

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, December 15, 2025

7:00 PM

Village Hall

## Board of Trustees

*Village President James V. Dodge, Jr.  
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

The meeting was called to order at 8:25 P.M.

**Present:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler and Village President Dodge Jr.

**Absent:** 1 - Trustee M. L. Leafblad

## VILLAGE CLERK'S OFFICE

### 2025-1024 Approval of the December 1, 2025, Regular Meeting Minutes

The Minutes of the Regular Meeting of December 1, 2025, were previously distributed to the members of the Board of Trustees. President Dodge asked if there were any corrections or additions to be made to said Minutes. There being no corrections or additions,

I move to approve the minutes of the Board of Trustees Meeting of December 1, 2025.

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and Village President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

### 2025-1025 Orland Park Area Chamber of Commerce - Monthly Update

Sarah Stasukewicz, CEO of the Orland Park Area Chamber of Commerce, provided an update regarding Chamber matters. (refer to audio)

President Dodge had comments. (refer to audio)

Discussion Only.

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

## ORDER OF ITEMS

Trustee Dodge entertained a motion to move item 2025-0321 Valvoline Instant Oil Change to be considered next. It was move by Trustee Katsenes and seconded by Trustee Lawler. All were in favor. (refer to audio)

### 2025-0321 Valvoline Instant Oil Change - 179th & Wolf Road - Development Petition for New Build-out

Project: Valvoline Instant Oil Change  
Legistar ID: 2025-0321

Project ID: DP-25-00558

Petitioner/Representative: Dan Elliott, Integrus Development

Address: 11320 179th Street

P.I.N.s: 27-31-202-019-0000

#### REQUESTED ACTIONS

The Petitioner is requesting the approvals below to construct a full-service oil change facility located at 11320 179th Street.

- A Special Use Permit for Motor Vehicle Services, per LDC Section 6-207.C.12.
- A Variance to allow the omission of the maintenance access path for the site detention basin, per LDC Section 6-305.8.b.4.
- Site Plan
- Landscape Plan
- Building Elevations

#### PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 commissioners, members of staff, members of the public, and the petitioners. Following the staff presentation, the commissioners discussed their support of the project and, outside of a few questions for clarification, did not have further items for discussion.

The Plan Commission reviewed the existing access drive between Aldi and the proposed Valvoline facility and found it to be adequate to serve both uses and provide shared internal circulation. The Commission also reviewed the petitioner's access and detention maintenance agreements with Aldi and found them acceptable, concluding that the proposed use is appropriate for the site and will not adversely affect the quality of life of nearby residents. In addition, Commissioners complimented the overall site design, including the proposed landscaping plan.

Overall, the project was unanimously recommended for approval by the Plan Commission 6-0 with the Staff Recommended Action. This item is now before the Board for consideration.

#### PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2025-0321, also known as Valvoline Instant Oil Change, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

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

The petitioner, Dan Elliot of Integrus Development addressed the Board regarding this matter. (refer to audio)

Trustee Milani had a question. (refer to audio)

Director Marciani and Mr. Elliot responded to Trustee Milani. (refer to audio)

President Dodge had a question. (refer to audio)

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

I move to approve the Plan Commission Recommended Action regarding Case Number 2025-0321, also known as Valvoline Instant Oil Change;

And

I move to adopt Ordinance 6082, entitled: ORDINANCE GRANTING A SPECIAL USE FOR MOTOR VEHICLE SERVICES AND A VARIANCE FOR DETENTION BASIN MAINTENANCE PATH (VALVOLINE INSTANT OIL CHANGE-11320 179TH STREET)

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and Village President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

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

Resident Joe Solek addressed the Board. (refer to audio)

## **ACCOUNTS PAYABLE**

### **2025-1000 Accounts Payable December 2, 2025, through December 15, 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 December 2, 2025, through December 15, 2025, in the amount of \$3,657,814.05

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and Village President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

## **CONSENT AGENDA**

### **Passed the Consent Agenda**

Trustee Katsenes requested that Item R.Estates at Ravinia Meadow - Ordinance Proposing the Establishment of a Special Service Area and Providing for a Public Hearing be removed from the Consent Agenda for a separate vote.

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and Village President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

### **2025-0999 Payroll for December 5, 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 December 5, 2025, in the amount of \$1,830,186.54.

### **2025-1004 Facility Air Handling System Cleaning - PD, RA and SportsPlex**

The Public Works Department has recently completed duct cleaning at several Village facilities including Public Works, Orland Park Health and Fitness Center (OPHFC), Village Hall, Civic Center, and the Franklin Loebe Center (FLC). To continue improving the overall cleanliness and efficiency of facility HVAC systems, the cleaning of the air handling systems at the Police Department (PD), Rec Admin (RA) and SportsPlex facilities is planned for 2026.

Public Works requested a proposal from Midwest Mechanical Group, Inc. ("Midwest Mechanical"), who participate in the Omnia Partners cooperative program (Contract #159053), to complete the cleaning of the air handling systems at the PD, RA, and SportsPlex. The scope of work includes the cleaning of all Air Handling Units including fresh air intake, filter chamber, coils, coil housings, fans and fan housing, all supply and return ductwork, grilles, vents, and diffusers. This scope expands on previous duct cleaning projects, which focused only the cleaning of a facility's ductwork.

A summary of the three (3) proposals submitted by Midwest Mechanical, which are based on Omnia Partners Contract #159053, is provided below:

Facility Air Handling System Cleaning Proposal Summary

Police Department: \$37,887.00

Rec Admin: \$23,023.00

SportsPlex: \$56,672.00

Total: \$117,582.00

Based on price and company qualifications, staff recommends approving the proposals from Midwest Mechanical Group, Inc. for \$117,582.00. A contingency is not requested for this project.

