

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, February 3, 2025

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 7:08 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

### 2025-0092 Approval of the January 20, 2025, Regular Meeting Minutes

The Minutes of the Regular Meeting of February 3, 2025, 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 January 20, 2025.

**A motion was made by Trustee Nelson Katsenes, seconded by Trustee Kampas, that this matter be NO ACTION. 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

## ACCOUNTS PAYABLE

### 2025-0106 Accounts Payable January 21, 2025, through February 3, 2025 - Approval

I move to approve the Accounts Payable January 21, 2025, through February 3, 2025, in the amount of \$4,861,575.49.

**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

The following items were removed from the Consent Agenda for a separate vote:

Item I. (2025-0043) 2025 Road Improvement Program Construction Management – Award

Item K. (2025-0079) ITB 24-066 - 2025 Asphalt Pavement Patching - Rejection

## Passed the Consent Agenda

**A motion was made by Trustee Milani, seconded by Trustee Riordan, 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

### **2025-0107 Payroll for January 17, 2025 - Approval**

The lists of Accounts Payable having been submitted to the Board of Trustees for approval and the lists having been determined by the Board of Trustees to be in order and having been approved by the various Department Heads,

I move to approve the Bi-Weekly Payroll for January 17, 2025, in the amount of \$1,728,083.95.

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

### **2025-0087 A Resolution Authorizing The Participation In The Northern Illinois Municipal Electric Collaborative (NIMEC) Bid Process And Authorizing The Village Manager To Approve A Contract For Street Lighting And Commercial Accounts With The Lowest Cost Electricity**

In 2007, the State of Illinois deregulated its electric market. Prior to that, ComEd both generated and delivered the power to residential and commercial customers. The legislation required ComEd to transfer ownership of its nuclear reactors to its parent, Exelon. Illinois then opened its borders for other energy generators to compete with Exelon. ComEd remains a monopoly and delivers the power to commercial and residential users, regardless of who generates the power.

The Village has been using NIMEC as its broker since 2008. NIMEC is paid by the electric supplier for originating the business. The Village does not compensate NIMEC and is not under contract with NIMEC.

NIMEC has extensive expertise in the northern Illinois power market. Also, NIMEC manages a buying collaborative, aggregating the collective power of 123 municipalities, as well as 47 library/park district/water districts. The collective volume of the buying collaborative (\$20 to \$25 million/year) allows NIMEC to negotiate rates that are lower than what an individual municipality could negotiate on their own. The Village has enjoyed a good working relationship with NIMEC since 2008.

This resolution pertains to the purchase of electricity for the Village street lighting and commercial accounts. NIMEC also is the leading consultant in Municipal

Aggregation in northern Illinois.

Prices within the commodity markets (including electricity) are constantly fluctuating. Therefore, NIMEC's bid prices are only good for the day they are provided. As such, staff requests the Board delegates signing authority to the Village Manager to accept a bid by entering into a contractual relationship with the winning power supplier.

I move to adopt Resolution 2503, entitled: A RESOLUTION AUTHORIZING THE PARTICIPATION IN THE NORTHERN ILLINOIS MUNICIPAL ELECTRIC COLLABORATIVE (NIMEC) BID PROCESS AND AUTHORIZING THE VILLAGE MANAGER TO APPROVE A CONTRACT FOR STREET LIGHTING AND COMMERCIAL ACCOUNTS WITH THE LOWEST COST ELECTRICITY PROVIDER.

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

**2025-0090 ESRI GIS Software Annual License Renewal**

ESRI ArcGIS software is utilized to run the Village's Geographic Information Systems (GIS). The software provides such features as the Snowplow Tracker, utility mapping, rental density mapping, planning and to support other Village functions amongst other purposes. Due to its leadership position in GIS systems and the cost and complexity it would take to replace ESRI with another software suite we are requesting a sole source approval for the annual license fees for the ESRI ArcGIS suite.

I move to approve purchase of the annual licenses for ESRI ArcGIS software for the 2025 year at a cost of \$26,662.00.

AND

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

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

**2025-0095 Orland Park Health and Fitness Center LED Conversion Project**

Guided by the 2022 "Facilities Condition Assessment", the Public Works Department has recently completed several LED lighting conversion projects at various Village facilities, including the Civic Center, FLC, SportsPlex, Public Works, Veteran's Center and the Centennial Park Aquatic Center.

To address the conversion of existing fluorescent light fixtures to high-efficiency LED fixtures at the Orland Park Health and Fitness Center (OPHFC), Public Works coordinated with Dav-Com Electric, Inc. ("Dav-Com"), who participate 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.

Proposal #25-167-02 submitted by Dav-Com is based on pricing from Omnia Affiliate Compliance Management Contract #02-139. A ComEd instant rebate of \$46,500.00 has been applied to the base-bid proposal price. A summary of the proposal prices is provided below:

Proposal Summary

Base Bid Price: \$340,500.00

Walking Track Fixtures: \$42,200.00

Northwestern Rehab Area: \$13,300.00

TOTAL: \$396,000.00

Based on the provided co-op proposal prices and company qualifications, staff recommends approving the proposals from Dav-Com for a total of \$396,000.00. A contingency of \$5,000.00 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 \$401,000.00.

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

I move to approve the waiver of the competitive bid process in lieu of participation in joint purchasing cooperative Omnia Partners pursuant to Contract #02-139, and authorize the approval and execution of a vendor contract with Dav-Com Electric, Inc. for the Orland Park Health and Fitness Center LED Conversion Project, based on Dav-Com Electric, Inc.'s proposal #25-167-02 dated January 14, 2025, for \$396,000.00 plus a \$5,000.00 contingency, for a total not-to-exceed contract price of \$401,000.00;

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.**

**2025-0083 ITB 25-002 - CPAC Pool Chemicals 2025 - Contract Award**

On January 6, 2025, the Village issued Invitation to Bid (ITB) 25-002 "CPAC Pool Chemical - 2025," requesting bulk unit pricing for the purchase and delivery of pool chemicals for the 2025 pool season. On average, Public Works uses sixteen

thousand (16,000) gallons of BULK: Sodium Hypochlorite (18%), five hundred (500) gallons of Hydrochloric Acid 20BE 35% Non-Fuming, and seventy-two thousand (72,000) pounds of Liquid CO2 over the course of a single pool season. All three (3) of these chemicals are critical to safely operating an aquatic facility.

During the two (2) weeks that the solicitation was open for review, twenty (20) firms downloaded either partial or complete bid packages. ITB 25-002 was opened on January 21, 2025, at which point two (2) 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 and on the attached "ITB 25-002 Bid Summary Sheet".

