed by Certified Playground Safety Inspectors (CPSI) from Studio GC in 2023. In contrast to the 2019 Assessment, the 2023 Playground and Pavilion Assessment focused solely the condition of playground and pavilions. The goal of the assessment was to provide a roadmap for the next five (5) years (2024-2028) for playground and pavilion renovations. The complete 2023 Playground and Pavilion Assessment is available for public review via the Public Works website.

The 2023 Assessment demonstrated that the overall condition score of Village playgrounds rose from 2.82 to 3.56 (a score of 3.00 or better means the park is in “good to exceptional shape”, while a score of 2.50 or below equates to a park that “is in need of upgrades/renovation”). In comparing both assessments, the 2019 Assessment listed thirty-nine (39) parks with a condition of 2.50 or below; the 2023 Assessment scored only sixteen (16) playgrounds 2.50 or below.

The Village’s 5-Year Capital Budget includes funding for sixteen (16) playground and ten (10) pavilion renovations between 2024 and 2028. As such, over the next five (5) years, the Village will focus on the playgrounds that received a condition score of 2.5 and below, which also happens to be sixteen (16) playgrounds as noted above. Based on the Condition Score from the 2023 Playground and Pavilion Assessment, the following playground and pavilion renovations are proposed for 2024-2028:

#### 2024

Playgrounds: Colonial, Frontier, Mallard Landing, Treetop, and Schussler Parks  
Pavilions: Brown (new), Cameno Real (new), Capistrano (replacement), and Country Club Estates (replacement) Parks

#### 2025

Playgrounds: Country Club Estates, Laurel Hill, Eagle Ridge III, and Doogan Parks  
Pavilions: Doogan (new) and Helen (replacement) Parks

#### 2026

Playgrounds: Evergreen View, Grasslands, and Helen Parks  
Pavilions: Eagle Ridge III (replacement) and Evergreen View (replacement) Parks

2027

Playgrounds: Crystal Creek, Equestrian, and Fountain Hills Parks  
Pavilions: Frontier (replacement) and Veterans (replacement) Parks

2028

Playgrounds: Deer Point Estates and Wlodarski Parks  
Pavilions: Crescent Park (depending on development plans for the Triangle)

It should be noted that Playground and Pavilion renovations are presented to the public and Recreation Advisory Board (RAB) on an annual basis, and as such, the proposed renovation list is subject to change.

#### 2024 Proposed Playground Renovations

The Village's FY2024 budget includes funding for four (4) playground renovations, which based on data from the 2023 Playground and Pavilion Assessment, includes Colonial, Frontier, Mallard Landings, and Treetop Parks. The renovation of the playground at Schussler Park is part of a larger renovation of the park and has been budgeted/reviewed separately from the 2024 Playground Renovations (see 2023-1001).

The full scope of work of these renovations includes new playground equipment, new engineered wood fiber (wood mulch), improved edge restraints, new site amenities, and ADA improvements. A description of proposed playground improvements and a map of the location of these parks are provided as an attachment to this report.

#### 2024 Public Notification of Proposed Improvements

To notify residents of the proposed playground improvements, postcards were sent to the five hundred twelve (512) residents who live within five hundred (500) feet of the parks where improvements are proposed. Postcards included general information about the proposed improvements, as well as a QR Code that links to the website where more detailed information was available. A survey was posted on the Public Works website for residents to vote on their preferred playground option (1 or 2) and provide comments regarding the improvements. An invitation to the March 5, 2024, Recreation Advisory Board (RAB) meeting was also included.

At the RAB meeting on March 5th, held at the Civic Center, Public Works staff presented all proposed playground and pavilion improvement projects to the public and RAB members. Survey results were presented for each park.

Feedback regarding each improvement was requested from everyone in attendance. Ultimately, after hearing from residents, the RAB voted on each of the proposed playground options and a final recommendation was made for each park, as summarized below:

### Playgrounds

Colonial: Option 2 (no changes proposed)

Frontier: Option 1 (no changes proposed)

Treetop: Option 1 (no changes proposed)

Mallard Landing: Option 2 but remove Chill Spinner, relocate the ReviRock Bouncer and add an additional swing bay with (3) bucket swings and (1) ADA swing. The other swing bay should have (4) belt swings for a total of eight (8) swings.

### Pavilions

Brown, Cameno Real and Capistrano: No changes proposed.

Country Club Estates Park: A decision was made to install the new pavilion in the same location as the existing pavilion.

The RAB recommended options aligned with the preferred options of residents as discussed at the RAB Meeting and indicated on the playground survey results. The playground proposal described below, which is attached for approval, reflects the updated playground selections voted on and recommended by the members of the Recreation Advisory Board.

### Proposal

A co-op proposal from Landscape Structures Inc. (LSI) for the purchase and installation of the aforementioned playground improvements is attached for review. The proposal was facilitated by Landscape Structures' local vendor, NuToys Leisure Products. The proposal includes an 8% discount on playground equipment based on the co-op pricing offered via HGACBuy Contract PR11-20. The co-op discount is typically 6%, but because of the volume of equipment purchased, the Village will receive an 8% discount. The proposed contractor site work has been competitively bid by NuToys and is based on prevailing wage rates. This is the same proposal process that was used in 2020, 2021, 2022, and 2023 for playground improvements.

The scope of LSI's proposal includes: new playground equipment, professional playground installation, safety surfacing (mulch) removal and replacement, edge restraint (border) removal and replacement, and the installation of access ramps per the ADA.

It should be noted that, due to long lead times, approval for the purchase of the pavilions that will be installed in 2024 were purchased in December 2023 (see 2023-0903).

