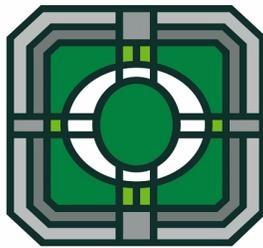


# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, April 7, 2025

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

**VILLAGE CLERK'S OFFICE****2025-0257 Approval of the March 17, 2025, Regular Meeting Minutes**

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 minutes of the Board of Trustees Meeting of March 17, 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:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**PRE-SCHEDULED CITIZENS & VISITORS****2025-0290 Veteran's Commission Patriot Award - Therese Dubelbeis**

Therese retired from the Village of Orland Park after 15 years of service. She taught elementary school for 20 years before going into business with her husband Tom. Therese continued to serve her community by serving on the Board of Directors of the Crisis Center for South Suburbia for 19 years helping women in need. She further continued her commitment to public service over the years by assisting the Veteran's Commission with the monthly Walmart collections, participating in the sorting and packing of all the care packages sent to our troops overseas.

Mayor Pekau has comments presented the Veteran's Commission Patriot Award to Therese Dubelbeis (refer to audio).

**This item was a presentation. NO ACTION was required.**

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

Vince Kelly of 14600 Silver Lake Drive addressed the Board. (refer to audio)

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

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

**Nay:** 0

## **ACCOUNTS PAYABLE**

### **2025-0292 Accounts Payable March 17, 2025, through April 7, 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 March 17, 2025, through April 7, 2025, in the amount of \$2,396,042.02.

## **CONSENT AGENDA**

### **Passed the Consent Agenda**

**A motion was made by Trustee Milani, seconded by Trustee Nelson Katsenes, to PASS THE CONSENT AGENDA, including all the following items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:**

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

**Nay:** 0

### **2025-0286 Payroll for March 14, 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 March 14, 2025, in the amount of \$1,620,730.31.

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

**2025-0287 Payroll for March 28, 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 March 28, 2025, in the amount of \$1,589,409.69.

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

**2025-0054 2025 Resolution for Improvement Under the Illinois Highway Code - Salt Storage Facility**

The Illinois Department of Transportation (IDOT) requires the Village to pass a resolution each year for the utilization of Motor Fuel Tax (MFT) funds. On January 6, 2025, the Board passed a resolution authorizing the appropriations of funds for the maintenance of Village streets and rights-of-way by Village staff, and associated IDOT-authorized expenditures for salt and electricity within the upcoming year. Their resolution form (BLR 14220) and the Municipal Estimate of Maintenance Cost (BLR 14222) were approved in the amount of \$1,766,880.00.

The Village also plans to fund construction of the new salt storage facility this calendar year using MFT funds, but due to the cost and scope of the project it requires following IDOT approved guidelines and passing a separate resolution form (BLR 09110). The resolution is for the funds estimated for construction of the salt storage facility in the amount of \$5,000,000.00. IDOT requires their form (BLR 09110) to be used and is attached to the Board Packet.

I move to adopt Resolution 2508, entitled: RESOLUTION FOR IMPROVEMENT UNDER THE ILLINOIS HIGHWAY CODE RELATED TO THE EXPENDITURE OF MFT FUNDS FOR THE CONSTRUCTION OF THE SALT STORAGE FACILITY.

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

**2025-0195 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.

I move 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;

AND

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

AND

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

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

**2025-0237 T-Mobile Lease Agreement Extensions on Five (5) Elevated Water Towers with renewal terms to 2050**

Late in 2015, the Village of Orland Park entered into five (5) lease agreements with T-Mobile Central LLC for placing in T-Mobile equipment on Village-owned elevated water towers. On April 18, 2016, the five (5) lease agreements were signed.

For all five (5) leases, the "Initial Term" ran from November 1, 2015, to October 31, 2020, with options for extensions of lease for two (2) additional five (5) year "Renewal Terms". Each renewal term would be at the same rate set forth in the schedule of three (3%) percent escalation each year over the prior year. Payments would be quarterly (January 5th, April 5th, July 5th, and October 5th). A schedule was included in the contract:

2015 \$10,433.46 per quarter Nov 1 - Dec 31= \$6,917.84 (61 of 92 days prorated)  
2016 \$10,746.48 per quarter

2017 \$11,068.86 per quarter  
2018 \$11,400.93 per quarter  
2019 \$11,742.96 per quarter  
2020 \$12,095.25 per quarter

3% escalation each year thereafter or  
2021 \$12,458.10 per quarter  
2022 \$12,831.84 per quarter  
2023 \$13,216.80 per quarter  
2024 \$13,613.31 per quarter  
2025 \$14,021.71 per quarter

3% escalation each year thereafter or  
2026 \$14,442.36 per quarter  
2027 \$14,875.63 per quarter  
2028 \$15,321.90 per quarter  
2029 \$15,781.56 per quarter  
2030 \$16,255.00 per quarter

In October 2024, a 3rd party contract servicers working on behalf of T-Mobile reached out to the Village to renegotiate the fee structure and to extend the lease agreement after the 2nd renewal period of 2025 to 2030 for all five (5) leases. The Village objected to the proposed fee structure, and noted the current 3% escalation was fair and reasonable for the future years as well. T-Mobile agreed to the Village's position.