#### ITB 25-002 Bid Summary

BULK: Sodium Hypochlorite (18%)  
Mineral Masters Corp.: \$4.50/gallon

Hydrochloric Acid 20BE 35% Non-Fuming  
Mineral Masters Corp.: \$3.75/gallon

Liquid CO2  
MacCarb Inc.: \$0.35/pound

As in previous years, a low number of bids were received for the annual CPAC Pool Chemical ITB. Due to market volatility, previous bids for multi-year contracts for the requested chemicals have proven unsuccessful. For comparison purposes, the prices submitted by MacCarb Inc. for Liquid CO2 have increased minimally from \$0.30/pound in 2022 to \$0.35/pound in 2025. However, the prices of Sodium Hypochlorite and Hydrochloric Acid continue to increase. For example, BULK: Sodium Hypochlorite (18%) has increased from \$2.10/gallon in 2022, \$3.00/gallon in 2023, \$3.25/gallon in 2024 to \$4.50/gallon in 2025. Additionally, Hydrochloric Acid 20BE 35% (Non-Fuming) has increased from \$2.03/gallon in 2022, \$3.00/gallon in 2023, \$3.05/gallon in 2024 to \$3.75/gallon in 2025.

As such, the Public Works Department is requesting approval of the bids from Mineral Masters for BULK: Sodium Hypochlorite (18%) at \$4.50/gallon and Hydrochloric Acid 20BE 35% Non-Fuming at \$3.75/gallon, and the bid from MacCarb Inc. for Liquid CO2 at \$0.35/pound for 2025.

I move to approve and authorize the execution of a Contractor Agreement between the Village of Orland Park and MacCarb Inc. of Gilberts, IL as the lowest qualified bid for ITB 25-002 CPAC Pool Chemicals for Liquid CO2 at \$0.35/pound for a total not-to-exceed contract price for 2025 of \$25,200.00;

AND

Move to approve and authorize the execution of a Contractor Agreement between the Village of Orland Park and Mineral Masters Corp. of West Chicago, IL as the lowest qualified bid for ITB 25-002 CPAC Pool Chemicals for BULK: Sodium Hypochlorite (18%) at \$4.50/gallon and Hydrochloric Acid 20BE 35% Non-Fuming at \$3.75/gallon for total not-to-exceed contract price for 2025 of \$73,875.00;

AND

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

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

**2025-0084 ITB 25-003 - Generator Transfer Switch and UPS Maintenance - Contract Award**

On January 7, 2025, the Village issued Invitation to Bid (ITB) 25-003 "Generator Transfer Switch and UPS Maintenance," requesting the services of a qualified contractor or contractors having experience in Generator, Transfer Switch and/or UPS maintenance and repairs for a contract term of three (3) years (2025-2027), with an option for the Village to extend the contract for an optional additional two (2) years (2028-2029) at the Village's discretion.

The Public Works Department operates thirty (30) generators and three (3) large-scale Uninterrupted Power Supply (UPS) systems for a variety of power generation and electrical safety purposes around the Village.

During the two (2) weeks that the bid was open for review, twenty-five (25) firms downloaded either partial or complete bid packages. ITB 25-003 was opened on January 22, 2025, at which point two (2) 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 and on the attached "ITB 25-003 Bid Summary Sheet".

**Bid Summary**

Metro Power Inc.

2025: \$35,150.00

2026: \$38,500.00

2027: \$40,000.00

2028: No Bid\*

2029: No Bid\*

Grand Total Bid Price: \$113,650.00\*

Standard Labor - Hourly Rate: \$140.00

Standard Labor - Emergency Hourly Rate: \$210.00

\* Grand Total Bid Price does not include Optional Years 4 and 5

Interstate Power Systems, Inc.

2025: \$47,861.89

2026: \$48,204.29

2027: \$50,788.28

2028: \$51,184.15

2029: \$53,825.68

Grand Total Bid Price: \$251,864.29

Standard Labor - Hourly Rate: \$160.00

Standard Labor - Emergency Hourly Rate: \$240.00, Sunday and Holidays \$320

Metro Power Inc. provided the lowest annual cost for the base contract term (2025-2027) and lowest hourly rate for repair work. While Metro Power, Inc. did not provide a bid price for optional years of 2028-2029, the Public Works Department will simply re-issue an ITB at the end of the contract period to cover future years. Public Works also has worked with Metro Power Inc. in the past and has been pleased with their professionalism and quality of work.

As such, the Public Works Department is requesting approval of the bid from Metro Power Inc. for ITB 25-003 - Generator Transfer Switch and UPS Maintenance for an amount not to exceed \$113,650.00 for the years 2025-2027. A contingency of \$20,000.00 per year over the three-year contract period is requested to address change orders related to Generator Transfer Switch and UPS repairs, for a total contract price not to exceed \$173,650.00.

I move to approve and authorize the execution of a Contractor Agreement between the Village of Orland Park and Metro Power Inc. of Frankfort, IL as the lowest qualified bid for ITB 25-003 - Generator Transfer Switch and UPS Maintenance for three (3) years 2025-2027 at an amount of \$35,150.00 plus a \$20,000.00 contingency in 2025, \$38,500.00 plus a \$20,000.00 contingency for 2026, and \$40,000.00 plus a \$20,000.00 contingency for 2027 for a total not-to-exceed contract price of \$173,650.00;

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.**

**2025-0085 ITB 25-005 - Playground Safety Surfacing Installation - Contract Award**



On January 8, 2025, the Village issued ITB 25-005 "Playground Safety Surfacing Installation," for the installation of Playground Safety Surfacing in the form of Engineered Wood Fiber (EWF) at Village playgrounds, for a contract term of three (3) years (2025-2027) with an option for the Village to extend the contract for an additional two (2) years (2028-2029).

Engineered Wood Fiber (EWF) is the most common type of playground safety surfacing in the Village. EWF is an inexpensive, natural-looking surface that meets Americans with Disabilities Act (ADA) requirements, meets or exceeds Consumer Products Safety Commission (CPSC) recommendations as well as all American Society for Testing and Materials (ASTM) requirements. This product is sold by the cubic yard and installed via blower truck.

During the two (2) weeks that the bid was open for review, eighteen (18) firms downloaded either partial or complete bid packages. ITB 25-005 was opened on January 23, 2025, at which point one (1) firm had submitted a bid. The sole qualifying bid package and an audit of the bid submittal are attached for reference. A summary of the bid prices is provided below:

#### ITB 25-005 Bid Summary

Homer Industries, LLC  
2025: \$44.00 / Cubic Yard  
2026: \$44.00 / Cubic Yard  
2027: \$44.00 / Cubic Yard  
2028: \$46.00 / Cubic Yard  
2029: \$46.00 / Cubic Yard

On average since 2022, the Public Works Department has contracted out the installation of approximately eight hundred (800) Cubic Yards of playground safety surfacing per year. The need to replenish safety surfacing is based on Certified Playground Safety Inspections (CPSI), which are performed monthly by trained Public Works staff.