To complete the proposed playground renovations, the Village would utilize LSI as the general contractor to ensure the playground equipment, safety surfacing, and concrete work is installed correctly by certified local contractors. The Village would work closely with Landscape Structures' local vendor, NuToys Leisure Products,

on a day-to-day basis during the duration of the project. This is the same arrangement used by the Village in 2020, 2021, 2022, and 2023, which provided an efficient and effective means of completing the scope of work. Since 2020, procurement of equipment was completed on schedule and the installation of all work exceeded staff's expectations for quality and attention to detail.

LSI has also used this type of co-op purchasing/installation services contract with several other local municipalities, including the City of Lake Forest, Arlington Heights School District, Buffalo Grove Park District, Algonquin School District 300, Niles Park District, West Aurora School District, Peoria Park District, and Naperville School District 203.

As such, staff recommends approving the proposal from Landscape Structures Inc. for the 2024 playground equipment purchase and installation for \$756,382.00. A 2% contingency of \$15,127.64 is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the contract was signed. As such, the total requested approval is for an amount not to exceed \$771,509.64.

I move to approve the use of HGAC Buy Co-Op contract PR11-20;

AND

Approve the proposal from Landscape Structures Inc. titled "Orland Park Playground Renovations 2024" for the purchase and installation of playground equipment and associated site work for an amount not to exceed \$771,509.64 (\$756,382.00 plus a 2% contingency of \$15,127.64);

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.**

#### **2024-0204 March of Dimes 5K Fundraiser**

The March of Dimes has submitted a Special Event permit request to host a 5K fundraiser on June 9, 2024, at Centennial Park utilizing the 153rd St. Metra parking lot and the paths of Centennial Park.

Set-up will begin on Saturday, June 8 at approximately 7 a.m. The event is

expected to be fully complete, including clean-up, by 12pm.

Organizers are finalizing specific event components. All event logistics will adhere to Village guidelines, be reviewed and approved by the Village in advance of the event date including: participant parking, event security, police and or Community Service Officer requirements, Village permits and fees.

Organizers expect 750 participants to take part in the event. The event is open to the general public.

I move to approve permitting the March of Dimes to host a 5K fundraiser utilizing the Centennial Park walking paths and the 153rd Street Metra Lot on Sunday, June 9, 2024, from 8 a.m. to 12 p.m. contingent upon meeting all of the Village's permitting requirements, payment of fees and inspections.

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

**2024-0215 66 Orland Square Drive - Class 7c Resolution (JKD CRE LLC.)**

Erik J. VanderWeyden, of Saul Ewing LLP., on behalf of JKD CRE, LLC has petitioned to the Village for a resolution supporting a Class 7c incentive with Cook County. Units 1 and 2 are currently vacant. According to the application, there is a retail space and another larger vacancy (former Carson's Furniture).

The applicant intends to turn the larger vacant space into a climate controlled self-storage facility. This space has been 100% vacant for approximately 5 years. The petitioner submitted an affidavit (Exhibit B on the application) attesting to the vacancy. The petitioner also provided evidence of the property being listed of sale/lease that the property is chronically vacant and incapable of generating revenue without the requested incentive. This information meets Cook County's vacancy requirement.

Pursuant to the incentive, an applicant must demonstrate that a property's taxes, assessments or equalized assessed values were either stagnant or decreased over the last 6 years. The attached Exhibit C demonstrates that the subject property has not been assessed at full value since tax year 2017.

Without the incentive, the development of the vacant space would not be economically viable. The current tax burden requires a property to lease the space for higher/non-competitive rates. With the incentive the site will employ 40 construction workers and 12 full time employees after construction is complete.

The Cook County Board of Commissioners adopted the Class 7C Commercial Urban Relief Eligibility incentive in 2014, aiming to encourage real estate development in the region. The incentive is intended to encourage commercial projects which would not be economically feasible without assistance.

The five-year incentive applies to all newly constructed buildings or other structures, including the land upon which they are situated; the utilization of vacant structures abandoned for at least twelve (12) months, including the land upon which they are situated; or all buildings 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 which qualify for the Class 7c incentive will receive a reduced assessment level of 10% of the fair market value for the first three (3) years, 15% for the fourth year, and 20% for the fifth year. Without the incentive, the commercial property would normally be assessed at 25% of its market value.

The Class 7c incentive may be renewed during the last year in which a property is entitled to a 10% assessment level or when the incentive is still applied at the 15% or 20% assessment level. A renewal application must be filed, along with a certified copy of a resolution or ordinance adopted by the municipality in which the real estate is located. The number of renewal period requests is limited to one (1).

The full application is attached for review. The applicant has indicated that the property will remain vacant without the assistance of the incentive. As demonstrated by the attached application, the applicant has shown that the property has met all criteria for the incentive.

I move to adopt Resolution 2326, entitled: A RESOLUTION SUPPORTING AND CONSENTING TO A COOK COUNTY CLASS 7C REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE PROPERTY LOCATED AT 66 ORLAND SQUARE DRIVE IN THE VILLAGE OF ORLAND PARK.

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

#### **2024-0193 Olde Mill Subdivision - Contract Extension for Landscape Services**

In 2020, the Village initiated the subject project to resolve longstanding landscaping deficiencies in the Olde Mill subdivision dating back to 2004 (refer to Legistar item 2020-0160). The original developer provided cash in-lieu of a letter of credit and the Board subsequently approved a proposal by Semper Fi Land Services, Inc. (Semper Fi) as part of RFP 20-003 for monitoring and management for landscape restoration in Olde Mill.