The funds obtained from T-Mobile will be deposited in the Water Fund, and over the upcoming years will be able to pay for future maintenance on the elevated water towers, such as washing and painting. With these five (5) agreements, in 2025, \$280,434.20 will be reserved for those future maintenance items.

The extension agreement is for four (4) additional successive five (5) year terms.  
Renewal Term 1: November 1, 2030 - October 31, 2035  
Renewal Term 2: November 1, 2035 - October 31, 2040  
Renewal Term 3: November 1, 2040 - October 31, 2045  
Renewal Term 4: November 1, 2045 - October 31, 2050

An example rent schedule was also included so there is no ambiguity in lease extensions and provided below:

January 1, 2031 \$16,742.66 per quarter  
January 1, 2032 \$17,244.93 per quarter  
January 1, 2033 \$17,762.28 per quarter  
January 1, 2034 \$18,295.15 per quarter  
January 1, 2035 \$18,844.01 per quarter  
3% escalation each year thereafter

I move to approve the T-Mobile Central LLC Lease Extensions for five (5) elevated water tower locations (Tower 1, Tower 4, Tower 5, Tower 6, and Tower 10) between the Village and T-Mobile Central LLC;

AND

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

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

**2025-0275 Granicus Three Year Contract Extension for Granicus Software Renewal Subscriptions (Ratification)**

In February 2025, the Board approved the Granicus suite software license including GovAccess, Communications Cloud, Communications Cloud Advanced Package, Legistar, Legistar InSite, Government Transparency Suite, FOIA Module, Redaction License and Granicus Encoding Appliance. There was an error in costs in the original approval of \$9.00 on the first (1) year of the three (3) year contract. The approved amount for the three (3) year contract with Granicus GovAccess, Communications Cloud, Communications Cloud Advanced Package, Legistar, Legistar InSite, Government Transparency Suite, FOIA Module, Redaction License and Granicus Encoding Appliance software for three (3) years at a prorated cost of \$37,389.98 for 2025, and \$51,613.16 for 2026, and \$55,226.10 for 2027, but the actual costs should have read \$37,398.98 for 2025, and \$51,613.16 for 2026, and \$55,226.10 for 2027, for the three (3) year total cost of \$144,238.24.

I move to ratify the Granicus three (3) year contract for GovAccess, Communications Cloud, Communications Cloud Advanced Package, Legistar, Legistar InSite, Government Transparency Suite, FOIA Module, Redaction License and Granicus Encoding Appliance software for three (3) years at a prorated cost of \$37,398.98 for 2025, and \$51,613.16 for 2026, and \$55,226.10 for 2027, for a three (3) year total cost not to exceed \$144,238.24;

AND

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

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

**2025-0273 Special Event Permit for Pete's Fresh Market Appreciation Event (150 - 200 people per hour)**

At the December 6, 2021, Board meeting, the Village Board approved an ordinance amending the Special Events Permit authorizing the Village Manager to approve events under 100 persons and requires Village Board approval for larger events. Special events held on Village grounds are processed through Recreation

and Parks, while events held not on Village grounds are processed through Development Services.

Pete's Fresh Market wants to host an outdoor appreciation event for the Orland Park community. There will be a total of 27 food vendors set up under 10x10 tents on the south end of the parking lot. The event will take place May 2 from 11:30 am to 2:30 pm. An estimated 150 to 200 people are expected to attend. There will be raffles and alcoholic beverage samples. Pete's will work with the Orland Park Police Department regarding a security plan.

I move to approve permitting Pete's Fresh Market to host an outdoor appreciation event on May 2, 2025, contingent upon meeting all of the Village's permitting requirements, payment of fees, and inspections.

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

**2025-0274 Special Event Permit for Darvin Furniture Tent Sale Event (200 people)**

At the December 6, 2021, Board meeting, the Village Board approved an ordinance amending the Special Events Permit authorizing the Village Manager to approve events under 100 persons and requires Village Board approval for larger events. Special events held on Village grounds are processed through Recreation and Parks, while events held not on Village grounds are processed through Development Services.

Darvin Furniture has submitted a special event permit application for an outdoor tent sale. The event will be located on the southeast end of their parking lot and will take place June 20, 21, 22, and 23 during regular store hours. They are expecting 200 people per day.

