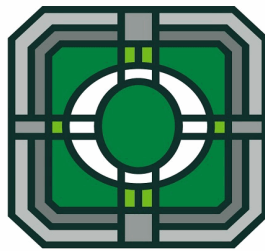


# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

**Monday, April 7, 2025**

**6:00 PM**

**Village Hall**

## Committee of the Whole

*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 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****2025-0259 Approval of the March 17, 2025, Committee of the Whole Minutes**

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of March 17, 2025.

**A motion was made by Trustee Nelson Katsenes, seconded by Trustee Riordan, 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****2025-0248 Police Department Evidence Storage Room Project - RFP 25-007 - Contract Award**

On January 27, 2025, the Village issued Request for Proposal (RFP) 25-007 "Police Department Evidence Storage Room," requesting proposals for the renovation of various interior components within the existing Police Department evidence storage room, including demolition, the expansion of the upper-level storage space, lighting improvements, and mechanical duct work.

During the five (5) weeks that the solicitation was open for review, fifty-six (56) firms downloaded either partial or complete packages. RFP 25-007 was opened on March 5, 2025, at which point eight (8) firms submitted proposals. All qualifying proposal packages and an audit of the submittals are attached for reference. A summary of the proposal prices is provided.

**Proposal Price Summary**

Bee Liner Lean Services: \$235,000.00

BEAR Construction Company: \$259,240.00

Industria Inc.: \$290,157.00

Krause Construction: \$321,027.00

Construction Inc.: \$329,000.00

Staalsen Construction Company: \$344,920.00

T. Fisher Construction: \$345,000.00

Complete Construction Resources: \$365,000.00

Being an RFP, the Village evaluates the submitted proposals based on price, vendor qualifications, and additional factors deemed relevant. As such, for evaluation purposes all proposals were required to include a "Technical Proposal" detailing four (4) categories: Company Experience, Operating History, Qualifications, and Proposal Fee.

In the weeks following the opening of RFP 25-007, four (4) staff members from the Police and Public Works Departments evaluated each proposal based on the aforementioned categories, and assigned a corresponding score to each submission. Each category was weighed at 25%. A summary of the evaluation scores of each technical proposal is also summarized below and on the attached "RFP 25-007 Evaluation Scoring Summary".

Proposal Evaluation Scoring Summary  
Krause Construction Inc.: 16.25  
Construction Inc.: 16.25  
Complete Construction Resources: 13.75  
BEAR Construction Company: 11.75  
Industria Inc.: 10.25  
Staalsen Construction Company: 9  
Bee Liner Lean Services: 8.25  
T. Fisher Construction: 7.5

While the two (2) highest rated firms did not submit the lowest proposal prices, they were the lowest in a cluster of (4) four construction firms at the midpoint of the proposal price range of \$321,000.00 and \$345,000.00. Having proposal prices from four (4) firms that close to each other also likely reflects the true project cost based on independent estimators estimating the project. It should be noted that the selection team eliminated the three (3) lowest bidders due to poor past performance with previous Village projects, or based on issues with their technical proposal.

Therefore, while the two (2) highest rated construction firms were rated with the same evaluation score, Public Works recommends as a tiebreaking factor the firm with the lowest proposal price, Krause Construction, Inc. Public Works has successfully worked with Krause Construction, Inc., on three (3) previous projects, including the Athletics Operation Maintenance Facility, FLC Facility Improvements, and Finance Department North Renovations.

As such, the Public Works and Police Departments are requesting the approval of the proposal from Krause Construction Inc. for RFP 25-007 - Police Department Evidence Storage Room Project for an amount not to exceed \$321,027.00. A 10% contingency of \$32,102.70 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 \$353,129.70.

President Pekau had comments. (refer to audio)

I move to recommend to the Village Board to waive the competitive bidding process in favor of the solicitation of competitive proposals, and to approve and authorize the execution of a Contractor Agreement between the Village of Orland Park and Krause Construction Inc. of Blue Island, Illinois, as the highest weighted evaluation scored qualified responsive proposal for RFP 25-007 - Police Department Evidence Storage Room Project for a cost of \$321,027.00 plus a 10% contingency of \$32,102.70 for a total not-to-exceed contract price of \$353,129.70.

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

**2025-0249 2025 Concrete Flatwork, Asphalt and Sidewalk Replacement Program - RFP 25-022 -Bid Award**

The concrete flatwork, asphalt, and sidewalk replacement project will address additional concrete and associated asphalt replacement in areas throughout the Village outside of the annual Road Improvement Program areas. These areas are a result of water main breaks, sewer repairs, drainage issues, and resident complaints.

