

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, March 18, 2024

6:00 PM

Village Hall

## Committee of the Whole

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

## CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:00 P.M.

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

## APPROVAL OF MINUTES

### 2024-0199 Approval of the March 4, 2024, Committee of the Whole Minutes

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of March 4, 2024.

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

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

**Nay:** 0

## ITEMS FOR SEPARATE ACTION

### 2024-0091 Village Hall and Police Department Landscape Improvements - Reissue - RFP 24-034

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

During the three (3) weeks that the bid was open for review, twenty-one (21) firms downloaded either partial or complete bid packages. RFP 24-034 was opened on February 26, 2024, at which point three (3) firms submitted bids. All qualifying bid packages and an audit of the bid submittals are attached for reference. A summary of the bid prices is provided below:

William Quinn & Sons

Village Hall Landscape Installation - Phase 2: \$85,905.00

Police Department Landscape Installation: \$69,300.00

Alternate #1 - Village Hall Irrigation Installation: \$103,000.00

TOTAL: \$258,205.00

Semmer Landscape LLC

Village Hall Landscape Installation - Phase 2: \$308,000.00

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

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

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

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

Trustee Healy had a comment. (refer to audio)

Trustee Kampas had a question. (refer to audio)

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

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

**A motion was made by Trustee Milani, seconded by Trustee Kampas, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

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

**Nay:** 0

**Abstain:** 1 - Trustee Healy

## **2024-0178 2024 Playground Renovations - Purchase and Installation**

There are fifty-five (55) playgrounds spread across sixty-six (66) park and facility sites in the Village. According to the 2020 NRPA Agency Performance Review,

which highlights characteristics of America's local public park agencies, a community with a population range between 50,000 to 99,999 has on average one (1) playground for every 3,859 residents. With a population of roughly 60,000, the Village of Orland Park fares substantially better, with one (1) playground for every 1,090 residents.

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

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

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

#### 2023 Playground and Pavilion Assessment

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

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

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

**2024**

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

**2025**

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

**2026**

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

**2027**

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

**2028**

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

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

**2024 Proposed Playground Renovations**

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

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

### 2024 Public Notification of Proposed Improvements

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

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

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

#### Playgrounds

Colonial: Option 2 (no changes proposed)

Frontier: Option 1 (no changes proposed)

Treetop: Option 1 (no changes proposed)

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

#### Pavilions

Brown, Cameno Real and Capistrano: No changes proposed.

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

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

#### Proposal

A co-op proposal from Landscape Structures Inc. (LSI) for the purchase and installation of the aforementioned playground improvements is attached for review. The proposal was facilitated by Landscape Structures' local vendor, NuToys Leisure Products. The proposal includes an 8% discount on playground

equipment based on the co-op pricing offered via HGACBuy Contract PR11-20. The co-op discount is typically 6%, but because of the volume of equipment purchased, the Village will receive an 8% discount. The proposed contractor site work has been competitively bid by NuToys and is based on prevailing wage rates. This is the same proposal process that was used in 2020, 2021, 2022, and 2023 for playground improvements.

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

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

To complete the proposed playground renovations, the Village would utilize LSI as the general contractor to ensure the playground equipment, safety surfacing, and concrete work is installed correctly by certified local contractors. The Village would work closely with Landscape Structures' local vendor, NuToys Leisure Products, on a day-to-day basis during the duration of the project. This is the same arrangement used by the Village in 2020, 2021, 2022, and 2023, which provided an efficient and effective means of completing the scope of work. Since 2020, procurement of equipment was completed on schedule and the installation of all work exceeded staff's expectations for quality and attention to detail.

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

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

Director of Public Works Joel Van Essen presented information regarding this request. (refer to audio)

President Pekau had comments. (refer to audio)

Director Van Essen had comments. (refer to audio)

President Pekau had comments. (refer to audio)

Director Van Essen presented additional information. (refer to audio)

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

AND

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

**A motion was made by Trustee Radaszewski, seconded by Trustee Healy, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

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

**Nay:** 0

#### **2024-0180 Public Works Fuel Tank Replacement Project - RFP 24-010**

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

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

Crowne Industries, Ltd.

Grand Total Proposal Price: \$979,690.00

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



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

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

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

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

Trustee Milani had questions. (refer to audio)

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

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

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

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

**A motion was made by Trustee Riordan, seconded by Trustee Healy, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

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

**Nay:** 0

## **2024-0182 Athletics Operations Maintenance Facility Project - RFP 24-009**

On January 30, 2024, the Village issued Request for Proposal (RFP) 24-009 "Athletics Operations Maintenance Facility Project," requesting proposals from qualified contractors for the construction of the Athletics Operations Maintenance Facility located at 14671 West Ave, Orland Park IL 60462. In addition to the construction of the new Athletics Operations Maintenance Facility (Building #1),

this project also includes the renovation of the existing Parks Administration building (Building #2), and the construction of a new storage building (Building #3).

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

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

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

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

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

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

I move to recommend to the Village Board to approve awarding RFP 24-009 Athletics Operations Maintenance Facility Project to Krause Construction Inc. for a total contract price not to exceed \$2,890,871.64 (\$2,676,733.00 plus an 8%

contingency of \$214,138.64).

**A motion was made by Trustee Healy, seconded by Trustee Kampas, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

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

**Nay:** 0

#### **2024-0212 Temporary Moratorium on Rental Property Registrations - Resolution**

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

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

Village Manager George Koczvara responded to President Pekau and had comments. (refer to audio)

I move to recommend adopting a Resolution entitled: A RESOLUTION APPROVING A TEMPORARY MORATORIUM ON RENTAL PROPERTY REGISTRATIONS.

**A motion was made by Trustee Kampas, seconded by Trustee Nelson Katsenes, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

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

**Nay:** 0

**ADJOURNMENT: 6:25 P.M.**

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

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

**Nay:** 0

**2024-0243 Audio Recording for the March 18, 2024 Committee of the Whole Meeting**

**NO ACTION**

**/AS**

**APPROVED:**

Respectfully Submitted,

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