I move to approve permitting Darvin Furniture to host an outdoor tent sale event on June 20, 21, 22, and 23, 2025, contingent upon meeting all of the Village's permitting requirements, payment of fees, and inspections.

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

**2025-0272 Special Event Permit for Orland Square Mall - June Days Featuring Hello Kitty Cafe Truck (500 people)**

At the December 6, 2021, Board meeting, the Village Board approved an ordinance amending the Special Events Permit authorizing the Village Manager to approve events under 100 persons and requires Village Board approval for larger events. Special events held on Village grounds are processed through Recreation and Parks, while events held not on Village grounds are processed through Development Services.

Orland Square Mall has submitted a Special Event permit request to host a summer-season kickoff. The event will include balloon twisters, pre-packaged refreshments, free giveaways, special offers from retailers and a special visit from

the Hello Kitty Cafe Truck. Activities will take place both outside the property and within select retailers who will have special offers for shoppers. Stanchions will secure the outside patio walkway to keep shoppers out of parking lots. Orland Square security will be on site. The event will take place June 21, 2025, from 10:00 a.m. to 7:00 p.m. An estimated 500 people are expected to attend.

I move to approve permitting Orland Square Mall to host an outdoor/indoor summer kickoff on June 21, 2025, contingent upon meeting all of the Village's permitting requirements, payment of fees, and inspections.

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

**2025-0271 Special Event Permit for Cirque Italia Theatrical Circus (300 - 400 people per show)**

At the December 6, 2021, Board meeting, the Village Board approved an ordinance amending the Special Events Permit authorizing the Village Manager to approve events under 100 persons and requires Village Board approval for larger events. Special events held on Village grounds are processed through Recreation and Parks, while events held not on Village grounds are processed through Development Services.

Cirque Entertainment II, LLC has submitted a Special Event permit request to host an outdoor acrobatic theatrical circus show under a tent located at Orland Square Mall (no animals, fire, alcohol, rides, parades or street closures). The event dates are April 25, 26, 27 and 28, 2025. Friday - 6:00 pm to 11:00 pm, Saturday 12:00 pm to 11:00 pm, Sunday - 12:00 pm to 11:00 pm and Monday 6:00 pm to 11:00 pm. An estimated 300-400 attendees are expected to attend per show. Cirque Entertainment will work with the Orland Park Police Department regarding a security plan. Concessions will also be available to purchase.

I move to approve permitting Cirque Entertainment II, LLC to host an outdoor acrobatic theatrical circus show under a tent April 25, 26, 27 and 28, 2025, contingent upon meeting all of the Village's permitting requirements, payment of fees, and inspections;

AND

Authorize the Village Manager to execute a security agreement between the Village and Cirque Entertainment II, LLC., subject to Village Attorney review.

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

**2025-0238 Aquatic Weed and Aerator Maintenance - Change Order #3 and Addendum D**

In 2022, Public Works contracted with McCloud Aquatics (contract #20230012) to manage aquatic weeds in thirty-seven (37) Village-owned basins and maintain five (5) aerators. This original contract value was \$159,367.00 for three (3) years of service to the Village's basins, and included no contingency amount. In 2024,

Public Works increased the contract value twice with Change Orders #1 for \$11,000.00 and Change Order #2 for \$7,600.00, for a total contract value increase of \$18,600.00. Change Order #1 was issued to apply a more potent algaecide to nine (9) basins that suffered from excessive weed growth brought on by last year's abnormally warm Spring season, while Change Order #2 was issued to address resident concerns around four (4) basins with excessive lily pad growth.

These previous two (2) change orders raised the original contract value from \$159,367.00 to \$177,967.00. Now, Public Works seeks to add two (2) new ponds to the existing list of thirty-seven (37) ponds under aquatic weed management. These ponds, Deer Chase Estates Pond and Treetop Pond #2, suffered from large blooms of algae and other weedy growth last year, and Public Works received a number of calls from nearby residents concerned about their upkeep. Under the proposed Change Order #3, these ponds would receive bi-weekly treatment for aquatic weed growth just as the other thirty-seven (37) ponds do.

Change Order #3 would also cover additional treatment for the aggressive lily pad growth in Mill Creek Pond. Mill Creek is not currently managed as part of McCloud's aquatic weed contract, but has experienced excessive lily pad growth in the last several years that has been a nuisance to the nearby residents. The pond received treatment for its lily pads as part of Change Order #2 in 2024, and will require further treatment this year to combat the lilies again. The total cost for these additional services in 2025 is \$4,625.00.

It should also be noted that two (2) one-year terms were previously approved by the Board, but inadvertently omitted from the contract. Change Order #3 and Addendum D would be conforming with the original contract, change orders, and addenda.

