

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, May 19, 2025

6:15 PM

Village Hall

## Committee of the Whole

*Village President James Dodge  
Village Clerk Mary Ryan Norwell  
Trustees, William R. Healy, Cynthia Nelson Katsenes, Michael R. Milani,  
Dina Lawrence, John Lawler and Joanna M. L. Leafblad*

## CALL TO ORDER/ROLL CALL

**Present:** 7 - Trustee Healy; Trustee Nelson Katsenes; Trustee Milani; Trustee Lawrence; Trustee Lawler; Trustee M. L. Leafblad and President Dodge

## ITEMS FOR SEPARATE ACTION

### 2025-0408 Quarterly Employee Recognition

Employees having reached length of service awards during the first quarter of 2025 were recognized.

Human Resource Director Regina Early and President Dodge recognized those employees meeting milestones during the 1st Quarter 2025. (refer to audio)

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

## ORDER OF ITEMS

Trustee Katsenes made a motion to move item 2025-0422 Discussion of Elm Street Extension portion of Orland Hills East & West to the next item to be discussed. It was seconded by Trustee Leafblad. All were in favor. (refer to audio)

### 2025-0422 Discussion on Elm Street Extension portion of Orland Hills East & West

In 2016, the Village embarked on a multi-year plan to upgrade rural cross section roadways annexed into the Village over the years. These roadways were far below current Village standards and required spending considerable resources maintaining the roadways, stormwater ponds, sanitary sewers, and water mains. This undertaking started with the Fernway Subdivision followed by Laguna Hills. The initial plan was to perform the Orland Hills West subdivision project in 2024, and the Orland Hills East subdivision project in 2025. The original contract for the Orland Hills West Construction was terminated for cause in October 2024, due to the timing of the construction project. To obtain the best pricing, the Village bid both the Orland Hills East and West construction as one (1) cohesive project for 2025.

Attached is a detailed history of the Elm Street extension and Village communication on the project. Due to the size of the project, an environmental study was not required or conducted. The results of an Engineering Department traffic count are attached. Staff is working with the property owner of four vacant lots on the west side of Elm Street. Development of these lots may occur with or without the extension of Elm Street.

Staff requests Board direction. The two options are: 1) Allow the project to continue as approved, or 2) direct staff to descope/remove the Elm extension from the contract. If option 2 is selected, the project contractor will be immediately notified and formal descoping of the project will occur at the June 2nd Board of Trustees meeting.

Resident Heather Slack addressed the Board regarding this matter. (refer to audio)

Residents Phil and Joan Guest addressed the Board regarding this matter. (refer to audio)

Resident Bernie Mattes addressed the Board regarding this matter. (refer to audio)

Resident Michelle Barns addressed the Board regarding this matter. (refer to audio)

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

Village Manager George Koczwara had comments. (refer to audio)

President Dodge had comments. (refer to audio)

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

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

Trustee Katsenes had comments. (refer to audio)

Trustee Healy had comments. (refer to audio)

President Dodge had questions. (refer to audio)

Village Manager Koczwara and Director Hoda responded to President Dodge. (refer to audio)

Trustee Dodge had comments. (refer to audio)

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

Director Hoda responded to Trustee Katsenes. (refer to audio)

Trustee Lawrence had comments. (refer to audio)

President Dodge had comments. (refer to audio)

I move to recommended to direct staff to descope/remove the Elm extension from the contract.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and President Dodge

**Nay:** 0

### **2025-0322 Village Code Text Amendments - International Existing Building Code (IEBC)**

The State of Illinois Capital Development Board's Public Act 103-0510 requires all municipalities that currently have a building code, adopt a set of baseline codes, including the International Existing Building Code (IEBC). The goal of this amendment is to adopt the International Existing Building Code 2018 Adopted (Model Code), and comply with this Act.

The adoption of the 2018 International Existing Building Code (IEBC) will assist the Village in the regulation of repair, alteration, change of occupancy, addition to and relocation of existing buildings. The IEBC allows for options for controlled departure from full compliance with the International Building Code dealing with new construction, while maintaining basic levels for fire prevention, structural and life safety features of rehabilitated buildings. Thus, the adoption of the IEBC is beneficial to contractors and owners of existing buildings.