As such, the Public Works Department is requesting approval of the bid from Homer Industries, LLC for ITB 25-005 - Playground Safety Surfacing Installation and authorize a contract for an amount not to exceed \$35,000.00 annually for 2025-2027 with the option to extend the contract for an additional two (2) years for an amount not to exceed \$36,800.00 annually. This would allow Public Works to replenish up to eight hundred (800) cubic yards of playground safety surfacing per year for the next five (5) years.

I move to approve and authorize the execution of a Contractor Agreement between the Village of Orland Park and Homer Industries LLC of Lockport, IL as the sole qualified bid for ITB 25-005 - Playground Safety Surfacing Installation for three (3) years 2025 - 2027 at an amount of \$35,000.00 per year, for a total cost

of \$105,000.00, with an option to extend for two (2) additional years (2028-2029) at an amount of \$36,800.00 annually, for a total cost of \$73,600.00, for a total not-to-exceed contract price of \$178,600.00;

AND

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

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

**2025-0086 Police, Public Works, and Recreations Vehicle Purchases**

Utilizing the fleet assessment conducted in 2021, vehicles and equipment developed a long-term vehicle replacement plan in order to standardize the fleet and maintain an appropriately aged fleet to minimize maintenance costs.

The 2025 Fiscal Year Budget includes the replacement of thirteen (13) vehicles. These new vehicles will be replacements and adhere to the Village vehicle standards. The twelve (12) vehicles that are being replaced at this time are attached in Exhibit A. The thirteenth vehicle will be purchased at a later date.

Three (3) of the police vehicles will be repurposed to replace high-mileage Community Service Officer vehicles. All of the replaced vehicles will be auctioned to recover a portion of the new vehicle cost.

Currie Motors Ford of Frankfort, Illinois, currently holds the Suburban Purchasing Cooperative (SPC) contract for Ford Transit vans, and Sutton Ford of Matteson, Illinois, has the SPC contract for Ford trucks and the State of Illinois Joint Purchasing contracts for Police Utility Interceptors.

Paccar chassis are the Village standard for heavy duty class 7 and 8 trucks, and JX Peterbilt of Joliet, Illinois, holds the Sourcewell contract for Peterbilt trucks.

Staff recommends utilizing the SPC contracts 207, 222, 225 and 226, and proceed with the purchase of one (1) Ford Transit 250 van, one (1) Transit 350 Passenger van, two (2) Ford F350 Crew Cab trucks, one (1) Ford F350 Chassis truck and one (1) Ford F450 Chassis truck.

Staff recommends utilizing Sourcewell contract #032824-PMC and proceeding with the purchase of two (2) Peterbilt 548 chassis trucks.

Staff recommends utilizing the State of Illinois Joint Purchasing contract and proceed with the purchase of four (4) Ford Police Utility Interceptors.

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

I move to approve the waiver of the competitive bid process in lieu of participation in a joint purchasing cooperative and authorize the approval and execution of a vendor contract for the purchase of one (1) 2025 Ford Transit 250 van and one (1) 2025 Ford Transit 350 Passenger van from Currie Motors Ford of Frankfort, Illinois, via the Suburban Purchasing Cooperative contract #207 for an amount not to exceed \$114,941.00;

AND

Move to approve the waiver of the competitive bid process in lieu of participation in a joint purchasing cooperative and authorize the approval and execution of a vendor contract for the purchase of two (2) 2026 Peterbilt 548 chassis trucks from JX Peterbilt of Joliet, Illinois, via Sourcewell contract #032824-PMC for an amount not to exceed \$253,092.00;

AND

Move to approve the waiver of the competitive bid process in lieu of participation in a joint purchasing cooperative and authorizing the approval and execution of a vendor contract for the purchase of two (2) 2025 Ford F350 Crew Cab trucks, one (1) 2025 Ford F350 Chassis cab truck and one (1) 2025 Ford F450 Chassis cab from Sutton Ford of Matteson, Illinois, via the Suburban Purchasing Cooperative contract #222, 225 and 226 for an amount not to exceed \$222,010.00;

AND

Move to approve the waiver of the competitive bid process in lieu of participation in a joint purchasing cooperative and authorize the approval and participation in the State of Illinois Joint Purchasing Master contract #22-416CMS-BOSS4-B-27256 for the purchase of four (4) 2025 Ford Police Utility Interceptors from Sutton Ford of Matteson, Illinois, for an amount not to exceed \$190,720.00;

AND

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

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

#### **2025-0078 Rock Salt Purchase - Proposal**

The 2025 Fiscal Year Budget includes funds for the purchase of rock salt for snow fighting operations through the early months of January, February, and March, while also providing salt for any end of year events in November and December.

Rock salt has traditionally been purchased utilizing the State of Illinois Rock Salt

Joint Purchasing program. The State solicits interest in this program mid-year across Illinois municipalities. Larger participation should result in better competitive pricing, but factors such as weather, salt availability, contractor availability, and fuel prices play a part. The 2025 contract includes three hundred forty-six (346) statewide participants.

The Village is committed to purchasing two thousand five hundred (2,500) tons of rock salt, with the understanding that a minimum of 80% is required per the contract. An additional 20% may be purchased at the contract price. Any additional rock salt above this amount is negotiable. The State contract price is \$62.98 per ton.

Typically, Staff seeks Board approval for salt purchases in November of the previous year, but due to the amount of salt already on hand and the mild 2023-2024 winter, Staff held off on the request.

Over the past thirty-three (33) years, the average usage of salt is 4,175 tons of rock salt. It is staff's recommendation to utilize the State of Illinois Rock Salt Purchasing Contract 24-414CMS-BOSS4-P-71007 with Morton Salt, Inc. of Chicago, Illinois, for the purchase of up to 120%, or three thousand (3,000) tons, of rock salt.

I move to approve the waiver of the competitive bid process in lieu of participation in the State of Illinois Rock Salt Joint Purchasing Contract 24-416CMS-BOSS4-P-71007 and authorize the purchase and delivery of three thousand (3,000) tons of rock salt at \$62.98 per ton from Morton Salt, Inc. of Chicago, Illinois, for an amount not to exceed \$188,940.00;

AND

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

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

**2025-0075 Police Law Institute 3-year subscription to the Illinois Monthly Legal Update - Purchase History**

The Police Law Institute (PLI) educates and empowers officers by providing superior online legal training. The primary goal is to keep our officers informed and safe. The legal training assists officers in effectively providing law enforcement services to our community while reducing the risk for civil litigation. Police Law Institute training is one avenue used to accomplish this goal. Being the premier nationwide provider of online legal training, who tailors the training to each state's respective statutes, this is a sole source provider.