I move to approve Change Order #3 and Addendum D to increase the amount of the Village's Aquatic Weed and Aerator Maintenance contract with McCloud Aquatics to add \$4,625.00 in additional funds and \$7,500 in contingency for 2025, for a new not-to-exceed contract amount of \$190,092.00 for the remainder of 2025;

AND

Amend the contract to add the previously approved option to extend for two one-year terms for 2026 and 2027, with a 2026 contract amount of \$54,418.00 plus a contingency of \$10,000.00, and a 2027 contract amount of \$55,195.40 plus a contingency of \$10,000.00, for a not-to-exceed contract amount of \$129,613.40 for the option years of 2026 and 2027;

AND

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

AND

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

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

**2025-0278 Turf Fertilization and Weed Control - Notice of Cancellation**

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. is unable to provide the required performance bond to continue working for this Village on this particular scope of work, which is a breach of the mandatory contract terms.

Therefore, it is staff's recommendation that the contract with Integrity Landscaping, Inc. of Cicero, Illinois be terminated.

I move to terminate the professional services agreement between the Village of Orland Park and Integrity Landscaping Inc. dated March 18, 2024, for Turf Fertilization and Weed Control;

AND

Authorize the Village Manager to send a fifteen (15) day Notice of Cancellation.

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

**2025-0280 Fire System Services Maintenance Agreement (2025-2028)**

Public Works is required to perform annual fire extinguishers, alarms, and sprinkler tests for thirty-two (32) facilities throughout the Village. Over the past three (3) years, Reliable Fire Equipment, Affiliated Customer Service, and Cintas Corporation have completed the individual tasks for a total cost between \$56,384.58 and \$57,300.76.

The Village has been able to identify a joint purchasing cooperative program, Omnia Partners, providing a competitive pricing option. Midwest Mechanical, who participate in the Omnia Partners cooperative program (Omnia Contract # 159053) subsequently provided a proposal for Fire System Services Maintenance Agreement, which include annual inspections of Village fire extinguishers, alarms, and sprinklers for three (3) years (roughly April 2025 through April 2028).

A summary of the proposal submitted by Midwest Mechanical, which is based on Omnia Partners Contract #159053, is provided below:

Fire System Services Proposal

2025-2026: \$53,525.00

2026-2027: \$56,670.00

2027-2028: \$59,500.00

TOTAL: \$169,695.00

Based on price comparison of the past three (3) years that are higher in cost, and company qualifications, staff recommends approving the proposal from Midwest Mechanical Group, Inc. for \$169,695.00 for Fire System Services Maintenance Agreement (2025-2028). A 10% contingency per year 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 \$186,664.50.

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 Fire System Services Maintenance for three (3) years (2025-2028) for an amount of \$53,525.00 with a 10% contingency of \$5,352.50 for 2025-2026; \$56,670.00 with a 10% contingency of \$5,667.00 for 2026-2027; and \$59,500.00 plus a 10% contingency of \$5,950.00 for 2027-2028, for a total for a total not-to-exceed contract price of \$186,664.50;

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 authorized amounts.

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

**2025-0281 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).

I move 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;

AND

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

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

**2025-0242 Replacement of Police Vehicle Purchase - Proposal**

On December 23, 2024, Police Administrative vehicle 1463 was involved in an accident, and the vehicle sustained substantial damage. The vehicle is a 2021 Ford Explorer Police Utility Interceptor with an administration trim package.

As the vehicle was undrivable, three (3) body shops were contacted to perform onsite inspections. Joe Rizza Ford of Orland Park was the only body shop willing to perform an inspection on site at Public Works. Their initial estimate was \$11,998.03. The Village requested an insurance adjuster be sent out for a second estimate. Due to milder weather, RAC Adjustments was able to perform a more thorough inspection. Their estimate for repairs was \$13,610.31. Both inspections were done without lifting the vehicle to check for damage from below.

The vehicle was towed to Joe Rizza Ford for repairs. Once the vehicle was on a rack and was inspected, Rizza Ford submitted a supplement of \$14,522.39. RAC Adjustments submitted a supplement of \$13,913.25, bringing the total cost of repairs to \$27,523.56. The current resale market value of the vehicle is around \$29,525.00. The cost of repairs is 93% of the vehicle value, and the vehicle is considered a total loss.

It is staff's recommendation to utilize the Illinois State Contract #22-416CMS-BOSS4-B-27256 for the purchase of one (1) 2025 model year Ford Explorer Police Utility Interceptor vehicle with an administration package from Sutton Ford of Matteson, Illinois, to replace the totaled vehicle.

The Village's insurance will take the vehicle to an offsite insurance auction. Funds recovered from the auction will be returned to the general fund to offset the total purchase price of the replacement vehicle.