The Development Services Department has reviewed the 2018 edition of the IEBC as written by the International Code Council (ICC) and has amended Village Code Title 5: Buildings; Chapter 1: Building Code to include adoption of and amendments to the 2018 IEBC. Proposed text amendments were posted on the Village website on May 2, 2025, for public review, and links to the proposed amendments can be found in the attached PDF. The proposed changes include:

- \* Adoption of the International Existing Building Code (IEBC) with local amendments.
- \* Deleting temporary structure regulations altogether; and replacing fees, appeals, and violations regulations.
- \* Defining Code Official and Historic Building per existing Village Code regulations.
- \* Amending egress window compliance requirements.

At this point, this matter is being presented at the Committee of the Whole as an initial review. The planned next steps are as follows:

1. Development Community Listening Sessions - As an additional step in

engaging with the community, the Development Services Department will be establishing recurring listening sessions. These listening sessions will allow members of the development community to propose development process improvements and ask questions. Village staff will also provide updates such as the proposed code adoptions, the new permitting software rollout, and other topics of interest to the development community. A social media post will be released announcing each listening session and emails will be sent to all registered contractors, developers, and consultants. Each session will be video recorded, and a link will be sent to all registered contractors, developers, and consultants.

2. The final ordinance adopting the code update is anticipated to be placed on the June 16, 2025, Board of Trustees Agenda.

Assistant Director of Development Services Carrie Haberstich presented information regarding this matter. (refer to audio)

President Dodge had a question. (refer to audio)

Assistant Director Haberstich responded to President Dodge and continued presenting. (refer to audio)

President Dodge had an additional question. (refer to audio)

Assistant Director Haberstich responded to President Dodge had continued presenting. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

Building Division Manager Stacy Dexter responded to Trustee Katsenes. (refer to audio)

Trustee Milani had comments. (refer to audio)

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

Assistant Director Haberstich responded to Trustee Lawler. (refer to audio)

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

Assistant Director Haberstich and Building Division Manager Dexter responded to President Dodge. (refer to audio)

President Dodge had comments. (refer to audio)

For discussion only.

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

**2025-0323 Village Code Text Amendments - Health Code**

In 2024, Illinois Department of Public Health (IDPH) officially adopted the 2022 U.S. Food and Drug Administration (FDA) Food Code in conjunction with amendments to the Illinois Food Code (77 Ill. Adm. Code 750). The updated FDA Food Code contains numerous changes for consistency, to correct errors, and to reflect changes due to updated science and public health guidelines.

Village staff is proposing the adoption of the 2022 Food Code with the Illinois Food Code Amendments. The Food Code is a model for safeguarding public health and ensuring food is unadulterated and honestly presented when offered to the consumer. It represents FDA's best advice for a uniform system of provisions that address the safety and protection of food offered at retail and in food service.

The Development Services Department has reviewed the 2022 edition of the Food Code as written by the Department of Health and Human Services and has amended the Village Code, Title 6: Health, Nuisances; Chapter 1: Health Code. Proposed text amendments were posted on the Village website on May 2, 2025, for public review, and links to the proposed amendments can be found in the attached PDF. The proposed changes include:

\* Replacement of the referenced 2017 FDA Food Code with the 2022 FDA Food Code.

At this point, this matter is being presented at the Committee of the Whole as an initial review. The planned next steps are as follows:

1. Feedback will be solicited from Health Code impacted stakeholders. An email will be sent to all Health Code impacted stakeholders that the Village has on file. A social media post will also be released announcing the request for feedback.
2. The final ordinance adopting the code update is anticipated to be placed on the June 16, 2025, Board of Trustees Agenda.

For discussion only.

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

**2025-0325 Village Code Text Amendments - International Building Code (IBC)**

The State of Illinois Capital Development Board's Public Act 103-0510 requires all municipalities that currently have a building code, adopt a set of baseline codes, including the International Building Code. The goal of this amendment is to clarify flood-resistant construction regulations and update elevator regulations.