As the Board may be aware, bringing naturalized areas into compliance with industry accepted standards takes time and effort over multiple consecutive years. Semper Fi has made considerable progress since 2020, however, staff believe additional effort is needed in Spring 2024 to complete the project.

Anticipated work this Spring includes a prescribed vegetation burn, weeding, and overseeding of selective areas.

I move to approve a one-year contract extension to Semper Fi Land Services, Inc. for landscaping management and monitoring in the Olde Mill subdivision;

AND

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

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

**2024-0196 Taste of Orland Park Lighting, Sound, Truss, Rigging and Other Stage Equipment Award**

In 2024, after 20 years at the Village Center, the Taste of Orland Park will move to the new Centennial Park West concert venue. As approved during the February 19, 2024 Board meeting, the Taste aims to feature national headliners, in addition to traditional features including the CSHS Marching Band, Veterans Tribute, sponsors, community and youth groups and children's activities.

The new venue includes a 40' x 60' stage, truss system to handle light and sound equipment, and full electrical capability to handle any concert needs.

Concert production will require the rental of sound and lighting equipment, along with the truss systems equipment is hung from. The new stage venue provides a permanent stage, band suites and full electrical support negating the need to rent these items. National level Artists require specific sound and lighting requirements as outlined in each Artist's rider.

Staff issued RFP 24-033 (attached) on February 22, 2024 with a submission deadline of March 7, 2024. The scope identified equipment required to successfully provide of equal or greater quality than equipment identified from an expected Artists' rider. The RFP includes a three-year term.

The RFP resulted in one submittal (attached) from Vantage Production Group by Sound Works as follows:

2024: \$31,600  
2025: \$33,100  
2026: \$34,600

Vantage Production Group (VPG) formerly known as Sound Works Productions has successfully provided sound, lights and labor for the Taste for 20 years. Their extensive experience, knowledge, along with their equipment inventory and relationships with sound and light rental agencies enable VPG to expertly meet the specific needs and demand of Artists.

Staff seek Board approval to enter into a three-year agreement with the Vantage Production Group at the quoted costs, plus a 3% contingency in 2024 and a 5% contingency for 2025 and 2026 to allow for production flexibility that meets needs as outlined in each Artists' rider each year.

I move to approve awarding RFP 24-033 Taste of Orland Park Lighting, Sound, Truss and Rigging and Other Stage Equipment to Vantage Production Group by Sound Works for a cost not to exceed \$31,600, plus a contingency of \$948 for 2024 and Board approved budgeted amount for 2025 and 2026;

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.**

**2024-0203 Centennial Park West Concert Lighting, Sound, Truss, Rigging and Other Rental Equipment Award**

The Village's new Centennial Park West concert venue will open for use in 2024. The venue will host the Centennial Park West concerts, Fourth of July, Taste of Orland Park, Market at the Park and Movies in the Park.

The new venue includes a 40' x 60' stage, truss system to hang lights and sound equipment, and full electrical capability to handle any concert needs.

The new venue provides new capabilities, as well as rental savings from the permanent stage, band suite and electrical supply, each Artist requires specific sound and lighting requirements as outlined in Artist riders.

Staff issued RFP 24-029 (attached) on February 15, 2024 with a submission deadline of March 4, 2024. The scope identified equipment of equal or greater quality than equipment identified from two Artists' riders. The RFP requested three quotes, one for each anticipated concert date over a three year period including 2024, 2025 & 2026. Two dates per year were identified at a higher equipment need level, and one at a slightly lower end of equipment needs.

The RFP resulted in one submittal (attached) from Vantage Production Group by Sound Works.

Quotes are as follows:

2024

June: \$33,700

July: \$33,700

August: \$21,550

Total: \$88,950

2025

June: \$35,000

July: \$35,000

August: \$22,550

Total: \$92,550

2026

June: \$36,300

July: \$36,300

August: \$23,550

Total: \$96,150

Vantage Production Group (VPG) formerly known solely as Sound Works Productions has successfully supported Village concerts, including the Centennial Park Concert Series, Fourth of July and Taste of Orland for several years.

VPG's possesses extensive experience in the production of concerts at national and international levels to local cover bands. VPG's equipment inventory and relationships with sound and light rental agencies enable VPG to meet the specific needs and demands of Artists. Lead by hand-on-owners, VPG employs a crew of professionals capable of producing the most complex and equipment intensive performances.

VPG's proven production success with the Village makes them a reliable choice to support Centennial Park West Concerts in 2024, 2025 and 2026.

Staff seek Board approval to enter into a three-year agreement with the Vantage Production Group at the quoted costs, plus a 3% contingency per show. The contingency allows for production flexibility to meet the needs as outlined in each Artists' rider.

I move to approve awarding RFP 24-029 Centennial Park West Lighting, Sound, Truss, Rigging and Other Rental Equipment to Vantage Production Group by Sound Works at a cost not to exceed \$88,950, plus a contingency of \$2,669 for 2024 and Board approved budgeted amount for 2025 and 2026;

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.**

**2024-0217 G.O. Refunding Bonds, Series 2022A Abatement - 2023 Levy - Ordinance**

The 2022A bonds issued new funds for capital projects and water project, including Centennial Park West, Schussler Park, and the water meter replacement program. The portion of bonds for governmental projects is funded by property tax levy and will remain on property tax bills. The portion of bonds for Water & Sewer Fund capital projects is paid for with Water & Sewer user fees, and therefore that portion of the bonds are being abated. This is the first time this series required an abatement because prior payments were paid with capitalized interest. Although a portion of the bonds are funded by property tax, the Village's overall portion of a property tax bill has been reduced as part of the 2023 Five-Year Financial Plan.