I move to approve the waiver of the competitive bid process in lieu of participation in a joint purchasing cooperative and authorize the approval and execution of a vender contract for the purchase of one (1) 2025 Ford Explorer Police Utility Interceptor with administrator package from Sutton Ford of Matteson, Illinois via

Illinois State contract 22-416CMS-BOSS4-B-27256 for an amount not to exceed \$47,803.00;

AND

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

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

### **2025-0253 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.

I move to approve the 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

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

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

**2025-0285 A Resolution Adopting a Utility Billing Correction and Refund Policy for The Village of Orland Park**

As we are implementing our new Utility Billing software system of Tyler Technologies, the Village has identified recent overcharges affecting certain customer accounts, and we intend to issue refunds to these accounts to cover the last five years as required by Illinois law. For full transparency and to follow best practices, the Village would like to adopt this formal policy to establish guidelines as a consistent and equitable process for handling utility billing errors and related refunds.

I move to adopt Resolution 2509, entitled: A RESOLUTION ADOPTING A UTILITY BILLING CORRECTION AND REFUND POLICY FOR THE VILLAGE OF ORLAND PARK.

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

**2025-0288 ClearGov Digital Budget Book and Capital Budgeting Platform Annual Subscription**

In 2021, the Village Board approved a 3-year subscription with ClearGov for their Digital Budget Book and Capital Budgeting platforms. This platform serves as the base module that is used to create and post our budget publicly, which is required. The platform also aligns with the GFOA's Distinguished Budget Award Program criteria, supporting the best practices in financial transparency and reporting. This contract was valid through 12/31/2024 and had a total cost of \$90,131.25 for a 3-year term.

In 2022, ClearGov proposed another feature, the Transparency Module, which includes a searchable online checkbook, project update pages, and department dashboards. These services were Board Approved on 12/21/2022 and authorized through 12/31/2025.

Since the Transparency Module does not expire until 12/31/2025, we are maintaining the Digital Budget Book and Capital Budgeting Platform alongside this module. To ensure operational continuity and compatibility, this would qualify as a sole source procurement.

I move to approve the waiver of the competitive bid process in favor of a sole source and authorize the execution of the Service Order dated March 4, 2025, between the Village of Orland Park and ClearGov for the Digital Budget Book and Capital Budgeting platform, at a total not-to-exceed cost of \$25,067.62 through December 31, 2025;

AND

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

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

## **PUBLIC WORKS**

### **2025-0240 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.

I move 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;

AND

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

AND

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

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

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

**Nay:** 0

## **DEVELOPMENT SERVICES**

### **2025-0126 Special Use Permit for Honest Restaurant - 9176-9178 W 159th St**

Purpose: The petitioner is seeking approval of a Special Use Permit for a Restaurant within 300' of a residential parcel. The restaurant is proposed within two vacant tenant spaces in the Park Hill Plaza commercial center.

#### **BACKGROUND**

Honest Restaurant is proposing to occupy approximately 2,800SF of vacant commercial space within the Park Hill Plaza commercial center. The planned hours of operation are 11:00 a.m. to 10:00 p.m., 7 days a week. They anticipate approximately 15 employees during peak hours. The proposed floor plan includes a main dining area with 70 seats, a bar area with 9 seats, 2 restrooms, a kitchen, and an order pick up area.

#### **PLAN COMMISSION DISCUSSION**

Present at the Plan Commission were 5 Commissioners, the petitioner, and members of staff. Following the staff presentation, the commissioners discussed that they are happy that the vacant tenant spaces will be filled as Park Hill Plaza has had many vacancies over the years.

Several commissioners discussed that they are supportive of the project, but that parking is always a concern when shopping centers share parking and there are multiple restaurant tenants. Staff reiterated that the parking situation will be monitored, but that staff is not concerned about parking at this time. The shopping center has an existing shared parking agreement, and aerial images of the property support the notion that there is sufficient parking for the uses on site as well as the proposed restaurant.

Honest Restaurant will be remodeling the tenant spaces for the restaurant use, and have already applied for building permits for such work. No exterior work has been proposed at this time. The Plan Commission unanimously recommended approval of the special use permit with 5 ayes, 0 nays, and 2 absent. This item is now before the Board for consideration.

#### SPECIAL USE STANDARDS

When reviewing an application for a Special Use Permit, the decision-making body shall review the following standards for consideration. The petitioner has submitted responses to the standards, which are attached to this case file. Staff finds the petitioner responses satisfactory and recommends approval of the Special Use Permit, allowing a restaurant within 300' of a residential property. The standards below come from Section 5-105.E of the Land Development Code:

1. Will the special use be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan, and adopted overlay plan and these regulations?
2. Will the special use be consistent with the community character of the immediate vicinity of the parcel proposed for development?
3. Will the design minimize adverse effects, including visual impacts on adjacent properties?
4. Will the proposed use have an adverse effect on the value of adjacent property?
5. Has the applicant demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service?
6. Has the applicant made adequate legal provisions to guarantee the provision and development of any open space and other improvements associated with the proposed development?
7. Will the development adversely affect a known archeological, historical, or cultural resource?
8. Will the proposed use comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the Village?

