

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, April 21, 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 7:01 P.M.

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

Absent: 1 - Trustee Riordan

VILLAGE CLERK'S OFFICE**2025-0326 Approval of the April 7, 2025, Regular Meeting Minutes**

The Minutes of the Regular Meeting of April 21, 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 April 7, 2025.

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

Nay: 0

Absent: 1 - Trustee Riordan

PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS**2025-0243 Monarch Butterfly Day Proclamation**

Mayor Pekau proclaimed May 3, 2025, as Monarch Butterfly Day in the Village of Orland Park. (refer to audio)

This item was a proclamation. NO ACTION was required.

2025-0299 Earth Day and Arbor Day Proclamations

Mayor Pekau proclaimed April 22, 2025, as Earth Day and April 25, 2025 as Arbor Day in the Village of Orland Park. (refer to audio)

This item was a proclamation. NO ACTION was required.

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

Resident Julie Donovan addressed the Board regarding the Centennial Park West Facility Improvement Project. (refer to audio)

President Pekau had comments. (refer to audio)

ACCOUNTS PAYABLE

2025-0340 Accounts Payable April 7, 2025, through April 21, 2025 - Approval

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

I move to approve the Accounts Payable April 7, 2025, through April 21, 2025, in the amount of \$5,911,850.71.

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

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

Nay: 0

Abstain: 1 - Trustee Healy

Absent: 1 - Trustee Riordan

CONSENT AGENDA

Item N. Centennial Park West Facility Improvement Project was removed from the Consent Agenda for a separate vote.

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

Nay: 0

Absent: 1 - Trustee Riordan

2025-0314 Payroll for April 11, 2025 - Approval

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

I move to approve the Bi-Weekly Payroll for April 11, 2025, in the amount of \$1,637,614.84.

This matter was APPROVED on the Consent Agenda.

2025-0239 Baseball Field Lighting at John Humphrey Complex (JHC) - Contract Change Order #1

A contract for Baseball Field Lighting at the John Humphrey Complex (JHC) was awarded to Musco Sports Lighting LLC at the November 4, 2024, Village Board of Trustees meeting, through Sourcewell Contract 041123-MSL. The project encompasses revamping the existing JHC lighting with new poles that have LED lights, new underground conduit with wiring, and lighting for the batting cage and surrounding bike paths and parking lot. The contract was not to exceed \$1,245,200.00.

The original project scope was based on excavating standard soils for the new twenty-two (22) pole bases. The JHC site was originally a low-lying area used as a dump site for various materials and brought up to the existing grade over time. During pole foundation drilling, in ten (10) of the twenty-two (22) locations, asphalt and concrete debris were hit, which prevented the equipment being used from excavating down to the required depth of ten (10) feet. A larger drill rig was needed to pierce through the debris and reach the bottom of the foundation, which required mobilization of the larger drill rig and additional man hours to complete the foundations. This additional work resulted in \$28,000.00 of additional funds needed. The original contract did not include contingency funds to cover unforeseen items like those encountered.

In order to compensate the contractor for the additional work, Contract Change Order #1 and Addendum A is requested in the amount of \$28,000.00, with a revised not-to-exceed contract amount of \$1,273,200.00.

I move to approve Change Order #1 and Addendum A to Musco Sports Lighting LLC for additional equipment and manhours for pole foundation work in the amount of \$28,000.00, with a revised not to exceed contract amount of \$1,273,200.00;

AND

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

This matter was APPROVED on the Consent Agenda.

2025-0329 2025 Centennial Park Aquatic Center (CPAC) Caulking Project

Different elements of the Centennial Park Aquatic Center (CPAC) require caulking on a regular basis. Pool seams and concrete walkways are the most usual spaces in need of caulk replacement, although building facades and doorways are other commons areas.

For 2025, the scope of work of the CPAC Caulking Project includes the caulking

of seven hundred (700) feet of expansion joints and walkway cracks throughout the facility. Midwest Mechanical, a participant in the joint purchasing program Omnia Partners Contract # 159053, submitted a proposal to complete the CPAC Caulking Project.

2025 CPAC Caulking Project Proposal Summary
Total: \$27,650.00

Based on price and company qualifications, staff recommends approving the proposal from Midwest Mechanical Group, Inc. for \$27,650.00. 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 \$32,650.00

I move to approve the waiver of the competitive bid process in favor of participation in joint purchasing cooperative Omnia Partners pursuant to Contract #159053 and authorize the approval and execution of a vendor contract with Midwest Mechanical Group, Inc. for the 2025 CPAC Caulking Project based on Midwest Mechanical Group, Inc's proposal 2025041001 dated April 10, 2025, for a total of \$27,650.00 plus a \$5,000.00 contingency for a total not-to-exceed contract price of \$32,650.00;

AND

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

AND

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

This matter was APPROVED on the Consent Agenda.

2025-0328 Franklin Loebe Center (FLC) Bleachers Replacement Project

Guided by the 2022 "Facilities Condition Assessment", the Public Works Department has completed several facility improvements projects throughout the Village recently, including the Civic Center, Orland Park Health and Fitness Center, Franklin Loebe Center (FLC), SportsPlex, Public Works, Veteran's Center, and Village Hall.

One such project is the "Franklin Loebe Center (FLC) Gym and Track Floor Replacement Project", which is scheduled to begin this summer. Upon inspection of the bleachers located adjacent to where the new flooring will be installed, staff realized that the bleachers have wheels that will likely damage the new flooring planned to be installed this year. The bleachers, which are original to the building,

are non-ADA compliant and have caused damage to the existing gym flooring. Pictures of the existing bleachers and the floor damage are attached to the Board Packet for reference.

To resolve this problem, the wheeled bleachers will be replaced. The scope of work of the FLC Bleachers Replacement Project includes the purchase and installation of ADA-compliant, telescoping, five (5) row gym bleachers capable of seating eighty-four (84) people. The demolition of the existing bleachers would be handled by the Public Works Department to reduce the overall cost of the project.

H2I Group, Inc., a participant in the joint purchasing program OMNIA Partners Contract #R240106, submitted a proposal to complete the FLC Bleachers Replacement Project. It should be noted that H2I Group, Inc. has also been contracted to complete the FLC Gym and Track Floor Replacement Project.

H2I Group Inc. Proposal Summary
Material Price: \$25,037.26
Installation: \$19,485.00
Freight: \$1,610.00
TOTAL = \$46,132.26

Based on the proposal price and company qualifications, staff recommends approving the proposal from H2I Group, Inc. for \$46,132.26. A contingency is not requested for this project.

I move to approve the waiver of the competitive bid process in favor of participation in joint purchasing cooperative Omnia pursuant to Contract #R240106 and authorize the approval and execution of a vendor contract with H2I Group Inc. for the FLC Bleachers Replacement Project, based on H2I Group Inc's quote 127072 R dated March 28, 2025, for a total not-to-exceed contract price of \$46,132.26;

AND

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

This matter was APPROVED on the Consent Agenda.

2025-0302 Recreation Administration Window Blind Project

The Public Works Department completed the Village Hall Window Blind Project in 2024, which involved the removal of existing and installation of new roller shades and window blinds on a variety of exterior windows, interior windows, and doors at Village Hall. Funding was budgeted in 2025 for the removal of existing and installation of new window blinds at the Recreation Administration (RA) building.

The scope of work of the Recreation Administration Window Blind Project includes the removal of all existing blinds and the installation of a total of eighty-eight (88) roller shades and thirty-one (31) window blinds at RA. The materials selected for RA will match those used at Village Hall in an effort to help standardize equipment used throughout the Village. Midwest Mechanical, a participant in the joint purchasing program Omnia Partners Contract #159053, submitted a proposal to complete the Recreation Administration Window Blind Project.