In 2021, the Police Department signed a 3-year subscription with PLI in exchange for a rate reduced pricing from \$135.00 per subscription down to \$95.00 each. This subscription auto-renewed at the same discounted rate on January 1, 2025,

for the next 3-year subscription through December 2027.

The Police Department recommends the purchase of a 3-year subscription to the Illinois Monthly Legal Update and Review at a rate of \$95.00 per license user through December 2027. This equates to \$11,210.00 per year, for a total of \$33,630.00 for the entire three years.

I move to waive the competitive bid process and authorize the approval and execution of a 3-year (2025 - 2027) subscription agreement, with the Police Law Institute (PLI) for online legal training at a cost of \$11,210.00 for 2025, \$11,210.00 for 2026 and \$11,210.00 for 2027 for a total not-to-exceed contract price of \$33,630.00;

AND

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

AND

Authorize the Village Manager to approve change orders.

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

**2025-0057 Sensus USA Inc. - Advanced Metering Infrastructure (AMI) Software as Service Agreement**

In 2014, the Village installed a FlexNet communication network for water meter reading, which included Logic software. In 2019, the Village of Orland Park upgraded to Sensus Analytics Hosting (Saas) software for water meter reading. The local authorized vendor for Sensus products in our region is Core & Main of Mokena, Illinois.

As part of its review of our meter system, Baxter & Woodman reviewed the Village's options for meter reading equipment and confirmed that our current reading system was the most advantageous and appropriate for the Village.

At the March 20, 2023, board meeting, a Professional Services contract was approved for Sensus Analytics Hosting (SaaS) at a total cost of \$308,346.00, plus \$1,275.00 additional for text messaging service, for a total amount of \$309,621.00, an Annual Infrastructure Maintenance Agreement for a total amount of \$11,000.00, and Vantage Point Hosting (SaaS) and Support Services implementation of \$51,586.00. The cost outlined in the 2023 contract includes the annual cost for 2025 and for 2026, assuming budget allocation in FY 2026, the Village is able to remit payment for the service based on the board approved amount. However, the actual Advanced Metering Infrastructure (AMI) Software Service Agreement was not included as part of the Professional Services contract that is valid through 2026. The Software Service Agreement expired on

September 19, 2024, and now needs to be renewed.

In the best interest of operational continuity based on the service that is provided by Sensus USA, Inc., and the additional service contracts that remain in effect, staff is recommending entering into a 5-year Software Agreement (2025 - 2029) with the option to extend for 5 additional years (2030 - 2035).

I move to waive the competitive bid process and authorize the approval and execution of the Advanced Metering Infrastructure (AMI) Software as Service Agreement with Sensus USA, Inc., for 5 years (2025 - 2029) in the amount per year outlined in the Consultant's Proposal dated January 20, 2025; \$64,776.00 for 2025, \$65,918.00 for 2026, \$67,896.00 for 2027, \$69,933.00 for 2028, and \$72,031.00 for 2029, plus a cost of \$2,200.00 per year for Extended Warranties and Maintenance for a total not-to-exceed contract price of \$351,554.00 with an option to extend for 5 additional years (2030 - 2035) per the Village's discretion, at an initial 2030 cost of \$74,192.00 and the remaining years at board approved budgeted amounts;

AND

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

AND

Authorize the Village Manager to approve change orders.

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

**2025-0098 Reciprocal Reporting System/Law Enforcement Access to School District Digital Security Cameras and Buildings Intergovernmental Agreement between the Village of Orland Park and the Board of Education of Kirby School District 140**

The Police Department is seeking to update the Intergovernmental Agreement with the Board of Education of Kirby School District 140 on an established reciprocal reporting system and access to school District digital security cameras and buildings to enhance cooperation and maintain compliance with current Illinois Compiled Statutes including the Illinois School Code, Illinois School Records Act, the Juvenile Court Act and the Intergovernmental Cooperation Act.

I move to approve authorizing the Reciprocal Reporting System/Law Enforcement Access to School District Digital Security Cameras and Buildings Intergovernmental Agreement between the Village of Orland Park and the Board of Education of Kirby School District 140;

AND

Authorize the Village Manager or his designee, to execute the agreement upon approval of the Board.

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

**2025-0100 Donation of Personal Property (Ballistic Blocks) Owned by the Village of Orland Park, Illinois, to the Village of Matteson Police Department - Ordinance**

Staff finds that the item of personal property listed on EXHIBIT A (ballistic blocks) now owned by the Village of Orland Park, Illinois, is no longer necessary or useful to the Village and its best interests and the interests of the residents of the Orland Park will be best served by the donation of such ballistic blocks to the Village of Matteson Police Department.

I move to adopt Ordinance 5980, entitled: ORDINANCE AUTHORIZING DONATION OF PERSONAL PROPERTY (BALLISTIC BLOCKS) OWNED BY THE VILLAGE OF ORLAND PARK, ILLINOIS, TO THE VILLAGE OF MATTESON POLICE DEPARTMENT.

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

**2025-0043 2025 Road Improvement Program Construction Management - Award**

The 2025 Neighborhood Road Improvement Program ("NRIP") encompasses the maintenance and reconstruction of various roadways and streets throughout the Village. This project was solicited in 2024 for the 2024 - 2026 Road Improvement Program. The program is primarily guided by the recommendations of the Village's pavement management consultant, Applied Research Associates (ARA), in collaboration with Public Works staff's extensive knowledge of Village roadways. Since 2015, the NRIP has been managed by Public Works staff, with the assistance of a consulting engineering firm. Baxter & Woodman Consulting Engineers provided consulting services from 2015 to 2021, while HR Green Consulting Engineers assumed this role from 2022 to 2024.

To facilitate the construction management for the various activities within the 2025 NRIP, staff solicited proposals for 2025 Road Improvement Program Construction Management services from the Village's prequalified list of consulting engineering firms on December 2, 2024. The request was made to the four (4) firms listed below. All firms were provided with the same scope summary and minimal proposed requirements.

Since technical capabilities is the most important part of the job, the minimal requirements were:

1. Resident Engineer (RE) with eight (8) years of roadway construction experience on site full-time and a baccalaureate degree in Engineering from an ABET accredited University.
2. Any assistant to the Resident Engineer or Engineering Technician needs to be enrolled in a Civil Engineering program or graduated from an ABET accredited

University.