In their responses, the Petitioner discusses that the restaurant use complies with the intent of the Comprehensive Plan and is consistent with the character of the

shopping center. They also emphasized that their business will not adversely impact the surrounding uses and that they are committed to following all Village regulations.

Regarding Case Number 2025-0126, also known as Special Use Permit for a Restaurant for Honest Restaurant, I move to approve the Plan Commission Recommended Action for this case;

AND

I move to adopt Ordinance 5994, entitled: ORDINANCE GRANTING A SPECIAL USE FOR A RESTAURANT WITHIN 300 FEET OF A RESIDENTIAL PROPERTY (HONEST RESTAURANT - 9176-9178 W. 159TH STREET).

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

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

**Nay:** 0

## ENGINEERING

**2025-0254 A Resolution Approving The Local Public Agency Agreement For Federal Participation To Be Entered Into By The Village Of Orland Park And The Illinois Department Of Transportation (“IDOT”) And For The Appropriation Of Village Funds For The Purpose Of Paying For The Local Agency Share Related To The Construction Of The John Humphrey Drive At 143rd Street Roadway Intersection Improvements And Dry Land Bridge Expansion Project Under IDOT Project Number F6gb(348), State Job Number C-91-261-24, Section Number 16-00078-00-Ch**

The Village desire to participate in the Illinois Department of Transportation’s (“IDOT”) Surface Transportation Grant Program (STP) for the purpose of funding the construction of roadway intersection improvements and dry land bridge expansion at John Humphrey Drive and 143rd Street, in accordance with the terms set forth in the Local Public Agency Agreement for State of Illinois Participation (the “LPA Agreement”), a copy of which is attached hereto and made a part hereof Exhibit “A”. The improvements to be constructed under the LPA Agreement (Exhibit “A”) consist of roadway intersection improvements and dry land bridge expansion at John Humphrey Drive and 143rd Street (the “Project”). IDOT has estimated the Total Project Costs to be \$9,722,698.00.

The State of Illinois, through IDOT, has agreed to participate and provide the funding for the actual construction costs associated with the Project through State of Illinois participation at a level of 41% of the actual construction cost, but not to exceed an amount equal to \$4,000,000.00, in accordance with the terms set forth

in the attached LPA Agreement (Exhibit "A"). The Village agrees to pay the local share of the Project, which equals 100% of all related Project construction costs in excess of the \$4,000,000.00 allocated by State of Illinois funding.

If approved, the President and Board of Trustees of the Village of Orland Park agree to appropriate and authorize the expenditure of an amount equal to \$5,722,698.00, to pay the Village's share of all related construction costs for the Project improvements under IDOT Project Number F6GB(348), State Job Number C-91-261-24, Section Number 16-00078-00-CH.

In addition, the President and Board of Trustees of the Village of Orland Park have the authority to approve and enter into the attached LPA Agreement (Exhibit "A") and to appropriate and authorize the expenditure of its Funds for the Project pursuant to its home rule powers and contracting authority provided by Article VII, Sections 6 and 10(a) of the Illinois Constitution of 1970, as well as the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.), and finds that entering into the LPA Agreement is in the best interests of the Village.

President Pekau had a question. (refer to audio)

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

President Pekau had comments. (refer to audio)

I move to adopt Resolution 2501, entitled: A RESOLUTION APPROVING THE LOCAL PUBLIC AGENCY AGREEMENT FOR FEDERAL PARTICIPATION TO BE ENTERED INTO BY THE VILLAGE OF ORLAND PARK AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION ("IDOT") AND FOR THE APPROPRIATION OF VILLAGE FUNDS FOR THE PURPOSE OF PAYING FOR THE LOCAL AGENCY SHARE RELATED TO THE CONSTRUCTION OF THE JOHN HUMPHREY DRIVE AT 143RD STREET ROADWAY INTERSECTION IMPROVEMENTS AND DRY LAND BRIDGE EXPANSION PROJECT UNDER IDOT PROJECT NUMBER F6GB(348), STATE JOB NUMBER C-91-261-24, SECTION NUMBER 16-00078-00-CH.

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

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

**Nay:** 0

## RECREATION AND PARKS

### 2025-0267 Day of Show Production - RFP 25-014 -Bid Award

RFP 25-014 Day of Show Production (attached to the Board Packet) was issued February 27, 2025, to solicit proposals from qualified and experienced vendors to provide concert production advance services and day of show concert production, hospitality and backstage security services for the Centennial Park West Concert Series and the Taste of Orland Park.

The Scope of Work (attached to the Board Packet) includes identifying and negotiating all advance arrangements, and day of show production, oversight, coordination and supervision of Artist hospitality, ground transportation, stage production, identifying and arranging for backline services, stage/backstage security and stagehands, stage manager, runner and run of show consistent with the Scope of Work.