The Development Services Department has reviewed Appendix G

Flood-Resistant Construction and Chapter 30 Elevators and Conveying Systems of the 2018 edition of the International Building Code (IBC) as written by the International Code Council (ICC) and has amended Village Code Title 5: Buildings; Chapter 1: Building Code to include amendments to the 2018 IBC. Proposed text amendments were posted on the Village website on May 2, 2025, for public review, and links to the proposed amendments can be found in the attached PDF. The proposed changes include:

- \* Amending references to current elevator and escalator regulations, including annual inspections.
- \* Formally adding IBC Appendix G Flood-Resistant Construction:
- \* Amendments include identifying Village of Orland Park Floodplain Ordinance No. 5442, and deleting manufactured home regulations and flood resistant recreational vehicle regulations.
- \* Removal of "IBC Chapter 34 - Existing Structures" regulations, as this chapter has been replaced by the separate International Existing Building Code (IEBC).

At this point, this matter is being presented at the Committee of the Whole as an initial review. The planned next steps are as follows:

1. Development Community Listening Sessions - As an additional step in engaging with the community, the Development Services Department will be establishing recurring listening sessions. These listening sessions will allow members of the development community to propose development process improvements and ask questions. Village staff will also provide updates such as the proposed code adoptions, the new permitting software rollout, and other topics of interest to the development community. A social media post will be released announcing each listening session and emails will be sent to all registered contractors, developers, and consultants. Each session will be video recorded, and a link will be sent to all registered contractors, developers, and consultants.
2. The final ordinance adopting the code update is anticipated to be placed on the June 16, 2025, Board of Trustees Agenda.

For discussion only.

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

**2025-0327 Village Code Text Amendments - Elevator Inspection Frequency**

See also 2025-0322, 2025-0323, and 2025-0325.

The goal of this amendment is to update elevator inspection frequency regulations in Village Code Title 5: Buildings; Chapter 2: Building Permits and Fees. Proposed text amendments were posted on the Village website on May 2, 2025, for public review, and links to the proposed amendments can be found in the attached PDF. The proposed changes include:

- \* Changing the regulations from semi-annual to annual inspections.

At this point, this matter is being presented at the Committee of the Whole as an initial review. The planned next steps are as follows:

1. Development Community Listening Sessions - As an additional step in engaging with the community, the Development Services Department will be establishing recurring listening sessions. These listening sessions will allow members of the development community to propose development process improvements and ask questions. Village staff will also provide updates such as the proposed code adoptions, the new permitting software rollout, and other topics of interest to the development community. A social media post will be released announcing each listening session and emails will be sent to all registered contractors, developers, and consultants. Each session will be video recorded, and a link will be sent to all registered contractors, developers, and consultants.
2. The final ordinance adopting the code update is anticipated to be placed on the June 16, 2025, Board of Trustees Agenda.

For discussion only.

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

**2025-0300 2025 Sidewalk Replacement Program**

In 2022, the Village completed a sidewalk condition assessment of all Village-owned sidewalks. Deficiencies were identified as either low, medium, or high priority based on assessment criteria laid out in the 2021 Sidewalk Condition Assessment RFP 21-065. Over the past two (2) years, this program focused on the severe tripping hazards requiring removal and replacement. Staff identified eight hundred sixty-five (865) remaining locations to eliminate the severe tripping hazards in the Village with this contract using data from this initial assessment. Once the Village identifies a hazard, the repair work needs to be completed as soon as possible to eliminate the hazard. Also, the construction window for 2025 for this number of locations is being reduced daily.

The Village plans to fund the 2025 Sidewalk Replacement Program using Motor Fuel Tax (MFT) funds. Illinois Department of Transportation (IDOT) requires the Village to pass a resolution each year for the utilization of MFT funds. On January 20, 2025, the Board passed a resolution authorizing the appropriations of funds for this specific program. IDOT-approved guidelines had to be followed in assembling the bid package, along with final IDOT approval and advertisement in the IDOT Bulletin prior to the letting.

ITB 25-021 was opened on April 9, 2025, at which point four (4) contractors had submitted bids. Utilizing the assessment completed in 2022, the bid quantity for locations was noted as forty-six thousand seven hundred sixty-five (46,765) square feet for five-inch (5") sidewalk and one hundred (100) square feet for eight-inch (8") high early strength concrete. Contractors bid on a unit price based on the quantity given by Village of type of repair throughout the Village.