I move to adopt Ordinance 5876, entitled: AN ORDINANCE ABATING TAXES LEVIED FOR THE YEAR 2023 BY AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$22,000,000 GENERAL OBLIGATION BONDS, SERIES 2022A, OF THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS, FOR THE PURPOSE OF FINANCING VARIOUS CAPITAL IMPROVEMENTS, PROVIDING FOR THE LEVY AND COLLECTION OF A DIRECT ANNUAL TAX SUFFICIENT FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS AND PROVIDING FOR THE SALE OF SAID BONDS TO THE PURCHASER THEREOF, BEING ORDINANCE NO. 5715 ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, ILLINOIS ON THE 2nd DAY OF MAY, 2022.

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

**2024-0092 Village Hall and Police Department Landscape Improvements - Reissue - RFP 24-034**

On February 12, 2024, the Village issued Request for Proposal (RFP) 24-034 "Village Hall and Police Department Landscape Improvements - Reissue" requesting proposals from qualified contractors to complete landscape and irrigation improvements at the Village of Orland Park's Village Hall and Police Department. This RFP is a reissue of RFP 24-013, as the wording in the original RFP was unclear regarding prevailing wage, which resulted in uncertainty for some bidders (prevailing wage is not required for this project.)

During the three (3) weeks that the bid was open for review, twenty-one (21) firms downloaded either partial or complete bid packages. RFP 24-034 was opened on February 26, 2024, at which point three (3) firms submitted bids. All qualifying bid

packages and an audit of the bid submittals are attached for reference. A summary of the bid prices is provided below:

William Quinn & Sons  
Village Hall Landscape Installation - Phase 2: \$85,905.00  
Police Department Landscape Installation: \$69,300.00  
Alternate #1 - Village Hall Irrigation Installation: \$103,000.00  
TOTAL: \$258,205.00

Semmer Landscape LLC  
Village Hall Landscape Installation - Phase 2: \$308,000.00  
Police Department Landscape Installation: \$81,000.00  
Alternate #1 - Village Hall Irrigation Installation: \$99,900.00  
TOTAL: \$488,900.00

Christy Webber & Company  
Village Hall Landscape Installation - Phase 2: \$202,595.26  
Police Department Landscape Installation: \$286,356.35  
Alternate #1 - Village Hall Irrigation Installation: \$119,130.00  
TOTAL: \$608,801.61

The low bidder, William Quinn and Sons, provided evidence via their RFP submittal that they are qualified to complete the scope of work. As the company has previously completed landscape work for the Village, Public Works Staff is confident the company will be able to effectively complete the scope of work.

As such, based on the proposal price and company qualifications, staff recommends awarding RFP 24-034 to William Quinn & Sons for \$258,205.00, which includes the entire project scope of work plus Alternate #1. A 10% contingency of \$25,820.50 is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the proposal was signed, for a total contract price not to exceed \$284,025.50.

I move to approve awarding RFP 24-034 Village Hall and Police Department Landscape Improvements - Reissue to William Quinn & Sons for a total contract price not to exceed \$284,025.50 (\$258,205.00 plus a 10% contingency of \$25,820.50);

AND

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

AND

To authorize the Village Manager to execute all related contracts subject to Village

Attorney review.

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

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

**Nay:** 0

**Abstain:** 1 - Trustee Healy

## PUBLIC HEARINGS

### 2024-0211 Temporary Moratorium on Rental Property Registrations - Resolution (Public Hearing)

The Village of Orland Park was recognized in 2017 as having the highest rate of owner occupied homes in the nation. Since then, even though the overall national rate of owner-occupied homes has increased almost 1%, the percentage within the Village of owner-occupied homes has fallen nearly 4%. Institutional investors have been increasingly entering the market and targeting single-family homes for conversion to rental properties. The Village would like to study its regulations relating to the registration of rental housing in order to determine whether steps should be taken for the benefit of the residents, businesses, and visitors of Orland Park. In order to accomplish this, this resolution would institute a nine-month moratorium on the issuance of rental licenses to existing housing units that have not previously been registered.

Trustee Katsenes made a motion to open the public hearing. It was seconded by Trustee Riordan. All were in favor. (refer to audio)

President Pekau had comments. (refer to audio)

Matt Lulich addressed the Board regarding this matter. (refer to audio)

I move to adjourn the public hearing for the Temporary Moratorium on Rental Property Registrations.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

## PUBLIC SAFETY

**2024-0209 An Ordinance Amending Appendices A and B to Ordinance No. 5865 - Ordinance**

The attached ordinance formally amends Appendix A and Appendix B that were approved by the Board on December 18, 2023. These appendices reflect changes to full-time and part-time positions, along with salary ranges, as summarized below.

Currently, there is a special rate of pay for part-time officers who work the OSM detail during the holiday season. It is recommended that this special rate of pay be extended throughout the year for any part-time officer who works the OSM detail on Fridays or Saturdays. Having part-time officers staffing the OSM detail reduces overtime costs.

The changes to the Salary Ordinance are:

- Eliminate the Additional Rate for the Orland Square Mall Youth Supervision hourly rate from \$41.20 (2022-2023 season) and \$42.44 (2023-2024 season),
- Add the Orland Square Mall Youth Supervision Program rate of \$40.00 per hour for part time employees, and
- Add the Orland Square Mall Youth Supervision Program Supervisor rate of \$41.00 per hour for supervisors.