The attached the Bid Compliance Summary sheet for RFP #25-014 shows full details of the single proposal received based on projected needs for the three Centennial Park West Concerts and the three-day Taste of Orland Park for 2025, 2026, and 2027.

A lump sum summary of this proposal is shown below.

Rech Entertainment

2025: \$84,319.60

2026: \$86,869.60

2027: \$89,402.20

The projected expenses are based on worst case staffing scenarios which are dictated by Artist riders. The actual staffing levels and cost could be greater or less than the projected quantity and cost detailed on the Compliance Summary Sheet.

Rech Entertainment possesses the expertise, relationships and staff to successfully provide these services. Rech Entertainment provided similar services for the Centennial Park West Concert Series and Taste of Orland Park in 2024.

Staff seeks Board approval to enter into a three-year service contract with Rech Entertainment to provide gate entry/exit services for the Fourth of July, Centennial Park West Concerts and Taste of Orland Park in 2025, 2026, and 2027, at a cost of \$84,319.60 for 2025, \$86,869.60 for 2026, and \$89,402.20 in 2027, for a total not to exceed of \$260,591.40.

I move to approve and authorize the execution of a Professional Services Agreement between the Village of Orland Park and Rech Entertainment as the qualified responsive proposal for RFP #25-014 Day of Show Production to

provide advance and day of show services for Village special events for three (3) years at a cost of \$84,319.60 for 2025, \$86,869.60 for 2026, and \$89,402.20 in 2027, for a total not to exceed of \$260,591.40;

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

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

**Nay:** 0

#### **2025-0265 Special Event Gate Staffing - RFP 25-011 - Bid Award**

RFP 25-011 (attached) was issued March 7, 2025, to solicit proposals from qualified and experienced vendor to provide special event gate staff to manage attendee entrance/exits at the Village's Independence Day Celebration, the Centennial Park West Concert Series and the Taste of Orland Park for 2025, 2026, and 2027.

The Scope of Work (attached) includes managing attendee event entry through metal detectors or by the use of metal detector wands, searching bags, purses, strollers, wagon, chairs/chair bags, coolers and all other personal belongings; and enforcing gate rules as provided by the Village of Orland Park.

The Bid Compliance Summary Sheet (attached) for RFP 25-011 shows full details of each of two proposals received based on projected staffing needs for the Village's Independence Day, three Centennial Park West Concerts and the three-day Taste of Orland Park for 2025, 2026, and 2027.

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

#### Premium Event Staffing

2025: \$79,352.00

2026: \$159,180.00

2027: \$167,280.00

Additional gate staffing as requested:

2025: \$42/hr. per person

2026: \$42/hr. per person

2027: \$45/hr. per person

Travel: \$20

Additional supervisory staff as requested:

2025: \$52/hr. per person

2026: \$42/hr. per person

2027: \$55/hr. per person

Property First

2025: \$44,954.00

2026: \$46,280.00

2027: \$47,585.00

Additional gate staffing as requested:

2025: \$27/hr. per person

2026: \$28/hr. per person

2027: \$29/hr. per person

Additional supervisory staff as requested:

2025: \$34/hr. per person

2026: \$35/hr. per person

2027: \$36/hr. per person

Property First is a full-service facility services company headquartered in Hazel Crest. Services include landscape maintenance and design, snow and ice control, commercial tree care, custodial maintenance and security services. Property First employs 25 full-time employees and 75+ seasonal staff.

Property Services provides security services for a variety of businesses, organizations and special events including athletic venues, municipalities and park districts including Tinley Park, Mokena, Frankfort and Olympia Fields.

Staff conducted an interview with the CEO Property First exploring the firms experience with events of similar size and duties. The CEO shared the firms experience with concerts and events ranging from small to 15,000 attendees.

References shared positive experiences with Property First for their superb performance, great customer service and successful results.

Staff seeks Board approval to enter into a three-year service contract with Property First to provide gate entry/exit services for the Village's Independence Day Celebration, Centennial Park West Concerts and Taste of Orland Park in 2025, 2026, and 2027 at a cost of \$44,954 plus a contingency of \$10,000 for

2025, \$46,280 plus a contingency of \$10,000 for 2026, and \$47,585 plus a contingency of \$10,000 in 2027, for a total not to exceed of \$168,819.20.

The contingency, if needed, would allow for adjustments in staffing levels that may result from larger than expected event attendance, and/or the need to implement gate staffing for other Village special events.