Recreation Administration Window Blind Proposal Summary

North Side of Building: \$16,500.00

South Side of Building: \$23,300.00

Total: \$39,800.00

Based on price and company qualifications, staff recommends approving the proposal from Midwest Mechanical Group, Inc. for \$39,800.00. A contingency of \$5,200.00 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 \$45,000.00.

I move to approve the waiver of the competitive bid process in favor of participation in joint purchasing cooperative Omnia Partners pursuant to Contract #159053 and authorize the approval and execution of a vendor contract with Midwest Mechanical Group, Inc. for the Recreation Administration Window Blind Project based on Midwest Mechanical Group, Inc's proposal 2025032501 dated March 20, 2025, for a total of \$39,800.00 plus a \$5,200.00 contingency for a total not-to-exceed contract price of \$45,000.00;

AND

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

AND

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

This matter was APPROVED on the Consent Agenda.

2025-0301 Police Department Firing Range Training Room Furniture - Purchase

The new Police Department Firing Range and Emergency Operations Center (EOC) Facility is nearing completion and will be ready for use in early June. The training room, which will double as the EOC in an emergency, has been designed to host forty (40) individuals for training. This will require purchasing tables and chairs. The tables will have the capability to be reconfigured to suit the needs of an

EOC.

Two (2) options were available through a cooperative purchasing program. Midwest Office Interiors (Midwest), who participates in Omnia Joint Purchasing Program contract R191804, is the usual vendor for Village office furniture, and provided multiple options and quotes. Kentwood Office Furniture (Kentwood) is a new vendor, who is a participant in Vizient Purchasing Agreement-Global (Contract #CE3374,) also provided multiple options and quotes.

Kentwood provided a more reasonable quote, and Staff visited a showroom to verify the quality. Flip-top tables with a nesting base for easy stacking and reconfiguration was chosen, along with easy nesting chairs, plus delivery and installation. Kentwood was also able to provide pricing below their competition without added tariff pricing.

I move to approve the waiver of the competitive bid process in favor of participation in a joint purchasing cooperative and authorize the approval and execution of a vendor contract for the purchase of twenty (20) flip-top Global Furniture Group tables with power and forty (40) DKA nesting chairs from Kentwood Office Furniture, via the Vizient Purchasing Agreement-Global Contract #CE3374 for an amount not to exceed \$28,962.20;

AND

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

This matter was APPROVED on the Consent Agenda.

2025-0158 Mill Creek Zoning Map Amendment

Project: 2025-0158 Mill Creek Open Lands Zoning Map Amendment
Petitioner: Jim Culotta, Interim Village Manager
Location: 13600, 13610, 13612, 13614, 13618, 13620, 13622, 13624 Southwest Highway and 13701 LaGrange Road
Parcel Size: 5.03 acres
P.I.N.s: 27-03-101-031-0000, 27-03-101-032-0000, 27-03-101-033-0000;
27-03-101-034-0000, 27-03-101-035-0000, 27-03-101-036-0000,
27-03-101-037-0000 27-03-101-038-0000, 27-03-100-033

Requested Actions: The Petitioner, the Village of Orland Park, seeks approval of a zoning map amendment ("rezoning") of the Mill Creek Open Lands site located southwest of 135th Street and Southwest Highway. The area contains nine (9) Village-Owned properties not suitable for development. The petitioner seeks to rezone the subject site from E-1 Estate Residential to OS Open Space.

Please see the Staff Report to the Plan Commission attached to the Board Packet for more background information regarding this case.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission meeting were seven (7) commissioners, members of staff, and members of the public. No questions or comments were raised with this petition.

PLAN COMMISSION ACTION

Regarding Case Number 2025-0158, also known as Mill Creek Open Lands Zoning Map Amendment, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

Regarding Case Number 2025-0158, also known as Mill Creek Open Lands Zoning Map Amendment, I move to approve the Plan Commission Recommended Action for this case;

AND

I move to adopt Ordinance 5995, entitled: ORDINANCE REZONING CERTAIN REAL ESTATE FROM E-1 ESTATE RESIDENTIAL TO OS OPEN SPACE (MILL CREEK OPEN LANDS-135TH STREET AND SOUTHWEST HIGHWAY).

This matter was APPROVED on the Consent Agenda.

2025-0316 Downtown Orland Park Plat of Vacation Ordinance

In accordance with Illinois State Statute, an ordinance is required to vacate a right-of-way before a plat of vacation can be recorded. While the Board of Trustees approved the Downtown Orland Park Final Plat of Vacation on March 3, 2025, the corresponding ordinance was not included at that time. This agenda item seeks formal approval of the ordinance attached to the Board Packet to complete the vacation process.

The plat of vacation includes two (2) areas proposed for vacation. Parcel 1 consists of a portion of Crescent Park Circle and 142nd Street, intended to support the expansion of Heroes Park. Parcel 2 includes the entrance to the pedestrian promenade on the north side of the 142nd Street and Jefferson Avenue intersection, designed to provide additional street setback for expanded outdoor seating, canopy structures, and other related site enhancements.

I move to adopt Ordinance 5996, entitled: ORDINANCE OF THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK VACATING PARTS OF THE RIGHT-OF-WAY (142ND STREET AND CRESCENT PARK CIRCLE).

This matter was APPROVED on the Consent Agenda.

2025-0159 Lake Sedgewick Shoreline Zoning Map Amendment #1

Project: 2025-0159 Lake Sedgewick Shoreline Zoning Map Amendment #1 -10100 159th Street
Petitioner: Jim Culotta, Interim Village Manager
Location: 10100 159th Street
P.I.N.s: 27-16-300-011-0000
Parcel Size: 1.58 acres

Requested Actions: The Petitioner, the Village of Orland Park, seeks approval of a zoning map amendment ("rezoning") of a lake Sedgewick parcel site located along 159th Street just west of the Centennial Crossings townhome development. The petitioner seeks to rezone the subject site from E-1 Estate Residential to OS Open Space.

Please see Staff Report to the Plan Commission attached to the Board Packet for additional background information.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission meeting were 7 commissioners, members of staff, and members of the public. Several concerns were raised by members of the public.

A resident expressed concerns regarding the proposed rezoning of properties adjacent to her parcel on Lake Sedgewick, which remains zoned E-1. She shared historical context about her family's role in developing Lake Sedgewick and raised questions about how the rezoning may impact her property and its future use. Commissioners and staff acknowledged her concerns and clarified that the proposed changes do not include any modifications to her property and are limited to correcting zoning classifications on Village-owned parcels to reflect their current use as open space.

Additionally, the resident mentioned past proposals for a senior center on nearby land and offered to provide related plans. Staff emphasized that any new development would require a formal process and confirmed that no changes to land use are proposed with this zoning map amendment.

The zoning map amendment was unanimously approved 7-0 by the Plan Commission.

PLAN COMMISSION MOTION

Regarding Case Number 2025-0159, also known as Lake Sedgewick Shoreline Zoning Map Amendment #1, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

Regarding Case Number 2025-0159, also known as Lake Sedgewick Shoreline Zoning Map Amendment #1, I move to approve the Plan Commission Recommended Action for this case;

AND

I move to adopt Ordinance 5997, entitled: ORDINANCE REZONING CERTAIN REAL ESTATE FROM E-1 ESTATE RESIDENTIAL TO OS OPEN SPACE (LAKE SEDGWICK SHORELINE I-10350 159TH STREET).

This matter was APPROVED on the Consent Agenda.

2025-0160 Lake Sedgewick Shoreline Zoning Map Amendment #2

Project: 2025-0160 Lake Sedgewick Shoreline Zoning Map Amendment #2- 10350 159th Street

Petitioner: Jim Culotta, Interim Village Manager

Location: 10350 159th Street

P.I.N.s: 27-16-300-014-0000

Parcel Size: 5.65 acres

Requested Actions: The Petitioner, the Village of Orland Park, seeks approval of a zoning map amendment ("rezoning") of a Lake Sedgewick parcel site located along 159th Street just east of 104th Avenue. The petitioner seeks to rezone the subject site from E-1 Estate Residential to OS Open Space.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission meeting were 7 commissioners, members of staff, and members of the public. Following the staff presentation, no comments were made by the public or the Commissioners. All comments were made with the previous case, Lake Sedgewick Shoreline Zoning Map Amendment #1 (2025-0159).