3. Resumes for all proposed personnel must be submitted for review as part of the consultant's proposal.

Along with technical capabilities, other factors evaluated were past experience and cost.

The summary of proposed prices is:

Christopher B. Burke, Engineering, LTD. (CBBEL) \$277,700.00

Baxter & Woodman, Inc. - \$290,900.00

V3 Companies, Ltd. \$295,912.00

HR Green, Inc. - \$320,000.00

Christopher B. Burke's proposal did not meet our requirements because they failed to include any information regarding the RE assigned to the project. Each proposal also included number of hours expected to be on job and their proposal contained the highest cost per hours. If for some reason the project was delayed and additional hours were needed, the Village would be charged this higher rate.

Baxter & Woodman did not meet our requirements because the RE did not have the required eight (8) years of roadway construction experience. The firm's selection of a lower qualified applicant would require a higher cost if they met the criteria.

V3's proposal did not meet the requirement of the RE possessing eight (8) years of roadway construction experience and a degree from an accredited ABET University. The firm's selection of a lower qualified applicant would require a higher cost if they met the criteria.

HR Green, Inc. ("HRG") provided all the requested information, including an RE with extensive experience to handle a project as large as the Village of Orland Park.

HRG is a firm that has established a proficient and professional relationship with the Village for several years. This firm has provided exceptional construction management services in previous years to augment Public Works management of infrastructure improvements and inspections.

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

I move to approve the waiver of the competitive bid process and approve and authorize the execution of a Professional Services Agreement between the Village of Orland Park and H.R. Green Inc., as the lowest qualified responsive solicited proposal for the 2025 Neighborhood Road Improvement Program construction management for a total not-to-exceed contract price of \$320,000.00;



AND

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:** 1 - Trustee Healy

**2025-0079 ITB 24-066 - 2025 Asphalt Pavement Patching - Rejection**

The 2025 Asphalt Pavement Patching project comprises the required maintenance upkeep for a large amount of asphalt roadway patching at various spot-locations throughout the village.

For 2025, Staff has been assembling information regarding locations which require asphalt patching throughout the Village. The bid documents provided asphalt patch quantity estimates for the vendors to bid on based on this assembled information.

ITB 24-066 for the 2025 Asphalt Pavement Patching project was published on the BidNet Direct website on November 18, 2024. BidNet data indicates one hundred fifty-five (155) vendors were matched for this bid and nine (9) vendors downloaded all documents for the bid. On December 9, 2024, at 11:00am, five (5) sealed bids were opened by the Clerk's Office. The attached ITB 24-066 Bid Compliance Summary shows details of the bids for reference, and a summary of lump sum bid amounts is below:

McGill Construction LLC	\$298,227.00
Lindahl Brothers, Inc	\$440,045.00
M & J Asphalt Paving Co., Inc.	\$495,965.00
Gallagher Asphalt Corporation	\$517,633.00
Troch McNeil Paving Company	\$561,007.00

During the weeks the ITB was advertised, additional locations were identified that need immediate repair in 2025. To address these critical locations, Staff recommends rejecting the ITB and reposting with a revised scope of work locations.

I move to reject all bids received in response to ITB 24-066 - 2025 Asphalt Pavement Patching.

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

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

**Nay:** 0

**Abstain:** 1 - Trustee Kampas

## **PUBLIC WORKS**

### **2025-0081 ITB 24-065 - 2025 Asphalt Parking Lot and Path Maintenance - Bid Award**

The 2025 Asphalt Parking Lot and Path Maintenance project comprises the required maintenance upkeep for a large amount of asphalt parking lot and multi-use path paving/patching at various spot-locations throughout the Village.

For 2025, the locations for the above-described Asphalt Parking Lot and Path Maintenance projects are listed below by targeted location. The attached Project Site Locations indicates the initial target locations within the village. These locations include:

Centennial Park pathways - 15600 West Avenue  
Pump Station at 9450 Seton Place Drive  
Pump Station at 15800 88th Avenue

ITB 24-065 for the 2025 Asphalt Parking Lot and Path Maintenance project was published on the BidNet Direct website on November 15, 2024. BidNet data indicates twenty-nine (29) vendors downloaded some or all the bid documents. On December 4, 2024, at 11:00am, six (6) sealed bids were opened by the Clerk's Office. The attached Bid Compliance Summary shows details of the bids for reference, and a summary of lump sum bid amounts is below:

McGill Construction LLC. of Frankfort, Illinois - \$322,777.30  
Matthew Paving of Oak Lawn, Illinois - \$346,655.55  
Maneval Construction Co, Inc. of Ingleside, Illinois - \$442,407.04  
K-Five Construction Corporation, of Westmont Illinois - \$453,460.00  
M&J Asphalt Paving Company of Cicero, Illinois - \$454,959.96  
Advantage Paving Solutions of Joliet, Illinois - \$603,240.12

McGill Construction LLC of Frankfort, Illinois is identified as the lowest responsible bidder for the 2025 Asphalt Parking Lot and Path Maintenance project, with a submitted project cost of \$322,777.30. Therefore, it is staff's recommendation that McGill Construction LLC. of Frankfort, Illinois be awarded the project.

This agenda item was considered by the Committee of the Whole and the Village

Board of Trustees on the same night.

Trustee Riordan had questions. (refer to audio)

Director of Public Works Joel Van Essen responded to Trustee Riordan. (refer to audio)

President Pekau had comments. (refer to audio)

Director Van Essen had comments. (refer to audio)

I move to approve and authorize the execution of a Contractor Agreement between the Village of Orland Park and McGill Construction LLC of Frankfort, Illinois as the lowest cost qualified responsive bidder for ITB 24-065, 2025 Asphalt Parking Lot and Path Maintenance for a total not to exceed \$422,777.30 (\$322,777.30 plus a \$100,000.00 contingency);

AND

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

AND

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

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

**Nay:** 0

**Abstain:** 1 - Trustee Kampas

## **DEVELOPMENT SERVICES**

### **2024-0676 Special Use Residential Planned Development - Estates at Ravinia Meadow**

Project: 2024-0676 - Estates at Ravinia Meadows  
Petitioner: Fabian Fondriest, Pulte Home Company, LLC  
Project Representative: Sosin, Arnold & Schoenbeck, Ltd.  
Location: 16100 Ravinia Avenue, Orland Park  
P.I.N.s: 27-21-200-010-0000 and 27-21-400-004-0000  
Parcel Size: 72.56 acres

PLEASE SEE ATTACHED STAFF REPORT FOR FULL REPORT.

Requested Actions: The petitioner seeks approval of a Special Use Permit for a Planned Development with Modifications from the Land Development Code (LDC); a Special Use Permit for Disturbance to a Nontidal Wetland; and approval of Site Plan, Landscape Plan, Elevations, and Subdivision. Please see attached Staff Report to the Plan Commission for the full scope of the project.

#### PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 5 Commissioners, the representatives the petitioner's project team, members of staff, and members of the public. The Commissioners discussed the project scope, its impact on the surrounding properties, and compliance with Code.

The members from the public raised concerns about the existing condition of the Costco Stormwater Management Facility (SMF), located between Costco and the subject property. In 2005, Costco entered into an agreement with the previous owner of the subject property, which permits stormwater from the northern portion of the property (approx. 20 acres) to flow into the Costco SMF. Per the agreement, Costco is responsible for the maintenance of the SMF. The Village Engineers stated that they would work with the petitioner to ascertain the condition of the SMF, and any concerns will be addressed during final engineering.

The Commissioners asked staff their opinion on the lot width modification request. Staff clarified that since the lot sizes and density of the development conform to the zoning district requirements, staff approve the modification. Additionally, the petitioner is providing an incremental improvement of 14 acres of open space (which is three times the code requirement for open space), along with a mile-long multi-use path connecting the playground, ponds and central open space.

Petitioner responded to the following concerns raised by the public:

- Construction Noise and dust control: The petitioner clarified that they would comply with Village and State regulations regarding construction noise and dust controls, like watering the site during mass excavation, and installation of silt fences around the individual lots.
- Timeline for construction: Late summer 2025 start, 3-4 years to completion
- Fencing / buffer between Misty Hill and Hummingbird subdivisions and the subject property: Petitioner clarified that the existing landscape buffer to remain. The project will also conform to LDC's landscape buffer requirements. Additionally, lot lengths along eastern edge of the property are 150' which offers adequate buffer between the existing subdivisions and the proposed new homes at the subject property.
- Traffic: The petitioner's traffic consultant stated that the traffic generated by the development is within the acceptable traffic thresholds and would not warrant a traffic light at 165th street. Additionally, it was clarified that there would be no through traffic through Misty Hill and Hummingbird subdivisions, as there are no cross connections between the existing and proposed subdivision.

**POST PLAN COMMISSION UPDATE**

Following the Plan Commission meeting, the Village Engineer and Village's engineering consultant (CBBEL) directed the petitioner to perform a depth of pond survey of the Costco SMF, to help address concerns about capacity and performance of the Costco SMF.

As part of Final Engineering, the petitioner will be required to confirm that the Costco SMF has the detention capacity required for the proposed development. This includes providing a current survey of basin topography as well as calculations and modeling that show detention demand and capacity. If additional storage volume is needed, the developer should indicate how the additional detention volume will be provided, either through modification of the existing basin or other means.

**PLAN COMMISSION MOTION**

The Plan Commission voted and approved the following motion, with a vote of 5 ayes, and 0 nays, and two commissioners absent:

Regarding Case Number 2024-0676, also known as Estates at Ravinia Meadow, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

**BOARD OF TRUSTEES RECOMMENDED ACTION**

The Plan Commission recommends the Board of Trustees Approve a Special Use Permit for Planned Development for Estates at Ravinia Meadows subject to the following conditions:

- a. The development will be in substantial conformance with the Preliminary Site Plan for Estates at Ravinia Meadows, last revised December 6, 2024, the Preliminary Landscape Plan for Estates at Ravinia Meadows last revised November 27, 2024, Preliminary Engineering Plans for Estates at Ravinia Meadows last revised December 6, 2024, and the Building Elevations last revised November 4, 2024.
- b. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
- c. Outlots A,B,C,D,E and the stormwater management area and all associated stormwater facilities and retaining walls shall be privately owned and maintained by an established Homeowners Association (HOA).
- d. A special service area (SSA) shall be established to assure the privately owned detention pond will be maintained to Village standards.
- e. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
- f. Prior to the adoption of the Final Landscape Plan by the Board of Trustees:
  1. A Monitoring and Management Plan is required for naturalized vegetation

areas.

2. The Final Landscape Plan must meet diversity requirements described in Section 6-305.E.5.b. of the ordinance.

3. A detailed landscape cost estimate must be provided for all proposed planting and associated work, including post-construction monitoring and management of native landscapes.

4. Stormwater Management Area Landscape Plan with species lists and seeding/planting rates is required.

5. Landscape parkway plan for plantings required at proposed roadway changes (at turning lanes, plant material removals, proposed plantings etc.)

6. Minimum plant sizes must be met.

7. Remaining wetland comments must be satisfactorily addressed.

g. Prior to the issuance of building permits, the petitioner shall submit for approval fully developed civil engineering plans that comply with the county WMO requirements and Village's stormwater control provisions, engineering plans to address all aspects of private and public utility services.

And

The Plan Commission further recommends Modifications to the Land Development Code to allow a reduction in min. lot widths from 80' to 75'-77' for standard (rectangular) lots, and to 66' for lots with curved frontage. (Section 6-204.D)

And

The Plan Commission recommends the Board of Trustees approve a Special Use Permit for Disturbing a Wetland in substantial compliance with the approved Final Engineering Plan. Impacted wetlands will be mitigated off-site to an appropriate and acceptable wetland mitigation bank through permitting with the U.S. Army Corp of Engineers and the Metropolitan Water Reclamation District.

Fabian Fondriest of Pulte Homes presented information regarding this matter. (refer to audio)

President Pekau had comments. (refer to audio)

Mr. Fondriest continued presenting information. (refer to audio)

President Pekau had questions. (refer to audio)

Mr. Fondriest responded to President Pekau and continued presenting. (refer to audio)

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

Mr. Fondriest responded to their questions. (refer to audio)

President Pekau had comments. (refer to audio)

Director of Development Services Steve Marciani had comments. (refer to audio)

Trustee Riordan had a question. (refer to audio)

President Pekau responded to Trustee Riordan. (refer to audio)

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

Mr. Fondriest responded to Trustee Radaszewski. (refer to audio)

President Pekau had comments. (refer to audio)

Trustee Riordan had comments. (refer to audio)

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

Director Marciani and President Pekau responded to Trustee Kampas. (refer to audio)

Trustee Katsenes had a question. (refer to audio)

Mr. Fondriest responded to Trustee Katsenes. (refer to audio)

President Pekau had comments. (refer to audio)

Trustee Katsenes had comments. (refer to audio)

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

President Pekau responded to Trustee Milani. (refer to audio)

President Pekau had comments. (refer to audio)

Regarding Case Number 2024-0676, also known as Estates at Ravinia Meadows, I move to approve the Plan Commission Action for this case;

AND

I move to adopt Ordinance 5981, entitled: ORDINANCE GRANTING A SPECIAL USE PLANNED DEVELOPMENT PERMIT WITH MODIFICATIONS (ESTATES AT RAVINIA MEADOWS BY PULTE - 16100 RAVINIA AVENUE)

**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

## **2025-0112 Estates at Ravinia Meadows Subdivision**

Project: Estates at Ravinia Meadows - Subdivision

Case Numbers: 2025-0112 - Estates at Ravinia Meadows Subdivision

See Related Case Number 2024-0676 - Special Use Residential Planned Development - Estates at Ravinia Meadows

Petitioner: Fabian Fondriest, Pulte Home Company, LLC

Project Representative: Sosin, Arnold & Schoenbeck, Ltd.