Strada Construction Co. of Addison, Illinois - \$467,747.05  
Davis Concrete Construction Co. of Monee, Illinois - \$646,837.00  
Everlast Blacktop Inc. of Elgin, Illinois - \$647,157.00  
Gallagher Asphalt Co. of Thornton, Illinois - \$706,407.35

Strada Construction Co. of Addison, Illinois, was identified as the lowest bidder. The unit price submitted by Strada Construction Co. for sidewalk removal and replacement is comparable to larger volume pricing staff has traditionally received for similar work. Strada has previously performed work in the Village of Orland Park and has performed a multi-Village contract for concrete work through the Homewood joint bid for the past five (5) years. They were awarded the contract again in FY2025 for Homewood, Alsip, and South Holland concrete work.

It should be noted that in 2023, Strada was awarded the first portion of Orland Park's sidewalk replacement. During the contract, a third-party fraudulently redirected a contract payment from the Village to a new account setup by the third-party with Strada's hacked email address. Over the course of several interactions, on or about the first two weeks of July 2023, the deposit of \$39,469 was made into an account not controlled by Strada. In January 2024, the Village settled the dispute over the \$39,469.00, and agreed to pay half of the cost, \$19,734.50, and Strada would take on the remaining of the cost.

While a third-party was able to get access to Strada's email account and caused a lot of extra time and cost to the Village, it is unknown how they obtained the company's information. Strada has taken action to change their email, and the Village enacted steps to prevent future fraud. As part of this contract, physical checks will be printed and picked up by Strada with a photo ID to ensure no further compromises.

Because of the tremendous difference in cost between the first and second bidders, as well as the extra protections implemented by the Village, it is Public

Works staff's recommendation to accept the bid from Strada Construction Co. of Addison, Illinois.

An approximately 10% contingency of \$50,000.00 is requested for any unforeseen identified, for a total not-to-exceed cost of \$517,747.05.

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

Trustee Leafblad had a question. (refer to audio)

Director Van Essen responded to Trustee Leafblad. (refer to audio)

Village Manager George Koczvara had comments. (refer to audio)

President Dodge had comments. (refer to audio)

Director Van Essen responded to President Dodge's comments. (refer to audio)

I move to recommend to the Village Board to approve and authorize the execution of a Contractor Agreement between the Village of Orland Park and Strada Construction Co. of Addison, Illinois, as the lowest qualified responsive bidder for ITB 25-021 2025 Sidewalk Replacement Program for a cost of \$467,747.05 plus a contingency of \$50,000.00 for a total not-to-exceed contract price of \$517,747.05.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and President Dodge

**Nay:** 0

## **2025-0417 Health Insurance Renewal Proposals**

In 2022, in an effort to better control health care costs, staff requested a quote from the Intergovernmental Personnel Benefit Cooperative (IPBC). The IPBC, which was established in 1979, is an intergovernmental agency created under Illinois statutes that allows units of local government to band together for the purpose of insurance. IPBC has 162 member entities and cover over 20,000 employees and retirees. Entities include Lake County, Schaumburg, Hoffman Estates, Mount Prospect, Buffalo Grove, Palatine, and Wheaton. The IPBC provides economies of scale and risk pooling that allows members more financial stability than other options in a fully transparent environment.

As a stand-alone entity, the Village, in cooperation with its brokerage/consultant the Horton Group (now known as the Marsh McLennan Agency), has done a good

job of consistently reviewing and modifying our plans for ways to improve cost-saving measures, share costs with employees and reduce claims costs where possible. However, despite these efforts, when the Village goes to bid for networks and services, providers respond to our approximately 250 employees (employees in the IUOE labor union have a separate health insurance plan managed by IUOE). In contrast to this, the IPBC offers the Village the ability to benefit from the buying power of over 20,000 employees. This allows the Village greater access to medical networks that may have been cost prohibitive in the past as an individual entity.