The zoning map amendment was unanimously approved 7-0 by the Plan Commission.

PLAN COMMISSION ACTION

Regarding Case Number 2025-0160, also known as Lake Sedgewick Shoreline Zoning Map Amendment #2, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

Regarding Case Number 2025-0160, also known as Lake Sedgewick Shoreline Zoning Map Amendment #2, I move to approve the Plan Commission Recommended Action for this case;

AND

I move to adopt Ordinance 5998, entitled: ORDINANCE REZONING CERTAIN REAL ESTATE FROM E-1 ESTATE RESIDENTIAL TO OS OPEN SPACE (LAKE SEDGWICK SHORELINE II-10100 159TH STREET).

This matter was APPROVED on the Consent Agenda.

2025-0161 Hoffman Woods Zoning Map Amendment

Project: 2025-0161 Hoffman Woods Zoning Map Amendment - 17601 116th Avenue

Petitioner: Jim Culotta, Interim Village Manager

Location: 17601 116th Avenue

P.I.N.: 27-31-100-009-0000

Parcel Size: 6.8 acres

Requested Actions: The Petitioner, the Village of Orland Park, seeks approval of a zoning map amendment ("rezoning") of Hoffman Woods located at 17601 116th Avenue. The petitioner seeks to rezone the subject site from E-1 Estate Residential to OS Open Space.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission meeting were 7 commissioners, members of staff, and members of the public. No residents present had concerns regarding the petition, and commissioners asked several clarifying questions:

A commissioner inquired about the preservation of existing trees on the subject property, with staff confirming that there are no plans to disturb the trees, and the site will remain unchanged. Another commissioner asked about the zoning designation of nearby Orland Woods Park, and staff explained that it is already zoned Open Space, while the current action corrects the zoning for the adjacent parcel to match. It was clarified that any future changes to the park would still need to comply with tree mitigation requirements, though Open Space zoning does permit recreational uses. Staff reiterated that no physical changes are planned this this zoning map amendment.

The zoning map amendment was unanimously approved 7-0 by the Plan Commission.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2025-0161, also known as Hoffman Woods Zoning Map Amendment, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

Regarding Case Number 2025-0161, also known as Hoffman Woods Zoning Map Amendment, I move to approve the Plan Commission Recommended action for this case;

AND

I move to adopt Ordinance 5999, entitled: ORDINANCE REZONING CERTAIN REAL ESTATE FROM E-1 ESTATE RESIDENTIAL TO OS OPEN SPACE (HOFFMAN WOODS-17601 116TH AVENUE).

This matter was APPROVED on the Consent Agenda.

2025-0162 Stellwagen Farm Zoning Map Amendment

Project: 2025-0162 Stellwagen Farm Zoning Map Amendment - 17701 108th Avenue

Petitioner: Jim Culotta, Interim Village Manager

Location: 17701 108th Avenue

P.I.N.s: 27-32-200-004-0000

Parcel Size: 57.6 acres

Requested Actions: The Petitioner, the Village of Orland Park, seeks approval of a zoning map amendment ("rezoning") of Stellwagen Farm located at 17701 108th Avenue. The petitioner seeks to rezone the subject site from E-1 Estate Residential to OS Open Space.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission meeting were 7 commissioners, members of staff, and members of the public. Several concerns were raised by members of the public.

A member of the public, Betty Stellwagen-Maue, expressed her family's long-standing connection to the Stellwagen Farm property and shared concerns about the potential implications of the rezoning, particularly whether it could allow future recreational development such as ballfields. Staff confirmed that no changes or development are proposed and that the intent of the rezoning is solely to align the zoning designation with its current use as Open Space.

Commissioners engaged in a discussion about the historical significance of the property, the original sale terms involving state grant funding, and the property's intended preservation as a historic farm site. Several commissioners expressed appreciation for the historical context provided, affirmed their support for the Open Space designation, and emphasized that future changes would require a new approval process. Please see meeting minutes for the full discussion.

The zoning map amendment was unanimously approved 7-0 by the Plan Commission.

PLAN COMMISSION ACTION

Regarding Case Number 2025-0162, also known as Stellwagen Farm Zoning Map Amendment, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

Regarding Case Number 2025-0162, also known as Stellwagen Farm Zoning Map Amendment, I move to approve the Plan Commission Recommended Action for this case;

AND

I move to adopt Ordinance 6000, entitled: ORDINANCE REZONING CERTAIN REAL ESTATE FROM E-1 ESTATE RESIDENTIAL TO OS OPEN SPACE (STELLWAGEN FARM-17701 108th AVENUE).

This matter was APPROVED on the Consent Agenda.

2025-0163 Arbor Lake Zoning Map Amendment

Project: 2025-0163 Arbor Lake Zoning Map Amendment - 9301 143rd Street
Petitioner: Jim Culotta, Interim Village Manager
Location: 11754 Juanita Drive, 15400 Wolf Rd, 15445 Will-Cook Road, 11950 155th Street
P.I.N.s: 27-18-102-002-0000, 27-18-102-005-0000, 27-18-102-006-0000, 27-18-102-004-0000
Parcel Size: 29.52 acres

Requested Actions: The Petitioner, the Village of Orland Park, seeks approval of a zoning map amendment ("rezoning") of 4 parcels located just north of Oak Hill Drive and east of Will-Cook Road. The petitioner seeks to rezone the subject site from E-1 Estate Residential to OS Open Space.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission meeting were 7 commissioners, members of staff, and members of the public. The commissioners discussed the rezoning of four crescent-shaped parcels and noted inconsistencies with the addresses. Staff confirmed the GIS consultants are working to update the address records for the properties, and that the County uses these addresses for the parcels.

There was additional discussion about the Juanita Drive parcel, which was an old right-of-way that no longer connects to 159th Street. The Commissioners questioned the ownership of the parcel to the east, (that fills in the crescent shape), and staff clarified that the adjacent parcel is privately owned, and that stormwater detention would be a permitted use under the Open Space zoning. Please see the meeting minutes for the full discussion.

The zoning map amendment was unanimously approved 7-0 by the Plan Commission.

PLAN COMMISSION ACTION

Regarding Case Number 2025-0163, also known as Arbor Lake Zoning Map Amendment, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

Regarding Case Number 2025-0163, also known as Arbor Lake Zoning Map Amendment, I move to approve the Plan Commission Recommended Action for

this case;

AND

I move to adopt Ordinance 6001, entitled: ORDINANCE REZONING CERTAIN REAL ESTATE FROM E-1 ESTATE RESIDENTIAL TO OS OPEN SPACE (ARBOR LAKE ZONING MAP AMENDMENT).

This matter was APPROVED on the Consent Agenda.

2025-0336 Got Your 6 Foundation Commemoration Event

Got Your 6 Foundation has submitted a Special Event Permit request to host a commemoration run for fallen Illinois State Trooper and Orland Park resident, Clay Carns on May 3, 2025, at Centennial Park/153rd Street Metra Station.

The run will be sponsored by Got Your 6 Foundation, a local non-profit run by Illinois State Trooper Robert Pagliaro along with Running 4 Heroes, a non-profit organization that hosts events for fallen officers.

Details of the run are still being developed. Past events include a 1-mile run where a teen runner leads a group of officers on the 1-mile path while holding an American flag. When the 1-mile is completed, the flag is presented to the fallen officer's family.

The Got Your 6 Foundation has requested a waiver of fees paid to the Village (see letter attached to Board Packet). Staff seek approval to waive the \$300 Special Event Fee, the \$150 security deposit and the \$50 rental of barricades in support of this commemorative event.