Purpose: The Applicant is requesting approval to subdivide the Estates at Ravinia Meadows into 132 single family lots, 6 outlots, and a park/playground outlot.

Address: 16100 Ravinia Avenue, Orland Park

P.I.N.s: 27-21-200-010-0000 and 27-21-400-004-0000

### **PLAT OF SUBDIVISION**

The Applicant seeks approval for a subdivision of 72.56-acre site of the Estates at Ravinia Meadows into 132 single family lots, 6 outlots (A, B, C, D, E & F) and park/playground outlot.

The single-family lots conforms to lot coverage, density, setback and lot size requirements of the R-3 Zoning district. The single-family lot sizes vary from 10,000 - 26,000 SFT.

Outlots A and B are located along Ravinia Avenue; Outlot C is an approx. 4-acre common open space in the middle of the development; Outlot D contains the Stormwater Management Facility (SMF) for the southern portion of the site. Outlot B will house a monument sign for the development, and petitioner intends to install fences along the southern borders of Outlots A and B.

### **PLAN COMMISSION DISCUSSION**

Present at the Plan Commission were 5 Commissioners, the representatives the petitioner's project team, members of staff, and members of the public. The Plan Commission unanimously recommended approval with a vote of 5 ayes, and 0 nays, and two commissioners absent.

Regarding Case Number 2025-0112, also known as Estates at Ravinia Meadows Subdivision, I move to approve the Preliminary Plat of Subdivision for Estates at Ravinia Meadows, sheets 1-2, prepared by CemCon Inc, last revised December 6, 2024, subject to the final copy of the plat being printed on mylar and submitted to the Village with all non-Village related signatures ready for recording at the Cook County Recorder of Deeds office.



AND

Authorize staff to execute and record the plat.

**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

**2025-0104 Resolution Protesting and Objecting to the Special Use for a Planned Development of an Automobile Holding Facility**

Staff is recommending approval of the attached resolution protesting and objecting to the granting of a special use permit for the operation of an automobile holding facility for repossessed vehicles located at 17101 Wolf Road. The property is located in unincorporated Cook County. The applicant AssetsBiz Corp. offers repossession services for banks and financial institutions. Automobiles will be brought to the site via tow truck or flatbed and will be stored for 30 days until re-located to dealers and wholesalers. The property proposed for development is in the regulatory floodway.

The Village has adopted a Comprehensive Plan that identifies recommended future land uses within and in proximity to the corporate limits of the Village. The Planning District Map in said Comprehensive Plan identifies the Subject Property as being appropriate for "Open Space, Park & Recreation" and designated "High Priority" and "Protection Floodplain". This conflicts with the applicant's request to develop the property.

No portion of the Subject Property is located within the corporate limits of the Village of Orland Park. However, the Village is a zoned municipality within one and one-half (1-1/2) miles of the Subject Property and, additionally, the Village is the owner of property immediately adjacent on the south to the Subject Property. Accordingly, the Village of Orland Park has the right to file a formal protest and objection to the Application to the Cook County Zoning Board of Appeals

President Pekau, Director of Development Services Steve Marciani, and Trustee Katsenes had comments. (refer to audio)

Trustee Riordan had a question. (refer to audio)

President Pekau responded to Trustee Riordan. (refer to audio)

Trustee Riordan had comments. (refer to audio)

President Pekau had comments. (refer to audio)

I move to pass Resolution 2504, entitled: RESOLUTION PROTESTING AND OBJECTING TO THE ZONING RELIEF (SPECIAL USE) REQUESTED FOR PROPERTY COMMONLY KNOWN AS 17101 SOUTH WOLF ROAD, ORLAND TOWNSHIP, COOK COUNTY, ILLINOIS.

**A motion was made by Trustee Healy, seconded by Trustee Milani, that this matter be PASSED. 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

## ENGINEERING

### **2025-0089 Ordinance Approving Amendments To An Intergovernmental Agreement By And Between This Village And The Metropolitan Water Reclamation District Of Greater Chicago ("MWRDGC") And Adoption Of The MWRDGC's Watershed Management Ordinance Amendments By Reference**

The Watershed Management Ordinance (WMO) regulates development within Cook County and sanitary sewer construction within the service area of the Metropolitan Water Reclamation District of Greater Chicago (District). On January 9, 2025, the District's Board of Commissioners adopted an amendment to the WMO. As an Authorized Municipality under the District, the Village of Orland Park must adopt this amendment to be in compliance with the latest WMO requirements.

A summary of changes to the Watershed Management Ordinance that is most relevant to the Village of Orland Park include the following:

- Additional criteria for activities that require a permit including outfalls discharging to designated waterways and projects proposing modification of various District facilities
- Removal of the hierarchy that determines how volume control should be provided in order to provide more flexibility in using offsite practices
- A new provision allowing aggregation of new development of up to 0.5 acre before detention is required on residential subdivisions of 5 acres or more
- A new provision to allow for offsite wetland mitigation within Cook County for an isolated wetland

Village staff recommends adopting the latest amended version of the WMO.

I move to adopt Ordinance 5982, entitled: ORDINANCE APPROVING AMENDMENTS TO AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THIS VILLAGE AND THE METROPOLITAN WATER RECLAMATION

DISTRICT OF GREATER CHICAGO ("MWRDGC") PROVIDING FOR THE AUTHORITY OF THE VILLAGE TO ADMINISTER THE WATERSHED MANAGEMENT ORDINANCE OF THE MWRDGC AND ADOPTION OF THE SAID WATERSHED MANAGEMENT ORDINANCE AMENDMENTS BY REFERENCE.

**A motion was made by Trustee Radaszewski, 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

**2025-0101 143rd Street Widening from Wolf Road to Southwest Highway, Request to IDOT for Right of Way (ROW) Acquisitions through the "Quick Take" Authority**

As the Board of Trustees may know, Southwest Highway and 143rd Street are marked highways (IL 7) owned, operated and maintained by the Illinois Department of Transportation (IDOT). Due to its significant economical and operational importance for the Village of Orland Park, the Village has been investing significant local funds to widen this roadway from Southwest Highway to Will-Cook Road from 3 lanes to 5 lanes. The work will significantly improve the operations of the roadway, reduce flooding, improve the safety and accessibility of the corridor for all users, and promote economic development in Southwest Cook County.