Request for Proposal (RFP) 25-022 for 2025 Concrete Flatwork, Asphalt, and Sidewalk Replacement was opened on March 6, 2025, at which point four (4) contractors had submitted proposals. Contractors bid on a unit price based on a quantity given by Village of type of repair throughout the Village. A summary of the proposal prices received for this project is provided below:

Dale Inc. of New Lenox, Illinois - \$262,970.00

Davis Concrete Construction Co. of Monee, Illinois - \$396,260.00

McGill Construction LLC of Frankfort, Illinois - \$413,155.00

Strada Construction Co. of Addison, Illinois - \$553,800.00

Dale Inc. of New Lenox, Illinois, was identified as the lowest responsible proposer. The unit price submitted by Dale Inc. for the concrete flatwork and sidewalk removal and replacement is comparable to larger volume pricing staff has traditionally received for similar work. It is staff's recommendation to accept the proposal from Dale Inc. in an amount not to exceed \$262,970.00. A 20% contingency of \$52,594.00 is requested to address change orders made necessary by concrete work related to water main break repairs, for a total contract price not to exceed \$315,564.00.

President Pekau had questions and comments. (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 waive the competitive bidding process in favor of the solicitation of competitive proposals, and to approve and authorize the execution of a Contractor Agreement between the Village of Orland Park and Dale Inc. of New Lenox, Illinois, as the lowest cost qualified responsive proposal for RFP 25-022 2025 Concrete Flatwork, Asphalt and Sidewalk Replacement Program for a cost of \$262,970.00 plus a contingency of \$52,594.00 for a total not-to-exceed cost of \$315,564.00.

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

**Nay:** 0

#### **2025-0011 Doogan Park Redevelopment Project - 14700-14760 Park Lane**

Purpose: The petitioner is seeking approval of a Rezoning from R-3 to OS, a Special Use Permit for Recreational Facility Lighting with a Modification from the Land Development Code, a Variance from the Land Development Code, a Site Plan, and a Landscape Plan to redevelop Doogan Park. This project will include 10 pickleball courts, a bocce ball court, a half basketball court, a soccer field, a baseball field, a sledding hill, a playground, 2 parking lots, 2 pavilions, and a restroom building.

Doogan Park is one of the Village's eight (8) community parks. The park currently has a baseball field, basketball court, bean bag toss, a bike path, disc golf, playground pavilion, pickleball court, tennis court, and a picnic area. The 17-acre site previously housed the Robert Davidson Center, which was demolished in 2019, and the Village's Cultural Center, which was demolished in January 2024 as part of the redevelopment plan for the park.

#### **Requested Action**

COTW discussion prior to the project's public hearing with the Plan Commission, scheduled for April 15, 2025.

#### **SUMMARY**

The proposal consists of rezoning four (4) of the seven (7) parcels from R-3 Residential to OS Open Space to match the remaining 3 parcels, with plans to consolidate the lots in the future. The existing half basketball court and playground are to be removed and relocated to the Southern half of the park to make room for 10 new pickleball courts adjacent to the existing tennis courts. A restroom shelter

and pavilion are to be constructed near the pickleball and tennis courts. All parking lots are to be completely redone, which will include the installation of a north parking lot with 95 parking stalls and a south parking lot with 42 parking stalls. Bicycle racks will be installed next to each parking lot as well. An additional bocce ball court will be added next to the existing court. The baseball field will be redone with a 90' baseline to accommodate the new full size (360'x210') soccer field. The western portion of the site will also have a sledding hill. The disk golf course and mature oak trees are expected to remain intact. The proposal also includes a request for a special use permit for recreational facility lighting with a modification from the Land Development Code, and an additional variance from the Land Development Code to eliminate the requirement to install a public sidewalk on the northern portion of the site. This project is scheduled for a public hearing with the Plan Commission on April 15, 2025.

Director of Development Services Steve Marciani presented information regarding this matter. (refer to audio)

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

Director Marciani responded to President Pekau. (refer to audio)

Director of Engineering Khurshid Hoda had comments. (refer to audio)

This item is for discussion only.

**This item was for discussion only. NO ACTION was needed.**

#### **2025-0021 Doogan Park Redevelopment Plan**

On August 21, 2023, staff presented a conceptual plan (attached) for the redevelopment of Doogan Park to the Committee of the Whole (COTW). The initial plan included 10 lighted pickleball courts, a restroom building with two restrooms, two bocce ball courts, a playground, pavilion, half-basketball court, sledding hill, 360' x 210' soccer field, 60' baseline baseball field and parking lot improvements.