I move to approve permitting the Got Your 6 Foundation to host a 1-mile commemorative run in Centennial Park and the 153rd Street Metra Lot on Saturday, May 3, 2025, contingent upon meeting all the Village's permitting requirements and inspections, along with waving the \$300 Special Event Fee, the \$150 security deposit and the \$50 rental of barricades.

This matter was APPROVED on the Consent Agenda.

2025-0345 Approval of the Board of Trustees Closed Session Minutes

I move to approve the minutes of closed session occurring on March 2, 2025, and March 17, 2025.

This matter was APPROVED on the Consent Agenda.

2025-0318 94th Avenue and 159th Street Intersection Safety Improvement, Phase I Preliminary Design Engineering Services, Contract Award Recommendation

RFP #25-017 - 94th Avenue and 159th Street Intersection Safety Improvement,

Phase I Design Engineering (attached to the Board Packet) was issued on February 18, 2025 to solicit proposals from qualified and experienced engineering firms to provide Phase I engineering services for a proposed intersection safety improvement at 94th Avenue and 159th Street. This intersection historically has the most crashes in the Village. The Phase I report will build on a traffic safety study of the intersection that the Village completed in 2024, which is attached to the Board Packet for reference. The proposed improvements will be coordinated with the Illinois Department of Transportation (IDOT) and the Cook County Department of Transportation and Highways (CCDoTH). IDOT has jurisdiction of 159th Street, Cook County has jurisdiction over the south leg of 94th Avenue, and the Village has jurisdiction over the north leg of 94th Avenue.

The scope of work of Phase I includes the development of intersection geometry and alignment alternatives to achieve desired safety outcomes, traffic signal improvements, pedestrian and ADA improvements, applications for future funding, and the deliverance of a complete Project Development Report (PDR) reviewed, approved, and accepted by IDOT and CCDoTH. The project will follow the federal process so that it is eligible for grant funding for future phases.

Three engineering consultants submitted a response to the RFP. After revisions to the proposals to clarify that the complete scope should include studying the addition of a potential right-turn lane and other geometric and drainage related improvements, the final proposals were as follows:

1. Gewalt Hamilton Associates, Inc. - \$149,565.00
2. Farnsworth Group, Inc. - \$149,400.00
3. V3 Companies, Ltd. - \$114,215.00

The selection committee ranked the RFP responses based on the following selection criteria defined in the RFP:

- Proposal Cost (25%)
- Project Team's Direct Experience with Intersection Traffic Safety Analysis and Phase I Design (25%)
- Project Team's availability to complete the project within the proposed schedule (15%)
- Project Approach (15%)
- Proposal Completeness (10%)
- Selection Team Discretion (10%)

Based on the above criteria, the Selection Committee scored the submitted proposals as follows (maximum score of 100):

1. V3 Companies, Ltd. - 94.1
2. Gewalt Hamilton Associates, Inc. - 87.7
3. Farnsworth Group, Inc. - 83.8

Staff is recommending that V3 Companies, Ltd. be approved as the consultant for Phase I Preliminary Design Engineering Services for the 94th Avenue and 159th Street Intersection Safety Improvement with a total not-to-exceed professional fee of \$114,215.00.

I move to approve and authorize the execution of a Professional Services Agreement between the Village of Orland Park and V3 Companies, Ltd. of Woodridge, Illinois for Phase I Preliminary Design Engineering Services for the 94th Avenue and 159th Street Intersection Safety Improvement project for a total not-to-exceed amount of \$114,215.00;

AND

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

This matter was APPROVED on the Consent Agenda.

2025-0335 145th Place Sidewalk Installation and 82nd Avenue East Ditch Improvements (Katy Lane to Kristo Lane), Construction Contract, Contract Award Recommendation

On March 19, 2025, an Invitation to Bid #25-013 was issued requesting bids from qualified and licensed contractors for professional concrete related work and drainage improvement services for the 145th Place Sidewalk and 82nd Avenue East Ditch Improvement project.

At the intersection of 145th Place and 82nd Avenue, there is a gap in the sidewalk along the northside and southside of 145th Place, west of the intersection. Based upon Board directions, the sidewalk along the northside of 145th Place will be built and connect to the future 82nd Avenue Multi-Use Path project located on the westside of 82nd Avenue. This new sidewalk is approximately 1,300 linear feet long.

In addition, this project will address nuisance drainage issues near 82nd Avenue and Kristo Lane (on the eastside of 82nd Avenue) continuing into backyards of Dorstep Lane. The project will re-grade the stagnant roadside ditch along 82nd Avenue to improve stormwater conveyance. This project is separate from the Village's ongoing 82nd Avenue Multi-Use Path project.

The 145th Place sidewalk construction will be Village funded. The 82nd Avenue ditch work will be funded through an existing intergovernmental agreement (IGA) with the Cook County Department of Transportation and Highways (CCDoTH). CCDoTH must approve the project prior to any work proceeding. The Village is responsible for fronting the costs and then requesting reimbursement from CCDoTH through the process defined in the IGA.

Bids were due on April 8, 2025, and two (2) responsive bids below were received.

Davis Concrete Construction Company

145th Street Sidewalk (Northside) - \$175,499.50 - Village project and expense

145th Street (Southside) - \$179,295.00 - Not applicable

82nd Avenue E. Ditch - \$149,935.00 - Cook County project and reimbursable to the Village

GRAND TOTAL BID PRICE - \$504,729.50

G & M Cement Construction

145th Street Sidewalk (Northside) - \$278,060.00

145th Street (Southside) - \$300,480.00

82nd Avenue E. Ditch - \$229,625.00

GRAND TOTAL BID PRICE - \$808,165.00

Davis Concrete Construction Company proposed a total not-to-exceed amount of \$325,434.50 in construction costs for the new sidewalk along the northside of 145th Place and 82nd Avenue Drainage Ditch project. Of the \$325,434.50 amount, \$149,935 is reimbursable to the Village from Cook County. The remaining \$175,499.50 will be Village's share.

I move to approve and authorize the execution of a Contractor Agreement between the Village of Orland Park and Davis Concrete Construction Company of Monee, Illinois for construction services for the 145th Place Sidewalk Installation and 82nd Avenue East Ditch Improvements (Katy Lane to Kristo Lane) for a total not-to-exceed amount of \$325,434.50, subject to Cook County approval;

AND

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

This matter was APPROVED on the Consent Agenda.

2025-0332 John Humphrey House Renovation - RFP #24-020 - Bid Award

The Village of Orland Park has made strategic investments in preserving its historical assets, and has regularly evaluated short and long-range plans related to the preservation and stewardship of its Heritage Sites, which are comprised of Boley Farm, Stellwagen Farm, and the Humphrey House. These sites which require ongoing maintenance and preservation to remain valuable community assets.

To streamline project management and ensure consistency across these historic sites, the Village contracted architectural and engineering services in 2021 for the Heritage Sites. Studio AH, LLC performed the work for the Village. Project work relating to Boley Farm was also completed at the time.

RFP #24-020 - John Humphrey House and Stellwagen Farmhouse Renovations (attached to the Board Packet) was issued on April 17, 2024 to solicit proposals for renovation work at both remaining Heritage Sites. The RFP closed on May 15, 2024, with a single proposal (attached to the Board Packet) submitted by Krause Construction, Inc. in the amount of \$921,877. The 2024 Adopted Budget allocated \$620,000 for the project, leaving a shortfall of \$301,877. Due to this budget gap, the project was deferred until the 2025 budget process, allowing for full funding of the necessary renovations.