I move to adopt Ordinance 5877, entitled: ORDINANCE AMENDING APPENDICES A AND B TO ORDINANCE NO. 5865.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**PUBLIC WORKS**

**2024-0185 Rec Admin Entry Ramp and ADA Access Improvement Project - Change Order #3**

On February 20, 2023, the Village Board approved awarding ITB 23-004 "Rec Admin Entry Ramp and ADA Access Improvement Project (Re-Issue)" to G. Fisher Commercial Construction, Inc ("Fisher"). On October 2, 2023, the Village Board approved Change Order #1 to the contract for an additional \$46,224.26 for a revised contract amount not to exceed \$194,274.26 (\$148,050.00 plus a change order of \$46,224.26). Change Order #2 was subsequently executed to extend the contract completion date from November 30, 2023, to June 1, 2024, due to weather-sensitive work that needed to wait until spring.

Due to the heavily degraded condition of the Rec Admin ramp, the condition of the metal ramp railings was unknown until work associated with the Change Order #1 began. Once this work was in progress, it was discovered that the condition of these railings was far worse than expected, requiring the contractor to raise the railings, install steel sleeves on each post base, and epoxy coat each new post base. The total cost for this additional work, as detailed in Proposal #002 provided by Fisher, was \$11,343.06.

As such, Public Works is requesting the approval of Change Order #3 for an additional amount of \$11,343.06 for work associated with repairing and extending the metal railings to ensure compliance with ADA requirements.

If approved, the contract amount for this project would be revised from \$194,274.26 to \$205,617.32. It should be noted that the second lowest bid price for ITB 23-004 was \$268,500.00.

I move to approve Change Order #3 for the Rec Admin Entry Ramp and ADA Access Improvement Project to G. Fisher Commercial Construction, Inc. for a total amount not to exceed \$11,343.06, for a revised contract total not to exceed \$205,617.32;

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

#### **2024-0197 Amendment to Turf Fertilization and Weed Control - ITB 23-054**

On February 19, 2024, the Village Board approved Invitation to Bid (ITB) 23-054 "Turf Fertilization and Weed Control" to Integrity Landscaping Inc. for 2024-2026, with the Village's option to extend the contract for an additional two (2) years, for an amount not to exceed the annual Board approved budgeted amounts.

After this approval, Integrity Landscaping Inc. informed the Public Works Department that their bonding company, based on Integrity's current total assets,

would not provide a performance bond for the full three (3) year amount of the contract (\$623,535.15). The bonding company would, however, provide a performance bond based on the annual yearly cost submitted by Integrity Landscaping via ITB 23-054.

See bid summary below for the two (2) lowest bidders for ITB 23-054. For comparison's sake, the total three (3) year cost submitted by the second lowest bidder for ITB 23-054 was \$698,548.23, or \$75,013.08 more than the Integrity Landscaping bid.

Integrity Landscaping Inc.  
Year 1 (2024): \$207,845.05  
Year 2 (2025): \$207,845.05  
Year 3 (2026): \$207,845.05  
Total Base Bid Price: \$623,535.15

Year 4 (2027): \$212,001.95  
Year 5 (2028): \$216,241.83  
Total Option Bid Price: \$428,243.78

Forever Green Lawn Care  
2024 - \$232,849.41  
2025 - \$232,849.41  
2026 - \$232,849.41  
Total Base Bid Price: \$698,548.23

Year 4 (2027): \$237,506.40  
Year 5 (2028): \$242,256.53  
Total Option Bid Price: \$478,762.93

As such, the Public Works Department would like to amend the original Board motion (see 2024-0114) and allow the Village's option to extend the contract for Turf Fertilization and Weed Control (ITB 23-054) on an annual basis for an additional four (4) years (2025-2028) for an amount not to exceed the annual Board approved budgeted amounts. To clarify this amendment, the original Board approved motion from 2024-0114 stated:

I move to approve awarding ITB 23-054 Turf Fertilization and Weed Control to Integrity Landscaping Inc. for 2024 - 2026 with the Village's option to extend the contract for an additional two (2) years for an amount not to exceed the annual Board approved budgeted amounts.

The proposed amended motion states:

I move to approve awarding ITB 23-054 Turf Fertilization and Weed Control to Integrity Landscaping Inc. for 2024 with the Village's option to extend the contract

on an annual basis for an additional four (4) years (2025 - 2028) for an amount not to exceed the annual Board approved budgeted amounts.

In essence, what this amendment does is allow the contractor to annually provide a bond instead of one large upfront bond.

I move to approve an amendment to the Recommended Action/Motion from Board Report 2024-0114 which stated "I move to approve awarding ITB 23-054 Turf Fertilization and Weed Control to Integrity Landscaping Inc. for 2024 - 2026 with the Village's option to extend the contract for an additional two (2) years for an amount not to exceed the annual Board approved budgeted amounts";

AND

To approve awarding ITB 23-054 Turf Fertilization and Weed Control to Integrity Landscaping Inc. for 2024 with the Village's option to extend the contract on an annual basis for an additional four (4) years (2025 - 2028) for an amount not to exceed the annual Board approved budgeted amounts;

AND

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

**A motion was made by Trustee Radaszewski, 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 Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

### **2024-0198 Police Department Priority HVAC Projects**

Public Works staff recently identified (2) high priority HVAC projects at the Police Department that need to be addressed as soon as possible, namely the installation of an A/C system in the server room and repairs to the chiller. Midwest Mechanical, the Village's HVAC preventative maintenance contractor, provided proposals based on Omnia Co-Op Contract 02-91 to address both issues. See co-op proposal summary below from Midwest Mechanical:

Police Department Split System Installation  
Midwest Mechanical: \$23,864.00 (co-op proposal)

Police Department Chiller Repair  
Midwest Mechanical: \$18,854.00 (co-op proposal)

Despite the fact that both of these projects are not interdependent of each other

and will be complete and usable without the repair work occurring of the other, staff is providing for board approval to ensure that there is no appearance of breaking apart of HVAC work to below board approval.