The COTW unanimously approved recommending the concept to the Village Board.

On September 5, 2023, the Village Board approved the conceptual plan.

The development of the conceptual plan was the result of input derived from a public engagement session on July 12, 2023, as well as input from the August 1, 2023, Recreation Advisory Board (RAB) meeting.

Specifically, postcards were mailed to 259 residents living within 1000 feet of Doogan Park inviting them to an engagement meeting. Additionally, staff connected with the pickleball community encouraging participants to attend the

meeting.

Wight & Co., along with Village staff, hosted the public engagement session to garner input on two conceptual plans for the redevelopment of Doogan Park. Approximately 37 attended providing a variety of input related to pickleball, a playground, parking, vandalism concerns and other potential park elements.

Wight & Co. incorporated this input into a second concept which was presented to RAB during August 1, 2023, meeting. Approximately 17 attended the meeting providing additional input on the Doogan Park redevelopment plan. This included expressing appreciation for taking public input into consideration, a desire to include infrastructure to support the installation of lights for the pickleball complex, interest in providing input to the playground, a desire to include a half basketball court in Phase I, concern of a future skate park at Doogan Park, and a desire to add one additional bocce ball court for a total of two.

The RAB unanimously approved the plan specifically noting that the aforementioned items be considered in the final plan.

On October 7, 2024, the Village Board approved awarding RFP #24-059 to Christopher B. Burke Engineering, LTD (CBBEL) to develop and provide construction and engineering documents to retain a general contractor for the projects. This included developing the final concept layout that will be utilized as a basis to develop construction and engineering documents that will be used to bid the project out in 2025.

Village and CBBEL staff have collectively worked to develop an updated redevelopment plan (attached) for consideration by the Committee of the Whole. Changes from the original concept include: the removal of the bocce ball courts and sledding hill, the addition of a detention basin and lights for the two existing tennis courts. Please note, the removal of the bocce ball courts, and sledding hill are pending by the State related to the OSLAD grant.

In recent years, due to a lack of use, bocce ball courts have been removed from some Village parks. Removing these courts from the redevelopment of Doogan Park results in a cost savings of approximately \$12,000.

The sledding hill was removed to allow for a detention basin on the SW corner of the property. This will allow stormwater to drain to this basin while eliminating the need for additional storm sewer structures.

CBBEL has provided a cost estimate of \$3,164,573.90 for the project. An 8% contingency which is typical of a project of this size and scope totals \$253,165.91, bringing the total cost to \$3,417,739.81. Specific details are summarized in the attached. This cost estimate is based on the reduced scope.

A public hearing will be held with the Village Plan Commission on April 15, 2025, at 7pm in the Village Board Room. Comments from this hearing may be incorporated into the plan. Staff hope to present the final plan and budget estimate to the Village Board on April 21, 2025.

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

2025 Funding

Capital

Doogan Park Construction: \$2,500,000

Natural Resources and Facilities

Pavilion: \$40,000

Playground: \$250,000

ComEd Transformer Relocation: \$125,000

Stormwater Repairs: \$250,000

Recreation & Parks Athletics Division

Athletic Court and Field Repairs, Improvement, Enhancements: \$135,000

Total: \$3,300,000

The 2026 Capital Budget includes \$340,000 for pickleball court lighting and windscreens bringing total available funding to \$3,640,000. Please note, infrastructure work is planned for 2025 in support of adding the light fixtures, including the two existing tennis courts in 2026.

Additionally, 2026 Capital funds include an additional \$175,000 for construction oversight. An RFP will be issued to solicit proposals from qualified firms to provide this service.

The majority of work is expected to be accomplished in 2025. The complex is anticipated to open in the spring of 2026. The OSLAD deadline is March 31, 2026.

Work is not expected to negatively impact athletic group users. Baseball/softball groups will be scheduled to use one of the Village's other 36 baseball/softball fields. St. Michael's will continue to utilize Centennial Park for the 2025 season.

Discussion Only

**This item was for discussion only. NO ACTION was needed.**

**2025-0276 2025 Fall Program Lists**

The Recreation and Parks Department produces a seasonal brochure on three occasions each year. The guide contains all recreational, athletic and fitness program opportunities offered during each season.

Attached, please find the list of programs and special events each supervisor in the Recreation & Parks Department plans to offer in the Fall 2025 Brochure.

Program lists include revenues from the previous season, as well as estimated expense totals from programs and events which are operated on a contractual basis.