President Pekau had comments. (refer to audio)

I move to approve and authorize the execution of a Professional Services Agreement between the Village of Orland Park and the Autus Group, dba at Property First as the qualified responsive proposal for RFP #25-011 Special Events Gate Staffing to provide special events staff for Village special events for three (3) years at a cost of \$44,954 plus a contingency of \$10,000 for 2025, \$46,280 plus a contingency of \$10,000 for 2026, and \$47,585 plus a contingency of \$10,000 in 2027, for a total not to exceed of \$168,819.20;

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

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

**Nay:** 0

#### **2025-0261 Centennial Park Soccer Field I Renovation (Reissue) - ITB 25-026 - Bid Award**

Centennial Park hosts youth soccer from the beginning of April through the end of October, serving Orland Park's youth soccer organizations for over 30 years. In an effort to better serve resident organizations and improve the playing surface, staff re-issued ITB 25-026 Centennial Park Soccer Field 1 Renovation (attached) on March 6, 2025. The ITB's scope of work (attached) solicited proposals for stripping the field of its existing turf, regrading for proper drainage and playability, and installing new sod.

The attached 25-026 Bid Compliance Summary sheet shows details of the six (6) bids for reference, and a summary of lump sum bid amounts is below:

Midwest Field Solutions: \$342,500  
Daybreaker, Inc.: \$162,500  
Camphouse Country Landscaping, LLC: \$133,185  
Christy Webber & Co.: \$120,740  
Semmer Landscape, LLC.: \$109,800  
Vici Commercial Services, LLC.: \$72,716

Vici is a general landscaping contractor which is properly suited for the scope required by the Village for this project. Each of references provided positive support noting the quality of Vici's excellent service and project results.

As such, staff recommend awarding ITB 25-026 to Vici Commercial Services LLC., at a cost of \$72,716.00 plus a 15% contingency of \$10,907.40, for a total not to exceed cost of \$83,623.40.

Work is expected to occur upon completion of the contract in preparation of Fall 2025 use.

I move to approve and authorize the execution of a Contractor Agreement between the Village of Orland Park and Vici Commercial Services, LLC as the lowest cost qualified responsive bid for ITB 25-026 - Centennial Park Soccer Field 1 Renovation (reissue) for a total not to exceed cost of \$83,623.40 (\$72,716 plus a \$10,907.40 contingency).

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

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

**Nay:** 0

## **2025-0262 RFP #25-019 Centennial Park Infield Renovations**

In 2024, Centennial Park Ballfields hosted in excess of 2,000 baseball/softball games and practices, in addition to 32 scheduled tournaments, hosting thousands of athletes, coaches and families. In an effort to better serve resident organizations, staff issued RFP #25-019 Centennial Park Infield Renovation (attached to the Board Packet with scope of work) on February 26th, 2025. The RFP solicited proposals to assess current conditions, laser leveling grading, lip repair, removal of old material, resetting base anchors, rolling and dragging of Centennial baseball/softball fields 1 - 9.

Proposals (see attached Proposer Summary Sheets) were received from Midwest Field Solutions and Vici Commercial Services, LLC as shown below.

Vici Commercial Services: \$203,000.00

Midwest Field Solutions: \$81,000.00

Midwest Field Solutions has successfully completed similar projects at Providence Catholic High School, Butler Lake Park in Libertyville and Impact Field in Rosemont in addition to numerous others.

Each of Midwest's references provided positive support noting that Midwest's performance, service and results are excellent.

Staff recommend awarding RFP 25-019 Centennial Park Infield Renovations to Midwest Field Solutions of Elk Grove Village, IL, at a cost of \$81,000 plus a contingency of \$20,000, for additional infield clay as necessary to ensure proper grading for a total not to exceed cost of \$101,000.00.

Work is expected to occur throughout the spring, working around the busy spring baseball/softball schedule.

President Pekau had comments. (refer to audio)

I move to approve and authorize the execution of a contractor agreement between the Village of Orland Park and Midwest Field Solutions of Elk Grove, IL as the lowest cost qualified responsive proposal for RFP #25-019 for a cost of \$81,000 plus a \$20,000 contingency for a total not to exceed amount of \$101,000;

AND

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

AND

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

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

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

**Nay:** 0

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

Carol McGury addressed the Board. (refer to audio)

## BOARD COMMENTS

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

## EXECUTIVE SESSION

I move to recess to a Closed Executive Session for the purpose of discussion of a) discussion of the minutes of closed meetings; b) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent.

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

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

**Nay:** 0

## RECONVENE BOARD MEETING

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

Purpose of the Executive Session was for the discussion of a) discussion of the minutes of closed meetings; b) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent.

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

**ADJOURNMENT: 8:21 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 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**2025-0315 Audio Recording for April 7, 2025, Board of Trustees Meeting**

**NO ACTION**

**/AS**

APPROVED: April 21, 2025

Respectfully Submitted,

/s/ Brian L. Gaspardo

---

**Brian L. Gaspardo, Village Clerk**

/s/ Alexandra Snodsmith

---

**Deputy Village Clerk, Alexandra Snodsmith**