Staff recommends approving these two (2) proposals from Midwest Mechanical Inc. for a total of \$42,718.00. A 10% contingency of \$4,271.80 is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the proposal was signed, for a total contract price not to exceed \$46,989.80.

I move to approve the use of Omnia Co-Op Contract 02-91;

AND

Approve the proposals titled "Police Station Chiller Repair" and "Police Station Mini Split Installation for Server Room" from Midwest Mechanical Inc. for an amount not to exceed \$46,989.80 (\$42,718.00 plus a 10% contingency of \$4,271.80);

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

**Nay:** 0

**2024-0201 Centennial Park West Venue Burglar Alarm, Gate Access Controls, and Gate Controller - Waived Bid Proposal**

In order to maintain burglar alarm and access control consistency, during the design of Centennial Park West Venue, it was pre-determined to coordinate low-voltage security items separately. This burglar alarm will ensure the new facility and assets in a remote area are secure as well as gate access limitations to the back area of the Centennial Park West Venue site.

Burglar alarms have been installed throughout the Village Facilities as well as access controls to particular areas within buildings and on the exterior. The Village

Board has approved in the past waiving bids and contracting directly with Sound Incorporated to keep the system consistent and to maintain the manufacturer warranty.

Sound Incorporated has consistently performed high quality work installing all our access controls. They have completed numerous upgrades to locations throughout Village Hall and also to other facility locations to improve security and accountability with trackable access data. The pricing provided on the quote from Sound Incorporated is consistent with the pricing provided for the other work done recently in the Village facilities.

Proposal Summary

Centennial Park West Venue: \$55,956.00

I move to approve waiving the bidding process;

AND

Approve the proposal from Sound Incorporated for Centennial Park West Venue burglar alarm, access control and gate controller for an amount not to exceed \$55,956.00;

AND

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

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

## **2024-0210 Police Department Emergency Electrical Projects**

On March 5, 2024, power to the Police Department Server Room went down due to an overloaded circuit, which impacted the servers resulting in a Village-wide network outage. After investigating the issue, it was discovered that a number of circuits at the Police Station are overloaded largely due to the number of security cameras that have been installed over the years.

Public Works staff, in consultation with a preferred electrical contractor, determined that the installation of a new 100A panelboard, sixteen (16) new 30A circuits, and associated conduit/wiring/outlets must be installed to avoid future outages. As Public Works is already planning to install two (2) new 60A disconnect/circuits for the new Police Department IT Split System, it would make

sense to do all of this work at the same time.

Public Works received quotes for all of the work described above for a total of \$26,905.00 from Dav-Com Electric, Inc., which are attached for reference. To avoid another server room/network issue, and to be prepared for the split system install, Public Works is requesting the emergency approval of these proposals by the Village Board.

As such, Staff recommends approving these two (2) proposals from Dav-Com Electric, Inc. for a total of \$26,905.00. A 10% contingency of \$2,690.50 is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the proposal was signed, for a total contract price not to exceed \$29,595.50.

President Pekau had questions. (refer to audio)

Public Work Director Joel Van Essen responded to President Pekau. (refer to audio)

I move to approve the proposals 24-165-10 and 24-165-12 from Dav-Com Electric, Inc. for electrical improvements at the Police Station from an amount not to exceed \$29,595.50 (\$26,905.00 plus a 10% contingency of \$2,690.50);

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**2024-0207 Class Eight (8) Kenworth T480 Tandem Axle Chassis and Plow/Dump Body - Contract Change Order**

On August 7, 2023, the Board approved the purchase of one (1) Kenworth T480 tandem axle chassis truck, up-fitted with Henderson dump body and snow and ice package, including a wing plow.

During the pre-build meeting, it was determined that the originally specified wing plow setup would not meet the Village's current needs, as it had a static pivot front mount that does not adjust height. The truck that is being replaced is equipped with a "benching plow," allowing it to be raised above the curb to displace the top portion of snow that has piled up along the road to make room for additional snow.

It was determined that the new wing plow did not need the overall height of the one it is replacing but it does require at least twelve (12) inches of adjustability in order to clear the Village's curbs. In order to achieve the required height adjustment and have a plow hitch that can easily be removed, so the truck can be used to haul in the non-snow and ice seasons, an eighteen (18) inch, adjustable mast has been specified.

Removing the wing plow from the original contract decreases the contract amount by \$19,717.00, and adding the desired wing plow at a cost of \$24,096.00, results in a net increase of \$4,379.00.

I move to approve the Contract Change Order for additional funds for the purchase and installation of an adjustable wing plow in the amount of \$4,379.00 for a new not-to-exceed contract total of \$366,841.00;

AND

Extend the delivery date to December 31, 2024;

AND

Authorize the Village Manager to execute said change order, subject to Village attorney review.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

#### **2024-0206 Public Works Automatic Vehicle Locator System - Contract Change Order**

In 2021, the Public Works V&E Division received Board approval for the purchase of fifty-six (56) vehicle gateway licenses and fifty-two (52) dual-facing camera licenses from Samsara, Inc, at a total of \$123,879.00. In 2022, Board approved Addendum A to the contract to add an additional forty (40) gateways and cameras, at a total of \$76,462.00. The total contract amount for ninety-six (96) vehicle gateway licenses and ninety-two (92) dual-facing camera licenses was then \$198,341.00.