Additional discussions led to a decision to narrow the scope presented during the 2024 RFP To focus solely on the Humphrey House renovation and to defer major work on Stellwagen Farm until a master plan was completed to ensure that renovations align with future programming and resident needs. After confirming the ability to adjust the scope of RFP #24-020 with legal counsel, Krause Construction, Inc. was notified of the updated scope (attached to the Board Packet) and requested to submit an updated proposal based on the new scope. The updated proposal (attached to the Board Packet) was submitted in the amount of \$881,667.

During the 2025 budget discussions, it was determined that a master plan for Stellwagen Farm had not been completed. To ensure that renovations align with future programming and resident needs, a master plan was prioritized before moving forward with significant improvements to the Stellwagen Farmhouse. After confirming the ability to adjust the scope of RFP #24-020 with legal counsel, Krause Construction, Inc. was notified of the updated scope (attached to the Board Packet) and requested to submit an updated proposal based on the new scope. The updated proposal (attached to the Board Packet) was submitted in the amount of \$881,667.

The proposed work at the John Humphrey House includes foundation underpinning beneath the bay window on the west side, requiring both interior and exterior access. Environmental remediation will address lead-based paint and asbestos as outlined in the RFP reports. Structural improvements in the basement include installing wood columns, girders, and sister joists using reclaimed wood from Boley Farm, which is currently stored at the Stellwagen Barn. Masonry repairs will include repointing, as specified in the plans, and foundation waterproofing will involve installing an exterior foundation drain around the home while ensuring the patio remains protected. Electrical upgrades will coordinate and complete the service improvements detailed in the plans. HVAC installation will introduce a forced-air system with ducts and air returns, along with new chase walls as needed. ADA compliance improvements will expand the east vestibule and widen the main entry doors. Sidewalk replacement from the home to the parking area along Beacon Avenue will be completed in compliance with ADA and Illinois Accessibility Code requirements. Site restoration efforts will include seeding disturbed areas, installing erosion control measures, and ensuring the protection of existing trees and landscaping.

The scope of work is designed to stabilize the home, preventing further

deterioration by addressing foundation damage caused by moisture, reinforcing basement and first-floor framing affected by past alterations, and improving life safety systems. Mechanical, electrical, and plumbing (MEP) deficiencies will be corrected to enhance safety, ventilation, and thermal controls for occupant comfort and long-term building health.

Krause Construction, Inc. has previously completed work for the Village, delivering satisfactory results on past projects. Their experience and familiarity with the Village's historic structures make them well-suited for the renovations outlined in RFP #24-020. Awarding the project to Krause Construction, Inc. ensures cost efficiency and timely completion by leveraging their familiarity with the scope and requirements. Their previous experience with Village projects minimizes the risk of unforeseen delays and additional costs that could arise from transitioning to a new contractor.

Additionally, Studio AH will continue to assist with the project as approved under the original 2021 Agreement between the Village of Orland Park and Studio AH, LLC Architectural & Engineering Services for Historic Structures Addendum D. Their scope of work (attached to the Board Packet) includes bidding assistance for the John Humphrey House to ensure the revised scope is accurately reflected in the process, a structural review of salvaged wood members from Glenn Boley Farm to determine their suitability for reuse, and construction administration to oversee project compliance and support the execution of the renovations. Their continued involvement will help maintain project continuity and ensure that the work is completed in accordance with the Village's historic preservation goals.

As such, staff recommends awarding RFP 24-020 to Krause Construction Inc. of Blue Island, IL, at a cost not to exceed \$881,667 plus a contingency of \$18,333 for a total not to exceed cost of \$900,000.

I move to approve and authorize the execution of an Agreement between the Village of Orland Park and Krause Construction, Inc. as the qualified responsive proposal for RFP #24-020 - John Humphrey House Renovations for a cost of \$881,667 plus a contingency of \$18,333 for a total not-to-exceed contract price of \$900,000;

AND

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

AND

Authorize the Village Manger to approve change orders not to exceed the contingency amounts.

This matter was APPROVED on the Consent Agenda.

2025-0333 Centennial Park West Facility Improvement Project

The Centennial Park West (CPW) concert venue, located at 15609 Park Station Boulevard, was completed in 2024. The venue hosts a variety of Village activities, including ticketed concerts, the Taste of Orland Park, the Fourth of July, and weekly Market at the Park events.

Since the completion of the concert venue, the Recreation and Parks and Public Works Departments have identified a need for additional facility improvements to further enhance the overall quality of the visitor experience, as well as the efficiency of facility operations. These improvements include the installation of two (2) 15' x 25' LED video screen walls on either side of the performance stage, concrete walkway and gate/fence improvements, power for security equipment and tents, and the installation of two (2) water fountains.

The LED video screens, which were planned to be installed in year two (2) of the venue, would provide visitors a clearer view of the artists performing. Moreover, some performers include video screens as a part of their contract stipulations. Pricing for the video screens includes power, audio-visual controls, structural members for weight, and painting.

After learning from the first year of concerts, the west entrance will be improved with an additional gate for increased speed of ticket confirmation and bag checks. To accomplish this, a concrete walkway and fence improvements are part of the scope of work.

At both the north and west gates, power is also being installed for tents and metal detectors to ensure a safe venue for visitors.

Finally, two (2) water fountains are also proposed with bottle fillers to enhance visitor experience at the venue and provide easier access to water.

The scope of work for the Centennial Park West Facility Improvement Project includes each of the aforementioned improvements. Dav-Com Electric, Inc., a participant in the joint purchasing program Omnia Affiliate Compliance Management Contract #02-139, submitted a proposal to complete the Centennial Park West Facility Improvement Project. A summary of the proposal price is provided below:

CPW Facility Improvement Project Proposal Summary
CPW Video Wall: \$671,500.00
West Gate Concrete and Fence: \$96,500.00
Security Gates Power: \$105,000.00
Water Fountains: \$49,800.00
Total: \$922,800.00

The prices provided were reviewed by Omina Affiliated Compliance Management against industry standard pricing of RS Means. This quality assurance ensures that pricing is fair and reasonable to other competitor's pricing.

Based on the provided co-op proposal price and company qualifications, staff recommends approving the proposals from Dav-Com for a total of \$922,800.00. A contingency of \$50,000.00 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 \$972,800.00.

I move to approve the waiver of the competitive bid process in favor of participation in joint purchasing cooperative Omnia Partners pursuant to Contract #02-139 and authorize the approval and execution of a vendor contract with Dav-Com Electric, Inc. for the Centennial Park West Facility Improvement Project, based on Dav-Com Electric, Inc.'s proposal #2025-1610 dated April 7, 2025, for \$922,800.00 plus a \$50,000.00 contingency, for a total not-to-exceed contract price of \$972,800.00.

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

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

Nay: 1 - Trustee Healy

Absent: 1 - Trustee Riordan

DEVELOPMENT SERVICES

2025-0298 Class 6B Renewal - 16249 - 16309 107th Avenue - Resolution

This request is for the Village Board of Trustees to consider a resolution in support of the renewal of the Class 6B status for property located at 16249 - 16309 107th Avenue (PIN 27-20-206-007-0000) in Orland Park. The subject property was granted a Class 6B in 2005. The owner of the property, Fredrick Eul applied for the original Class 6B designation. The Village supported a resolution for the renewal of the incentive in 2014, which was subsequently granted by Cook County. His agent/representative Debbie Eul is requesting this resolution in support of another renewal.

The subject property has two (2) multi-tenant buildings on the single parcel. There are 16 total tenants and the combined area of the two buildings is 33,600 square feet. According to the information submitted by the petitioner, these businesses employ 72 full-time employees. The businesses offer a range of manufacturing and industrial uses. The information submitted by the petitioner shows that the buildings are fully leased. The original Class 6B incentive was granted when these two buildings were constructed. The petitioner requested the first renewal to

ensure the building remained occupied. Similarly, this renewal is being requested to ensure that the building can remain occupied.