As part of the 2022 IPBC proposal, for the exact same employee health insurance coverage, with the exact same insurance carrier (Blue Cross), the Village would have saved over a \$1 million (approximately 25%) in just the first year (2023 plan year) alone. Ultimately, the Village Board at the time decided not to pursue IPBC membership.

Although the IPBC allows this greater access to networks, it does not dictate what members' individual plans look like. Members are able to choose among different networks and to model plans in ways that are cost effective and most appropriate for their employees. With our membership in the IPBC, the Village can maintain the many cost-saving aspects that have put into place over the years and maintain autonomy to make plan design changes in the future that will best fit the Village's organizational needs.

If the Village were to decide to pursue IPBC membership, the Village would have to pass an Ordinance requesting membership and then would need to be accepted by the IPBC Executive Board. The passage of the Ordinance would need to occur 90 days prior to January 1, 2026. For governance purposes, the IPBC uses two types of membership classifications: a full member and a sub-pool member. Agencies with 150 or more covered lives are full members and are entitled to a single vote on the IPBC Board of Directors. Agencies with less than 150 members are assigned to a sub-pool which collectively represents a single vote on the Board of Directors. As a full member, the Village would be bound by the IPBC Bylaws and Policy Manual.

#### Soliciting Proposals

Based on Village Board direction, staff could re-initiate the process of soliciting health insurance proposals. In addition to IPBC, staff would solicit a comprehensive proposal from the Marsh McLennan Agency. New York state-based Marsh McLennan Agency acquired The Horton Group, Inc. in August, 2024.

If the Village did indeed become a member of IPBC, the Marsh McLennan Agency, through their Horton Group affiliate, could continue to be the Village's broker for property & casualty insurance and workers compensation insurance. Currently, as recommended by the Horton Group, the Village is part of the

following risk pools: the Illinois Counties Risk Management Trust (ICRMT) and the Illinois Public Risk Fund (IPRF).

Trustee Milani had questions. (refer to audio)

Village Manager Koczwara responded to Trustee Milani. (refer to audio)

Trustee Milani had comments. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

Village Manager Koczwara responded to Trustee Katsenes. (refer to audio)

Trustee Lawler had comments. (refer to audio)

Trustee Healy had comments. (refer to audio)

Village Manager Koczwara responded to Trustee Healy's comments. (refer to audio)

President Dodge had comments. (refer to audio)

Trustee Leafblad had questions. (refer to audio)

Village Manager Koczwara responded to Trustee Leafblad. (refer to audio)

President Dodge had comments. (refer to audio)

I move to recommend to the Village Board to direct Village staff to solicit health insurance proposals from the Intergovernmental Personnel Benefit Cooperative (IPBC) as well as a comprehensive re-proposal for health insurance and property and casualty insurance and workers compensation insurance from the Marsh McLennan Agency.

### **RECOMMENDED FOR APPROVAL to the Board of Trustees**

#### **2025-0419 Centennial Park West 2025 Concert Financial Projections**

The Village has been hosting ticketed concerts at Centennial Park West since 2019. In 2024, the Village opened the new Centennial Park West venue. During the pandemic, and in 2023 when the venue was under construction, free concerts were held in the CPW parking lot.

In 2025, artists have been secured for three (3) ticketed concerts. These include Firefall, Ambrosia and Pablo Cruise on July 12, Lynyrd Skynyrd on August 8, and Trace Adkins on August 30. Total projected expenses (see attached) for all three concerts are \$1,005,980. This includes \$561,000 in artist performance fees.

A budget amendment (attached) of \$182,150 was approved by the Village Board (Legistar # 2025-0347) on April 21, 2025, increasing the overall Centennial Park West Concert Series expense budget from \$851,840 to \$1,033,990.

This amendment includes \$26,175 for camera equipment and operation for the 4th of July, Taste of Orland Park, two (2) CPW Presents event dates and the CPW Concert Series, as well as audio production services for the July 17 and 24 Centennial Park West Presents concerts.

Additionally, \$155,975 of the budget amendment was approved in support of artist performance fees, and production requirements dictated by artist riders, as well as expected increase costs (e.g. increase number of porta-potties and quantity of alcoholic beverages for resale) due to the larger expected audiences.