Samsara was selected due to superior performance. The system has improved safety, equipment monitoring, and maintenance operations. The dash-cam feature has been utilized by management staff to identify distracted operators and unsafe driving practices. Event recordings give management the opportunity to effectively coach employees on the incidents, encouraging a culture of safety, betterment, and progression.

The Village executed five (5) contracts in 2021 for snow and ice removal services. Contractor support is responsible for maintaining the parking lots, sidewalks, bike paths, and cul-de-sacs. Ten (10) Samsara gateways are used to track contractor progress through an event and track the duration of the work performed for accurate invoice processing.

An additional four (4) dual-facing camera licenses are required to provide all ninety-six (96) gateways with cameras.

President Pekau had questions. (refer to audio)

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

I move to approve Change Order #1 for the addition of ten (10) vehicle gateway licenses and four (4) dual-facing camera licenses for an additional cost not to exceed \$16,194.90; replacing the previous not-to-exceed amount of \$198,341.00 with a new total not to exceed amount of \$214,535.90;

AND

Authorize the Village Manager to execute a change order with Samsara Inc. for automatic vehicle locator system services, subject to Village attorney review.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

#### **2024-0186 Pavement Marking - 2024-2026 Bid Award**

RFP 24-025 for Pavement Marking 2024-2026 was hosted on BidNet from January 29, 2024, to February 27, 2024. The bid requested unit pricing to be submitted for a three (3) year period from 2024 to 2026. Eighteen (18) organizations downloaded the bid documents. Three (3) bids were formally submitted to the Village Clerk's Office and opened on February 27, 2024, at 11:00 a.m.

The Village received unit price bids from Marking Specialists Corporation of Cary, IL, RoadSafe Traffic System, Inc. of Romeoville, IL, and Precision Pavement Markings, Inc. of Pingree Grove, Illinois. The unit pricing bids by all three (3) contractors are shown in the attached Bid Tab. This contract will strictly use epoxy pavement material due to its durability.

Precision Pavement Markings, Inc. of Pingree Grove, Illinois is identified as the lowest responsible bidder for the Pavement Marking 2024-2026 project. They perform this type of work for municipalities and governmental agencies throughout the area. Therefore, it is staff's recommendation that Precision Pavement Markings, Inc. of Pingree, Illinois be awarded the project for the Pavement Marking 2024-2026.

I move to approve awarding RFP 24-025 Pavement Marking 2024-2026 to Precision Pavement Markings, Inc. of Pingree Grove, Illinois in the amount not to exceed \$75,000.00 for fiscal year 2024; and an amount not to exceed the Board approved funding for fiscal years 2025 and 2026;

AND

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

**A motion was made by Trustee Riordan, 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 Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

## DEVELOPMENT SERVICES

### 2024-0168 Spur 2 Water Intake Structure - 8800 Thistlewood Lane

The purpose of this petition is for approval of a special use permit to construct a new public utility structure on the north side of the water pumping station and reservoir property (section 6-204.C.8) and a special use permit to waive the minimum requirement for the intake structure to be located closer than 25 feet to the northern lot line of the subject property (Section 6-204.C.8.a). The proposed intake structure is a part of the ongoing "Spur 2" water main project.

The proposed building size is about 1,300 square feet and will be located on the northern edge of the subject site, approximately 2-1/2 feet away from the north property boundary. Access to the building will be through the Liberty School property. The proposed building is located on a small hill and will reach a maximum height of 22 feet. The proposed building location allows for it to be tied

into existing underground reservoirs on the subject property. The building elevations will match the existing water pumping station and reservoir building located on the south side of the parcel.

#### PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 commissioners, members of staff, and members of the public. After the staff presentation, nearby residents inquired about issues such as noise from the building, access to the building, and road repairs related to the Spur 2 project. Staff clarified that the building primarily serves as an entrance to the underground pipe system and reservoir, with no pumps that could generate noise. They also emphasized that there would be no additional impervious surface beyond the proposed work on the reservoir property. Access to the structure will be through the Liberty School parking lot, and road repairs after construction are part of the Spur 2 contract scope.

The commissioners gave a brief history on the scope of the Spur 2 project and discussed the necessity of the project. Additionally, the commissioners asked about the size of the building in comparison to the existing building, and the reconfiguration of the Liberty parking lot. Staff reiterated that the building would be approximately 22 feet tall and is much smaller than the existing building. Staff also stated that the Liberty School expansion project approved by the Village last year noted the changes to the parking lot and future proposed easement outlined in the Ordinance.

#### PLAN COMMISSION RECOMMENDED ACTION

The Plan Commission recommends that the Board of Trustees approve a Special Use Permit for a public utility structure (section 6-204.C.8) and a Special Use Permit for a public utility structure located within 25 feet of a lot line (Section 6-204.C.8.a), subject to the following conditions:

1. The petitioner shall develop the subject property in substantial conformance with the final Village-approved special use permits, site plan, and building elevations.
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in 6-308.J.
3. All building code requirements must be met, including required permits from outside agencies.
4. An Appearance Review application for future proposed landscaping must be submitted prior to final inspections of the subject property.

I move to approve the Plan Commission recommended action regarding Case Number 2024-0168, also known as Spur 2 Water Intake Structure;

AND

I move to adopt Ordinance 5878, entitled: ORDINANCE GRANTING A SPECIAL USE FOR A PUBLIC UTILITY STRUCTURE (SPUR 2 WATER INTAKE

STRUCTURE).