The Class 6B incentive, offered through Cook County, provides for a substantial reduction in assessed valuation resulting in significant tax savings. The incentive term is for a period of ten (10) years (10% of market value) and then begins to rise in years eleven (11) & twelve (12) (15% and 20% respectively). In the absence of this incentive, real estate would normally be assessed at 25% of its market value. The County no longer places a limit on the number of renewals granted per property.

I move to adopt Resolution 2511, entitled: A RESOLUTION SUPPORTING AND CONSENTING TO RENEWAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE PROPERTY LOCATED AT 16249-16309 S. 107TH AVENUE #6 IN THE VILLAGE OF ORLAND PARK.

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

Nay: 0

Absent: 1 - Trustee Riordan

2025-0343 Original Pancake House - Inducement Agreement

The Original Pancake House is relocating from 15256 LaGrange Road to 16153 LaGrange Road. 16153 LaGrange Road is the former home to Houlihan's restaurant. The property at 16153 LaGrange Road has been vacant since the end of 2019. The petitioner has indicated that relocation to this space would not happen without financial assistance from the Village. This qualifies them for the Village Back-fill Restaurant incentive.

The Back-Fill Vacant Restaurant Incentive Program would allow Original Pancake House to receive 50% of the sales tax generated at their location for 10 years up to a maximum amount of \$500,000. The following is a summary of the proposed terms:

Original Pancake House Project Build-Out - is anticipated to be approximately \$2,000,000

50% sharing of sales tax

Ten-year term or Maximum 25% of certified project costs whichever comes first

These terms are consistent with other inducement agreements.

The proposed Inducement Agreement is attached to the Board Packet. This request is now before the Village Board for consideration.

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

I move to approve a sales tax sharing Inducement Agreement with Original Pancake House as outlined above pending approval of all Village planning, zoning, and building requirements;

AND

Authorize the Village Manager to execute the Inducement Agreement, subject to Village Attorney Review.

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

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

Nay: 0

Absent: 1 - Trustee Riordan

2025-0337 Doogan Park Zoning Map Amendment

Project: Doogan Park Zoning Map Amendment

Legistar ID: 2025-0337

Project ID: DP-24-00510

Petitioner: Ray Piattoni, Recreation & Parks Director

Address: 14700-14760 Park Lane, Orland Park, IL

P.I.N.s: 27-09-304-019, 27-09-304-018, 27-09-301-036, and 27-09-304-020

Purpose: The petitioner is seeking approval of a zoning map amendment ("rezoning") for 4 parcels located within Doogan Park from the R-3 Residential District to the OS Open Space District.

BACKGROUND

Doogan Park is one of the Village's 8 community parks, and the 17-acre site is currently made up of 7 different parcels. The intent of this rezoning is for the entire park to be under the same zoning district, the OS Open Space District, as this zoning is the most suitable for the continued use of the site as a park. This project went to the Plan Commission on April 15, 2025 for approval of multiple entitlement.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 5 Commissioners, members of the public, and members of staff. Following the staff presentation, the commissioners discussed that they are supportive of the rezoning so the entire property is under the same zoning district.

There was additional discussion about the other requests for the Doogan Park Redevelopment project, but any concerns that were discussed were in regard to the new recreational facility lighting, traffic, parking, and site plan/landscape plan issues. The recommendation to amend the zoning map was unanimously approved 5-0 by the Plan Commission.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2025-0337, also known as Doogan Park Rezoning, I move to approve a Rezoning for 4 of the 7 parcels from R-3 Residential to OS Open Space.

President Pekau had comments. (refer to audio)

Director of Recreation and Parks Ray Piattoni and Director of Development Services Steve Marciani presented information regarding Doogan Park. (refer to audio)

President Pekau had a question. (refer to audio)

Director Marciani responded to President Pekau and continued presenting. (refer to audio)

President Pekau had comments. (refer to audio)

Regarding Case Number 2025-0337, also known as Doogan Park Rezoning, I move to approve the Plan Commission Recommended Action for this case;
AND

I move to adopt Ordinance 6002, entitled: **ORDINANCE REZONING CERTAIN REAL ESTATE FROM R-3 RESIDENTIAL TO OS OPEN SPACE (DOOGAN PARK - 14700-14760 PARK LANE).**

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

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

Nay: 0

Absent: 1 - Trustee Riordan

2025-0011 Doogan Park Redevelopment Special Use - 14700-14760 Park Lane

Project: Doogan Park Redevelopment Project

Legistar ID: 2025-0011

Project ID: DP-24-00510

Petitioner: Ray Piattoni, Recreation & Parks Director

Address: 14700-14760 Park Lane, Orland Park, IL

P.I.N.s: 27-09-301-005-0000, 27-09-301-036-0000, 27-09-301-037-0000,
27-09-304-016-0000, 27-09-304-018-0000, 27-09-304-019-0000,
27-09-304-020-0000

Purpose: The petitioner is seeking approval of a Special Use Permit for Recreational Facility Lighting with a Modification from the Land Development Code, a Variance, a Site Plan, and a Landscape Plan to redevelop Doogan Park. This project will include 10 pickleball courts, a half-basketball court, a soccer field, a baseball field, a playground, 2 parking lots, 2 pavilions, and a restroom building.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 5 Commissioners, members of the public, and members of staff. Following the staff presentation, the commissioners discussed that they are generally supportive of the project, but noted a couple of minor concerns that should be addressed before final approval.

Members of the public and some of the commissioners had concerns regarding the new recreational facility lighting, traffic, parking, and site plan/landscape plan.

There was discussion about the park's hours of operation, in which the Plan Commission ultimately included a recommendation to the Board of Trustees to consider opening the park at 8 am and closing it at 9 pm each night to reduce the potential impact of the lighting and noise from the new pickleball courts.

Additionally, there was discussion about the proposed stormwater detention basin and whether or not it will have the capacity to address the flooding issues at the park. Staff and the project engineer addressed the concern in noting that there is currently no stormwater management system on the site, and the proposed detention area will meet the requirements for the Metropolitan Water Reclamation District (MWRD). The restroom shelter was also discussed in detail, with a commissioner noting the 2 bathroom stalls proposed may not be enough to support the number of users coming to the park for pickleball.

Overall, the project was unanimously approved 5-0 by the Plan Commission with the Staff Recommended Action, with an additional recommendation for the Board to consider limiting the hours of operation to 8 am - 9 pm and adding additional bathroom stalls in the restroom shelter.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2025-0011, also known as Doogan Park Redevelopment Project, I move to approve the Staff Recommended Action as

presented in the Staff Report to the Plan Commission for this case.

Regarding Case Number 2025-0011, also known as Doogan Park Redevelopment Project, I move to approve the Plan Commission Recommended Action for this case;

AND

I move to adopt Ordinance 6003, entitled: ORDINANCE GRANTING A SPECIAL USE FOR RECREATIONAL FACILITY LIGHTING AND A VARIANCE FOR SIDEWALK INSTALLATION (DOOGAN PARK- 14700-14760 PARK LANE).

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

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

Nay: 0

Absent: 1 - Trustee Riordan

RECREATION AND PARKS

2025-0303 RFP #25-023 Schussler Park Phase II Design Services

RFP #25-023 Schussler Park Phase II Design Services (attached to the Board Packet) was issued March 5, 2025, to solicit proposals from qualified and experienced vendors to provide design and engineering services for Phase II improvements at Schussler Park.

Phase II elements include an all-inclusive playground, a 24' x 48' picnic shelter, bike racks and site furnishings, a half basketball court, native planting, signage, a Michael Schofield III/Kendal Coyne Schofield timeline/story walk, a sponsor recognition board and game table(s).

The all-inclusive playground is a Burke manufactured playground that has been designed and purchased through Play Illinois (See Exhibit B attached to the Board Packet).