Projected tickets sales, along with sponsorships, and vendor and alcoholic beverage sales revenue for all three (3) concerts totals \$468,600; resulting in an estimated loss for the series of \$537,380 in 2025.

Contracts between the Village and Artists are fully executed. Cancellation would result in the full payment of fees to artists.

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

Trustees Leafblad, Lawler, Katsenes and Milani had questions. (refer to audio)

Director Piattoni responded to their questions. (refer to audio)

Trustee Dodge had comments. (refer to audio)

Discussion only

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

**2025-0421 Doogan Park Redevelopment - Christopher B. Burke Engineering Change Order #1 and Contract Amendment A**

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' 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 the RAB during the 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.

In January 2024, staff learned the Doogan Park project was awarded a \$600,000 Open Space Lands Acquisition Development (OSLAD) grant in support of this redevelopment. The grant includes a construction completion date of March 31, 2026.

On October 7, 2024, the Village Board approved awarding a contract (Legistar #2024-0736) to Christopher B. Burke Engineering, LTD (CBBEL) to develop and provide construction and engineering documents to retain a general contractor for the projects at a cost not to exceed \$238,490.

This includes tasks 1 - 12 in the attached Work Effort and Free Structure (attached), dated October 4, 2024.

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.

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.

Please note, the removal of the bocce ball courts, and sledding hill are pending approval by the State related to the OSLAD grant.

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.

The geotechnical report of Doogan Park indicates unsuitable soils under the proposed pickleball courts, parking lots and restroom/shelter building. Remediations to these areas are estimated at \$211,000 for pickleball court underdrains, \$25,000 for new areas of the parking lots and \$55,000 for 8' deep footings for the restroom building. Undertaking these remediations is optional and will be bid as alternates in the final plans. If not included, the parking lot and pickleball courts would require similar maintenance that is currently undertaken. The restroom building could be impacted by settling.

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 project estimated cost to \$3,417,739.81. Specific details are summarized in the attached. This cost estimate is based on the reduced scope.

In 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.

A public hearing was held with the Village Plan Commission on April 15, 2025. The Plan Commission explored issues related to hours of usage, parking, flooding, a crosswalk, whether the public was engaged in the final park design, the number of restrooms serving the pickleball courts and increased traffic in the neighborhood.

- Pickleball court hours will be discussed at an upcoming Recreation Advisory Board meeting(s) The Plan Commission suggested hours of 8am - 9pm. Hours will ultimately be brought to the Village Board for consideration and approval.
- Two restrooms are planned adjacent to the new courts. The Plan Commission suggested additional restrooms, however, this would substantially increase the project cost and exceed available funding.
- Total available parking will include 137 spaces, 5 above what is required by code.
- The new detention basin is expected to alleviate flooding which occurs after heavy rain.
- A crosswalk along Park Lane would negatively affect resident driveways. Park lane is curved to the north and south making a crossway unsafe in these locations. As such, plans do not include a crosswalk.
- It was noted by the Plan Commission that previous use of the site including the former library, subsequent Cultural Center and Robert Davidson Center all resulted in moderate traffic volume with minimal impact to the subdivision. Traffic is expected to be similar outside of peak periods.

On April 7, 2025, this item was reviewed and approved by the Committee of the Whole and referred to the Board for approval.

On April 21, 2025, the Board of Trustees unanimously approved the project.

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

The 10 pickleball courts in close proximity to homes presents a noise challenge. A typical sound level for a single pickleball court within 100' feet is 70dBA which is

comparable to a freeway or vacuum cleaner. At 200' the sound would be around 64dBA. This is comparable to conversation in a restaurant, background music or air conditioner unit. In comparison tennis typically creates a sound level of 40dBA. Pickleball has a high pitch frequency of about 1.2Hz, which is similar to a garbage truck backing up. The noise impact of 10 pickleball courts can be expected to be significantly higher than a single court.

General recommendations are for pickleball courts to be constructed at least 500' from residential properties. The closest proposed Doogan Park court is approximately 250' from the nearest home. The existing court near the railroad tracks is approximately 350'.