Since both routes are State highways, the Village is requesting IDOT's assistance with the land acquisitions for those properties associated with the widening of 143rd Street by utilizing the "Quick Take" authority. IDOT exclusively has this authority to secure ROWs. This approach is important for the successful and timely completion of this project as the Village has secured grant funding from U.S. Congress, Surface Transportation Program (STP) and will be investing local funds to complete the project. It is critical for the Village to use the grant funds within the time frame required by the grant providers. This request is being made to IDOT to avoid possible delays in the construction letting which is currently anticipated in late 2026 or early 2027.

In the first phase of this project, the roadway will be widened from West Avenue to Southwest Highway and a major reconfiguration of Southwest Highway and 143rd Street intersection including the railroad crossing is planned.

Staff is requesting the Board to approve the attached letter that will be sent to IDOT and formally request their help with the "Quick Take" efforts.

President Pekau had a comment. (refer to audio)

Director of Engineering Khurshid Hoda responded to President Pekau. (refer to audio)

I move to approve and authorize a formal request from the Village to IDOT for assistance with ROW acquisitions for the 143rd Street project through the "Quick Take" authority, in substantially the form attached to this staff report;

AND

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

**A motion was made by Trustee Riordan, 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

## **RECREATION AND PARKS**

### **2025-0103 Orland Park Health and Fitness Center Mechanical Systems Preventative Maintenance Services.**

The Orland Park Health and Fitness Center (OPHFC) boasts a membership of 4,658 serving 6,800 on a weekly basis providing high quality fitness and recreational services. The OPHFC is operated by Power Wellness on the Village's behalf. It is one of 20 facilities nationally, that has earned the distinction of being a medically certified facility by the Medical Fitness Association.

To operate at peak efficiency, the 24-year-old OPHFC's mechanical systems are in need of quarterly preventative maintenance.

Staff have secured a quote (attached) from Midwest Mechanical systems to perform quarterly maintenance between March 1 - December 31, 2025, as detailed in the scope of services within the quote at a cost of \$29,100 paid quarterly in the amount of \$7,275. This quote is consistent with cooperative purchasing program, Omnia 02-91.

The OPHFC roof top units (RTU's) and air-handlers are due to be replaced in 2025. The preventative maintenance performed during 2025 will support operational efficiency until replacement.

Trustee Katsenes had a question. (refer to audio)

Director of Public Work Joel Van Essen responded to Trustee Katsenes. (refer to

audio)

I move to approve and authorize the execution of a Professional Services agreement between the Village of Orland and Midwest Mechanical for mechanical equipment preventative maintenance services consistent with quote RQN: 2025012700 at a not-to-exceed contract price of \$29,100 for an initial term of twelve months;

AND

To authorize the Village Manager to execute 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:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**2025-0108 Orland Park Health and Fitness Center Keiser Spin Bike Sole Source Purchase**

The Orland Park Health and Fitness Center (OPHFC) offers 79 group exercise classes on a weekly basis. This includes 8 spin classes. Spin classes are high intensity, group indoor cycling workouts led by a certified instructor designed to strengthen and tone muscles while burning a high level of calories.

The OPHFC's spin bikes are 11 years old and in need of replacement. Repair parts are no longer available to maintain the bikes in a working condition.

Center staff seek to replace the bikes with 23 Keiser M31 Studio+ Indoor cycles, model #005509BC.

Staff seek to make this purchase directly from the manufacturer as a sole source purchase (sole source form attached). Keiser Corporation is the sole seller of Keiser M31 Studio+ spin bikes as documented in the attached.

While other fitness equipment vendors could purchase and resell this spin bike, this would be accompanied by a third-party mark-up. Additionally, the purchase would be at risk of refurbished equipment.

Attached, please find a quote obtained by Power Wellness in the amount of \$53,300 for the purchase, shipping and installation of 23 Kieser-005509BC Indoor Cycle M31 Studio+ cycle bikes. Power Wellness operates the OPHFC on the Village's behalf.

This purchase would be made utilizing OPHFC operating funds.

Trustee Riordan, Trustee Katsenes and President Pekau had comments. (refer to audio)

I move to approve the sole source Goods Only contract with Keiser Corporation to purchase 23 Kieser Model 005509BC Indoor Cycle M31 Studio+ spin bikes at a cost not to exceed \$53,300 as specified in quote 0041269 dated 11/13/24

AND

To 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

## MAYOR

### **2025-0097 Amend Title 7 Chapter 4 - Number of Class A Liquor Licenses - Ordinance**

Decrease the number of Class A liquor licenses from sixty-eight (68) to sixty-seven (67).

I move to adopt Ordinance 5983, entitled: AN ORDINANCE AMENDING TITLE 7, CHAPTER 4 OF THE ORLAND PARK MUNICIPAL CODE, REGARDING THE AVAILABLE NUMBER OF LIQUOR LICENSES ISSUED BY THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS.

**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

### **2025-0110 Resolution in Support of Senate Bill 1313, Affirming Law Enforcement Coordination with Federal Immigration Authorities**

President Pekau read the Resolution. (refer to audio)

Trustees Healy, Trustee Riordan and President Pekau had comments regarding this matter. (refer to audio)

I move to pass Resolution 2505, entitled: A RESOLUTION IN SUPPORT OF SENATE BILL 1313, AFFIRMING LAW ENFORCEMENT COORDINATION WITH FEDERAL IMMIGRATION AUTHORITIES

**A motion was made by Trustee Kampas, seconded by Trustee Nelson Katsenes, that this matter be PASSED. 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**

Juile Donovan addressed the Board regarding Finance matters. (refer to audio)

President Pekau had comments. (refer to audio)

## **BOARD COMMENTS**

Trustee Kampas, Milani, Katsenes, Radaszewski, Healy, Riordan 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; c) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent.

**A motion was made by Trustee Kampas, seconded by Trustee Milani, 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

## **RECONVENE BOARD MEETING**

The roll was called to reconvene the Regular Meeting and Trustees Healy, Katsenes, Milani, Kampas, Riordan, Radaszewski and President Pekau were present.

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

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

**ADJOURNMENT: 9:04 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

**2025-0155 Audio Recording for February 3, 2025, Board of Trustees Meeting**

**NO ACTION**

**/AS**

**APPROVED:**

Respectfully Submitted,

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**Brian L. Gaspardo, Village Clerk**