In 2025 funds are budgeted in Capital improvements, Natural Resources and Facilities (NRF) and Recreation and Parks as follows:

2025 Funding Includes:

Capital

Schussler Park Phase II Construction: \$2,500,000

Engineering Services: \$125,000

Construction Administration Services: \$105,000

Natural Resources and Facilities
Pavilion & Playground: \$250,000

Recreation & Parks Athletics Division
Athletic Court and Field Repairs, Improvement, Enhancements: \$50,000

The Scope of Work (attached to the Board Packet) includes design and engineering services for all elements necessary to produce construction and engineering documents that will be used to solicit proposals from qualified contractors for the installation of the play structure and all construction of all other phase II design elements.

The Bid Compliance Summary sheet (attached to the Board Packet) for #RFP 25-023 details proposals from four firms as shown below (proposals attached to the Board Packet).

A Summary total for these events for each vendor is summarized below.

Wight & Co.: \$107,100
Engineering Resource Associates, Inc.: \$94,200
Christopher B. Burke Engineering, LTD: \$69,900
Fehr Graham: \$52,600

Staff conducted interviews with Fehr Graham and Christopher B. Burke Engineering. Both firms are fully qualified, capable and possess the capacity to deliver the objectives of this project within a time frame that supports breaking ground in the third quarter of 2025. Additionally, staff graded both firms utilizing the grading criteria included in the RFP.

As the lowest qualified proposal, staff seeks approval to enter into a service contract with Fehr Graham to achieve the design/engineering objectives to provide bid documents and specifications for the construction of Schussler Park Phase II elements in the amount of \$52,600 plus a contingency of 10% (\$5,260) for unforeseen circumstances.

Fehr Graham is an engineering and environmental firm with offices in Illinois, Wisconsin and Iowa. Fehr Graham offer services in Civil and Structural Engineering, safety and environmental services, parks and recreation design services and much more. A partner of the Trilon Group, a family infrastructure consulting business with 13 partner firms and over 5,000 employees, Fehr Graham employs over 250 employees and can draw upon the expertise of staff across the firm.

References shared Fehr Graham's overall capability, quality of work, responsiveness, ability to meet required deadlines, and thoroughness of construction documents.

Trustee Milani had comments. (refer to audio)

President Pekau had comments. (refer to audio)

President Pekau entertained a motion to add "Authorize the Village Manager to approve change orders not to exceed the contingency" to the motion. It was moved by Trustee Kampas and seconded by Trustee Katsenes. All were in favor. (refer to audio)

Trustee Milani had additional comments. (refer to audio)

President Pekau had questions. (refer to audio)

Director of Recreation and Parks Ray Piattoni responded to President Pekau. (refer to audio)

I move to approve and authorize the execution of a Professional Services Agreement between the Village of Orland Park and Fehr Graham as the qualified responsive proposal for RFP #25-023 Schussler Park Phase II Design and Engineering Services in the amount of \$52,600 plus a contingency of 10% (\$5,260) for unforeseen circumstances for a total not to exceed \$57,860;

AND

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

AND

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

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

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

Nay: 0

Absent: 1 - Trustee Riordan

2025-0313 Independence Day Fireworks Contract Amendment

The Village awarded RFP #24-008 to Pyrotecnico Fireworks, Inc. (Legistar #2024-0111) for a choreographed fireworks display for the Village's annual Fourth of July celebration for 2024, 2025 and 2026 at a yearly cost of \$30,000 with an option to renew for 2027 and 2028 at a cost of \$32,000 for each year.

Pyrotecnico successfully produced the Village's fireworks show since 2022 after assuming the contract from retiring Melrose Pyrotecnics to the delight of thousands. Key among fireworks production is an experienced staff that strictly adhere to safety protocols. The lead tech has produced the Village's fireworks show for 20 years leading load-in, firing and striking the display, ensuring adherence to the strictest governmental safety requirements.

Pyrotecnico's experience, reliability, safety protocols and ultimately the quality of the display, perfectly choreographed to patriotic music, make them an excellent choice for the Villages' Fourth of July celebration. Pyrotecnico produces fireworks shows for the: Chicago White Sox, Chicago Bulls, Chicago Bears, Chicago Blackhawks, Notre Dame and Northwestern University, as well as for the Village of North Aurora, Village of Romeoville and the City of Eureka.

In an effort to further enhance the Village's Independence fireworks show, staff requested a proposal from Pyrotecnico for a \$5,000 enhancement. The quote attached to the Board Packet shows an overall increase of 177 shells for each of the remaining years of the contract (2025, 2026), as well as the two option years (2027, 2028).

Staff seeks approval to execute Change Orders #1, 2, 3 and 4 (attached) and Amendment A (attached to the Board Packet) increasing the total by \$5,000 per year for a total of \$35,000 per year in 2025, 2026 and \$37,000 per year in 2027 and 2028 for a total not to exceed of \$144,000 for the remaining years of the contract and option years.

President Pekau had comments. (refer to audio)

I move to approve and authorize the execution of Addendum A and Change Orders #1, #2, #3 and #4 to the Professional Services Agreement dated February 28, 2024 with Pyrotecnico Fireworks, Inc. to add the sum of \$5,000 per contract year to increase the overall fireworks shell count for the Village's Fourth of July Fireworks display at a new cost of \$35,000 for each year of 2025 and 2026 and a total cost of \$37,000 for each year of 2027 and 2028 for a new total not to exceed \$144,000;

AND,

To authorize the Village Manager to execute all related contracts and change orders, 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: 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Village President Pekau

Nay: 0

Absent: 1 - Trustee Riordan

2025-0324 RFQ #25-029 Boley Farm Barn License Agreement

For approximately 30 years, Henry “Hank” Jacobs has operated a seasonal farm stand at the Village-owned Boley Farm property. Over the last several years, Mr. Jacobs and the Village entered into short-term lease agreements of one to two years to provide flexibility for both parties. In the fall 2024, Mr. Jacobs notified the Village that he would be discontinuing his Illinois operations and therefore would not return to Boley Farm in 2025.

RFQ #25-020 Boley Farm License Agreement (attached to the Board Packet) was issued February 28, 2025, to solicit proposals from qualified and experienced vendors to lease Boley Farm for farm stand operations, or a similar purpose.

No proposals were received for RFQ #25-020. After follow-up conversations with several interested parties, staff learned that many were unaware of the original posting. During these discussions, parties also expressed interest in potentially leasing the farmland in addition to the barn. In response, staff revised the Scope of Work (attached to the Board Packet) and reissued the opportunity as RFQ #25-029 (attached to the Board Packet) on March 25, 2025, now including the farmland as an optional component.

The Scope of Work (attached to the Board Packet) includes providing full operational services for a farm stand within the barn at Boley Farm, including staffing, sourcing and transporting product inventory, managing seasonal startup and cleanup, ensuring compliance with all applicable regulations, and maintaining the barn space in a clean and organized manner. An alternate qualification is to farm the 2 acres of surrounding tillable land with Village approval of crops.

The selected licensee is required to provide all necessary equipment and supplies for daily operations, oversee personnel and labor-related requirements, carry required insurance, and handle all associated business licensing and employment compliance.

Proposal requests required operating history, relevant experience, a detailed operating plan, proposed capital improvements, and references. The lease agreement is for a three-year term, running May - October each year, including 2024, 2025 and 2026 with two optional one-year renewals for 2027 and 2028 at the Village's discretion.

The Bid Compliance Summary sheet to the Board Packet for RFQ #25-029 shows full details of two proposals received.

A summary of the proposals are shown below.

Dean's Greens

2025: \$500/month
2026: \$500/month
2027: \$500/month

Robotica Group
2025: \$3,000 annually
2026: \$3,000 annually
2027: \$3,000 annually

Dean's Greens is a well-established local business with five years of experience in horticulture, specializing in vegetable and flower starts and offering expert guidance to gardeners. They have strong roots in Orland Park and neighboring communities, and their proposal includes operating a seasonal farm stand, hosting gardening workshops, providing subscription kits, organizing community events such as farm-to-table dinners and a weekly farmers market, and expanding into demonstration gardens and greenhouse production over time. Their proposal supports community engagement, local job creation, and economic development.