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

I move to approve a Special Use Permit for a public utility structure (section 6-204.C.8) and a Special Use Permit for a public utility structure located within 25 feet of a lot line (Section6-204.C.8.a), subject to the following conditions:

1. The petitioner shall develop the subject property in substantial conformance with the final Village-approved special use permits, site plan, and building elevations.
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in 6-308.J.
3. All building code requirements must be met, including required permits from outside agencies.
4. An Appearance Review application for future proposed landscaping must be submitted prior to final inspections of the subject property.

And

I move to adopt Ordinance 5878, entitled: ORDINANCE GRANTING A SPECIAL USE FOR A PUBLIC UTILITY STRUCTURE (SPUR 2 WATER INTAKE STRUCTURE).

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**2024-0208 Strategic Annexations - Plats of Annexation, Engineering Proposal**

At the February 5, 2024 Committee of the Whole Meeting, the Committee advised staff to begin pursuing voluntary and involuntary annexations based on the recommendations made in 2022 updated annexation study. There were 44 properties identified in the study. Since the February 5, 2024, meeting one property has already been annexed. The Village has solicited proposals for the preparation of the remaining 43 plats of annexation.

The Village received submittals from V3 and Gewalt Hamilton Associates (GHA). Below is a per plat rate proposed by each engineering firm:

V3

\$900 per plat

GHA

One to Five Plat(s) of Annexation - \$1,950.00 Per Plat  
Six to Ten Plats of Annexation - \$1,700.00 Per Plat  
Eleven or More Plats of Annexation - \$1,500.00 Per Plat

Both proposals are attached for reference.

I move to approve the proposal submitted by V3 Companies, Ltd., dated February 12, 2024, for up to 43 Plats of Annexation;

AND

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

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

## FINANCE

### 2024-0191 Transfer of 2024 Volume Cap - Ordinance

The Village of Orland Park's 2024 Volume Cap allocation amounts to \$125.00 per capita for a total 2024 allocation of \$7,188,875. "Volume Cap" is defined as a limit on the aggregate amount of tax-exempt private activity bonds that can be issued by the State.

The Volume Cap is allocated annually. To date, the Village's 2024 Volume Cap has not been granted or transferred to another party. According to State Statute, the Village Board must pass an ordinance on an annual basis either reserving its volume cap or transferring the volume cap to another party and must notify the State in writing of any Volume Cap granted, transferred or reserved by official action of the Board no later than April 30th of each calendar year.

As has occurred in prior years, a request has been made to transfer the Village volume cap to the Town of Normal, McLean County, Illinois, one of the lead issuers of the debt utilized to fund the Assist Homeownership Program ("Assist"). Assist is a program that utilizes municipal volume cap allocations to provide funds to cover all or most of the closing costs and down payments required of homebuyers. Assist also provides Mortgage Credit Certificates to help reduce the homebuyer's ongoing cost of borrowing. (See attached for additional information.)

The Assist Homebuyer Down Payment Program offers homebuyers a 30-year,

fixed-rate mortgage and a 3% to 7% cash grant, forgivable monthly over three years, to qualifying home buyers to fund closing costs and down payment assistance.

Mortgage credit certificates allow the homebuyer (for first time homebuyers, who have not taken a mortgage tax deduction over the past 36 month) to qualify for a federal income tax credit equal to 35% of the interest paid on their home loan each year up to \$2,000 for the life of the mortgage, with the remaining amount qualifying as a regular income tax deduction. Through these programs, and the participation of local banks, the Village of Orland Park would assist families with the purchase of their first homes in the Orland Park community.

Nothing relating to these programs, including outstanding bonds, will be reflected as Village debt nor will it be applied to the Village’s annual \$10 million bank qualified debt limitation. The Village has no financial exposure to the program. Administration of the program is handled by lenders and Monarch Mortgage Management, not by Village staff. Monarch Mortgage Management is the program administrator for both programs. The Town of Normal is the primary sponsor for both of these programs.

Village Manager George Koczwara had comments regarding this matter. (refer to audio)

I move to adopt Ordinance 5879, entitled: AN ORDINANCE APPROVING THE TRANSFER OF VOLUME CAP IN CONNECTION WITH PRIVATE ACTIVITY BOND ISSUES, AND RELATED MATTERS.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**VILLAGE MANAGER**

**2024-0214 Temporary Moratorium on Rental Property Registrations - Resolution**

The Village of Orland Park was recognized in 2017 as having the highest rate of owner occupied homes in the nation. Since then, even though the overall national rate of owner-occupied homes has increased almost 1%, the percentage within the Village of owner-occupied homes has fallen nearly 4%. Institutional investors have been increasingly entering the market and targeting single-family homes for conversion to rental properties. The Village would like to study its regulations relating to the registration of rental housing in order to determine whether steps should be taken for the benefit of the residents, businesses, and visitors of Orland Park. In order to accomplish this, this resolution would institute a nine-month

moratorium on the issuance of rental licenses to existing housing units that have not previously been registered

Village Manager George Koczwarra and President Pekau had comments regarding this matter. (refer to audio)

I move to adopt Resolution 2327, entitled: A RESOLUTION APPROVING A TEMPORARY MORATORIUM ON RENTAL PROPERTY REGISTRATIONS.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

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

Laura Childers addressed the Board. (refer to audio)

### **BOARD COMMENTS**

Trustee Kampas, Milani, Katsenes, Riordan, Healy, Radaszewski and President Pekau 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.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**ADJOURNMENT: 8:32 P.M.**

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**2024-0241 Audio Recording for March 18, 2024, Board of Trustees Meeting**

**NO ACTION**

**/AS**

**APPROVED:**

Respectfully Submitted,

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