Noise mitigation techniques include sound barriers attached to fencing, shrubs planted around the courts, installing softer surfacing, and requiring softer balls and paddles to be used by players. Sound barriers and shrubs result in an inability to see the court creating a security issue. Requiring the use of softer paddles and balls is likely to be met with resistance as most players prefer power paddles and faster balls.

The final approved plan includes 10 lighted pickleball courts, adding lighting to the existing tennis courts, a restroom building with shaded gathering area, the redevelopment of the soccer field and baseball field, a playground, half basketball court, a looped trail, improvements/expansion of the north and south parking lots, landscape improvements, detention basin and all amenities (e.g. fencing, nets, benches) in support of the redevelopment.

On April 21, 2025, the Village Board approved the final design and park elements for the redevelopment of Doogan Park. This includes 10 lighted pickleball courts, adding lighting to the existing tennis courts, a restroom building with shaded gathering area, the redevelopment of the soccer field and baseball field, a playground, half basketball court, a looped trail, improvements/expansion of the north and south parking lots, landscape improvements, detention basin and all amenities in support of the redevelopment.

The final plan includes the removal of the bocce ball courts and sledding hill, the addition of a detention basin and adding light for the two existing tennis courts. The removal of the bocce ball courts and sledding hill are pending approval by the State related to the OSLAD grant.

In the course of design work, CBBEL performed work above the scope of the proposal that was necessary to develop the project in a manner that meets all code and regulatory requirements. These costs are detailed in the attached Proposal Supplement #1 submitted by CBBEL and include tasks A, B, C and D

- A. Design and engineering for the parking lot lighting
- B. Stormwater Analysis

- C. Detailed design for drainage improvements for the watershed
- D. Design alternative cost estimates and coordination.

Included in the proposal is Task E for additional, optional design and engineering work based on the project's geotechnical report. The report indicates unsuitable soil under the proposed pickleball courts, parking lots and restroom/shelter building.

Estimated costs if geotechnical remediations are undertaken include \$211,000 for pickleball court underdrains, \$25,000 for an increased depth of stone in new areas of the parking lots and \$55,000 for 8' deep footings for the restroom building. These remediations are optional and can be bid as alternates in the final plans. If these remediations are not undertaken, the parking lot and pickleball courts would require maintenance similar to what the Village currently performs for parking lots and athletic courts. The restroom building could be impacted by settling. Additional geotechnical studies would need to be undertaken to specifically identify the impact to the restroom building.

Staff seeks approval to execute contract Amendment A and Change Order #1 for tasks A, B, C D and E in the proposed supplemental increasing the contract total by \$44,300 to a new not to exceed of \$282,790.

Trustee Leafblad had comments. (refer to audio)

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

Trustees Leafblad and Lawler had questions. (refer to audio)

Recreation and Parks Director Piattoni responded to their questions. (refer to audio)

President Dodge had comments. (refer to audio)

Village Attorney Walsh noted that the motion read stated "move to approve" and that since this item is before the Committee of the Whole, it should read "move to recommend to the Village Board. (refer to audio)

Trustee Milani made a motion to amend the motion on the floor to read "move to recommended to the Village Board". It was seconded by Trustee Katsenes. All were in favor. (refer to audio)

I move to recommend to the Village Board to approve and authorize the execution of Change Order #1 and Contract Addendum A to the original contract dated October 7, 2024 with Christopher B. Burke Engineering, LTD. of Rosemont, IL for design and engineering work for Doogan Park parking lot lighting, stormwater

analysis (watershed), detailed design (drainage improvements for watershed) and shelter/restroom design to increase the total not to exceed contract amount by \$44,300 to \$282,790 as outlined in the Proposal dated May 13, 2025;

AND

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

**A motion was made by Trustee Milani, 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 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and President Dodge

**Nay:** 0

**ADJOURNMENT: 7:55 P.M.**

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and President Dodge

**Nay:** 0

**2025-0466 Audio Recording for the May 19, 2025, Committee of the Whole Meeting**

**NO ACTION**

**/AS**

APPROVED: June 2, 2025

Respectfully Submitted,

/s/ Mary Ryan Norwell

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**Mary Ryan Norwell, Village Clerk**