Robotica Group, by contrast, submitted lease proposal fee with no supporting materials or operational information as shown on the RFQ Responsiveness Check. Additionally, staff were unable to locate sufficient background or business information to evaluate Robotica's qualifications to operate the farm stand. The lack of a comprehensive proposal from Robotica Group makes them an unsuitable candidate to operate the farm stand.

President Pekau had comments. (refer to audio)

I move to approve and authorize the execution of a License Agreement between the Village of Orland Park and Dean's Greens as the qualified responsive proposal for RFQ #25-029 Boley Farm License Agreement to operate a farm stand, including farming the 2 acres of surrounding tillable land with Village approval of crops in the amount of \$500.00 a month for six (6) months of use per year, for a total of \$3,000 per year 2025, 2026 and 2027, with the option to renew for (2) 1-year terms for years 2027 and 2028 at an amount of \$3,000.00 per year at the Village's discretion;

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 Radaszewski, that this matter be APPROVED. The motion carried by the following vote:

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

Nay: 0

Absent: 1 - Trustee Riordan

2025-0331 Centennial Park Aquatic Center Deck Furniture ITB #25-025

The Centennial Park Aquatic Center (CPAC) maintains over 300 Marina Adjustable Sling chaise lounges and approximately 40 upright chairs of similar style for use at CPAC. To avoid large-scale replacements in a single year, CPAC has implemented an annual replacement program budgeting \$30,000 for chair replacements in 2025.

Invitation to Bid (ITB) #25-025 (attached to the Board Packet) was issued on March 28, 2025, to solicit proposals for Marina Adjustable Sling chaise lounge chairs to replace worn/broken chairs for CPAC. The bid closed on April 11, 2025. It was downloaded by 21 companies. One bid was received from Cache Furniture, LLC (attached to the Board Packet).

Cache Furniture, LLC submitted a bid of \$4,606 per case of 14 chairs each equating to a per-chair cost of \$329. Shipping is \$480.80 per case bringing the total per case to \$5,086.80, or \$363.34 per chair. This represents a modest increase from the 2024 per-chair cost of \$331.14.

While chairs may be purchased individually instead of in full cases, the cost rises significantly to \$417.08 per chair with shipping.

Staff seeks approval to purchase five cases (70 chairs) at a total product cost of \$23,030, plus a shipping cost of \$2,404, for a not to exceed of \$25,434.

President Pekau had comments. (refer to audio)

I move to authorize the approval and execution of a vendor contract for goods to be entered into with the lowest cost, qualified and responsive bidder, Cache Furniture of Orland Park, IL for ITB #25-025 Centennial Park Aquatic Center Deck Furniture for a total not-to-exceed contract price of \$25,434.00;

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 Radaszewski, that this matter be APPROVED. The motion carried by the following vote:

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

Nay: 0

Absent: 1 - Trustee Riordan

2025-0341 Doogan Park Redevelopment Plan

The Centennial Park Aquatic Center (CPAC) maintains over 300 Marina Adjustable Sling chaise lounges and approximately 40 upright chairs of similar style for use at CPAC. To avoid large-scale replacements in a single year, CPAC has implemented an annual replacement program budgeting \$30,000 for chair replacements in 2025.

Invitation to Bid (ITB) #25-025 (attached to the Board Packet) was issued on March 28, 2025, to solicit proposals for Marina Adjustable Sling chaise lounge chairs to replace worn/broken chairs for CPAC. The bid closed on April 11, 2025. It was downloaded by 21 companies. One bid was received from Cache Furniture, LLC (attached to the Board Packet).

Cache Furniture, LLC submitted a bid of \$4,606 per case of 14 chairs each equating to a per-chair cost of \$329. Shipping is \$480.80 per case bringing the total per case to \$5,086.80, or \$363.34 per chair. This represents a modest increase from the 2024 per-chair cost of \$331.14.

While chairs may be purchased individually instead of in full cases, the cost rises significantly to \$417.08 per chair with shipping.

Staff seeks approval to purchase five cases (70 chairs) at a total product cost of \$23,030, plus a shipping cost of \$2,404, for a not to exceed of \$25,434.

I move to approve the redevelopment of Doogan Park including 10 lighted pickleball courts, adding lighting to the existing tennis courts, a restroom building with shaded gathering area, the redevelopment of the soccer field and baseball field, a playground, half basketball court, a looped trail, improvements/expansion of the north and south parking lots, landscape improvements, detention basin and all amenities in support of the redevelopment.

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

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

Nay: 0

Absent: 1 - Trustee Riordan

FINANCE

2025-0347 FY2025 Budget Amendment #1

The following summary explains the rationale for the requested budget amendment for capital improvements and special events.

Cook County Reimbursable Projects

During the planning for the 2025 budget, two projects were pushed off to 2026. These two projects are referred to as the 82nd Avenue Ditch Drainage Improvements, and the Wolf and 139th Street Ditch Drainage Improvements. However, Cook County now has funds available for these projects for immediate reimbursement in 2025. The budget amendment calls for additional expenditures for a combined total of \$500,000 for the 82nd Avenue project (which will be presented to the Board on 4/21/25) and the 139th Street project. Cook County will reimburse the Village as the projects move toward completion. The Village will receive a \$175,000 reimbursement for the 82nd Avenue project and \$255,000 for the 139th Street project.

Centennial Park West Concerts

A \$26,175 amendment is needed to contract for camera equipment and operation services for the 4th of July, Taste of Orland Park, two CPW Presents event dates and Centennial Park West Concert Series and for audio production services for the July 17 and 24 Centennial Park West Presents concerts.

The cameras will provide live feeds to the new and previously budgeted video screens that are being installed on the Centennial Park West stage. Audio services for July 17 and 24 are necessary to meet the production needs of bands performing. The actual cost to provide this service is greater than anticipated and budgeted.

A budget amendment of \$155,975 is also requested for Artist performance fees and production requirements that exceed budgeted expenses dictated by Artists and Artist riders, as well as an increase in site amenities (e.g. porta-potties, alcoholic beverages for resale) for an anticipated increase in attendance due to the caliber of Artists performing at the Concert Series.

Future Budget Amendment

Several 2024 approved projects were anticipated to be completed during 2024 but were delayed for various reasons. Finance is working with departments to reconcile the remaining balances for each delayed project. Once an evaluation is complete, another amendment to the 2025 budget will be presented to encumber funds from FY2024.

Director of Finance Chris Frankenfield presented information regarding this

matter. (refer to audio)

President Pekau had comments. (refer to audio)

I move to approve Amendment #1 to the 2025 Budget, which increases Capital Improvement Fund revenues by \$430,000, increases Capital Improvement Fund expenditures by \$500,000, and increases General Fund expenditures by \$182,150.

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

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

Nay: 0

Absent: 1 - Trustee Riordan

MAYOR

2025-0311 Amend Title 7 Chapter 4 - Number of Class A Liquor Licenses - Ordinance

Increase the number of Class A liquor licenses from sixty-eight (68) to sixty-nine (69).

I move to adopt Ordinance 6004, 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 Kampas, seconded by Trustee Milani, that this matter be APPROVED. The motion carried by the following vote:

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

Nay: 0

Absent: 1 - Trustee Riordan

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

Resident Andi Borucke addressed the Board. (refer to audio)

Resident Timothy Childers addressed the Board. (refer to audio)

BOARD COMMENTS

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

ADJOURNMENT: 8:42 P.M.

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

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

Nay: 0

Absent: 1 - Trustee Riordan

2025-0357 Audio Recording for April 21, 2025, Board of Trustees Meeting

NO ACTION

/AS

APPROVED:

Respectfully Submitted,

Brian L. Gaspardo, Village Clerk