Staff is requesting approval for Fall 2025 programs and special events, as detailed in each of the supervisor's program lists (attached). Justification explanations (attached) detail new program offerings and programs that will no longer be offered due to low, or no, enrollment in 2024. Additionally, lists include programs staff seek to offer during the Fall despite low enrollment the previous year with a detailed explanation. A summary of justifications is shown in the attached.

The majority of programs offered are taught by part-time Village employees, while others are taught on a contractual basis by a vendor. Contractual programs include a revenue split between the contractor and Village. Actual fees paid are based on the total number of participants, at an agreed upon percentage as shown in the Estimated Contractual Costs column on the Program Lists. Those without estimated fees are taught by part-time Village staff. Fees paid to the vendor are at the resident rate, allowing the Village to benefit from the higher cost paid by non-residents.

Pricing for programs is set at a fee that is reasonable and competitive. Non-residents generally pay 25% - 50% more than residents for the same program. Residents are provided a two-week period to register for programs ahead of non-residents.

Program expenses are offset by participant registration fees. Total revenues and expenses are dependent upon the actual number of participants.

The Fall program list were presented and approved for recommendation to the Village Board by the Recreation Advisory Board on April 1, 2025.

Director of Recreation and Parks Ray Piattoni presented information regarding this matter. (refer to audio)

Trustee Riordan had comments. (refer to audio)

Trustee Milani had questions. (refer to audio)

Director Piattoni responded to Trustee Milani. (refer to audio)

I move to recommend to the Village Board to approve Recreation & Parks Department Fall 2025 program offerings and special events, and to authorize payment to each contractual vendor and/or instructor based upon the approved contractual agreement between the Village of Orland Park and vendor, based upon the actual participation of each session, at the resident rate and agreed upon percentage;

AND

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

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

#### **2025-0279 ITB 23-054 Turf Fertilization and Weed Control - Contract Award**

On December 4, 2023, the Village issued Invitation to Bid (ITB) 23-054 "Turf Fertilization and Weed Control," requesting bids for application of fertilizer and weed control in designated turf areas within the Village of Orland Park. Subsequently, on February 19, 2024, the Village Board approved entering into a contract with the low bidder for the ITB, Integrity Landscaping, Inc. Unfortunately, as of 2025 Integrity Landscaping, Inc. was unable to provide the required performance bond to continue working for this Village on this particular scope of work.

As such, Public Works reached out to the second lowest bidder from ITB 23-054, Forever Green Lawn Care, Inc., who agreed to honor their original bid pricing. Confirmation of this agreement, all qualifying bid packages, and an audit of the bid submittals are attached for reference. A summary of the original bid prices is provided below:

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

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

Forever Green Lawn Care, Inc.  
Year 1 (2024): \$232,849.41  
Year 2 (2025): \$232,849.41  
Year 3 (2026): \$232,849.41  
Total Base Bid Price: \$698,548.23

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

Trugreen Commercial  
Year 1 (2024): \$391,647.86  
Year 2 (2025): \$391,647.86  
Year 3 (2026): \$391,647.86  
Total Base Bid Price: \$1,174,943.58

Year 4 (2027): \$403,397.30  
Year 5 (2028): \$408,480.10  
Total Option Bid Price: \$811,877.40

As such, Staff recommends awarding ITB 23-054 to Forever Green Lawn Care, Inc. for 2025 and 2026, with the Village's option to extend their contract for an additional two (2) years (2027-2028).

President Pekau and Director of Public Works Joel Van Essen had comments.  
(refer to audio)

I move to recommend to the Village Board to approve the waiver of the competitive bid process, and approve and authorize the execution of a Contractor Agreement between the Village of Orland Park and Forever Green Lawn Care, Inc. of Crown Point, IN, as the second lowest qualified bid for ITB 23-054 - Turf Fertilization and Weed Control for an amount of \$232,849.41 for 2025 and \$232,849.41 for 2026 for a total contract price of \$465,698.82, with the option to extend for two (2) additional years at a cost of \$237,506.40 for 2027 and \$242,256.53 for 2028, for an total not-to-exceed amount of \$945,461.75.

**A motion was made by Trustee Kampas, seconded by Trustee Riordan, 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: 6:16 PM**

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

**2025-0308 Audio Recording for April 7, 2025, Board of Trustees Meeting**

**NO ACTION**

**IAS**

**APPROVED:**

Respectfully Submitted,

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**Brian L. Gaspardo, Village Clerk**

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**Alexandra Snodsmith, Deputy Village Clerk**