I move to approve participation in joint purchasing cooperative Omnia Partners pursuant to Contract #159053 and authorize the approval and execution of a vendor contract with Midwest Mechanical Group, Inc. for the Facility Air Handling System Cleaning at the Police Department, Rec Admin, and SportsPlex, based on Midwest Mechanical Group, Inc's proposals 2025072200, 2025072201, and 2025072202, all dated November 25, 2025, for a total not-to-exceed contract price of \$117,582.00;

AND

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

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

**2025-1005 Facility Water System Treatment Service Agreement (2026-2028)**

The Public Works Department currently maintains closed-loop water HVAC systems at seven (7) facilities: Sportsplex, the Police Department (PD), Village Hall, the Franklin Loebe Center (FLC), Rec Admin (RA), Civic Center, and the Main Pumping Station (MPS). In these systems, chilled water is generated and then piped throughout a building to other air handling units serving individual spaces or floors.

Water treatment is important for hot and cold closed-loop systems to prevent corrosion, protect against scale formation, and ensure efficient operation. Untreated systems can lead to water and energy waste, equipment degradation, and increased operational costs. To address these issues, Public Works initiated a one-year facility water treatment program in 2025, which has already led to system efficiencies and a decrease in maintenance issues.

Public Works believes a continuation of this program would be beneficial to the long-term performance of HVAC systems at the seven (7) aforementioned

facilities. Accordingly, Public Works requested a proposal from Midwest Mechanical Group, Inc. ("Midwest Mechanical"), who participate in the Omnia Partners cooperative program (Contract #159053), for a Facility Water System Treatment Service Agreement for 2026-2028. The scope of work includes quarterly water tests and treatments of hot and chilled water loops for 2026-2028, as well as an annual summary of the water treatment program including a summary of results and recommendations for future savings. A summary of the proposal submitted by Midwest Mechanical, which is based on Omnia Partners Contract #159053, is provided below:

Facility Water System Treatment Service Agreement

2026 Chiller Water Treatment: \$18,216.00

2027 Chiller Water Treatment: \$18,948.00

2028 Chiller Water Treatment: \$19,704.00

Total: \$56,868.00

Based on price and company qualifications, staff recommends approving the Facility Water System Treatment Service Agreement proposal for 2026-2028 from Midwest Mechanical Group, Inc. for a total of \$56,868.00. A contingency is not requested for this project.

I move to approve 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 a Facility Water System Treatment Service Agreement (2026-2028), based on Midwest Mechanical Group, Inc.'s proposal 2025120100 dated November 25, 2025, for \$18,216.00 in FY2026, \$18,948.00 in FY2027, and \$19,704.00 in FY2028, for a total not-to-exceed contract price of \$56,868.00;

AND

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

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

**2025-1008 Police Department, Main Pump Station, and Main Pump Station North Intake Building Fire Alarm System Upgrade Project**

Funding was budgeted in FY2026 for fire alarm system upgrades at the Police Department (PD), Main Pump Station (MPS), and Main Pump Station North Intake Building (MPSNI). The existing fire alarm systems at these facilities do not meet current fire alarm standards nor ADA mass notification requirements as noted by recent inspections by both Village-contracted inspectors and the Orland Fire Prevention District.

The scope of work for the project includes the replacement of all existing fire alarm devices and installation of a code-compliant mass notification system, smoke

detectors, pull stations, carbon monoxide detectors, and Notification Appliance Control (NAC) Panels. Also included in the scope is all electrical wiring needed to complete the upgrades, building permit drawings, and fire system programming/testing.

#### Cooperative Purchasing / Contracting Programs

The Village utilizes a variety of cooperative programs (e.g. Omnia, Sourcewell, HGACBuy, State of Illinois Joint Purchase Program) to obtain proposals for goods and services. While not always the chosen approach, cooperative purchasing simplifies the procurement and service process for public agencies by allowing them to purchase through existing contracts negotiated by other public agencies. In other words, cooperative purchasing contracts have already gone through a competitive solicitation, evaluation process and been awarded to a supplier. The benefits of cooperative purchasing for public agencies include reduced procurement costs, greater time efficiency and the ability to obtain value-add and higher-quality products and services at industry-leading pricing.

For further reference, additional information regarding cooperative purchasing has been included as supporting documentation.

#### Proposal

Dav-Com Electric, Inc. ("Dav-Com"), a participant in the joint purchasing program Omnia Affiliate Compliance Management Contract #02-139, submitted a proposal to complete the Police Department, MPS, and MPS North Intake Fire Alarm System Upgrade Project. Additional information about this Omnia contract is attached for reference. A summary of Dav-Com's proposal price is provided below:

#### Proposal Summary

Police Department Fire Alarm System Upgrade: \$307,500.00

Main Pump Station Fire Alarm System Upgrade: \$164,300.00

Main Pump Station North Intake Building Fire Alarm System Upgrade: \$88,300.00

Project Total: \$560,100.00

The proposal price provided by Dav-Com was reviewed by Omnia Affiliated Compliance Management against industry standard pricing of RS Means. This quality assurance ensures that pricing is fair and reasonable to other competitors' pricing. As such, based on the provided co-op proposal price and company qualifications, staff recommends approving the proposals from Dav-Com for a total of \$560,100.00. A contingency is not requested for this project.

This agenda item is being considered by the Committee of the Whole and the Village Board of Trustees on the same night.

I move to approve participation in joint purchasing cooperative Omnia Partners pursuant to Contract #02-139 and authorize the approval and execution of a



vendor contract with Dav-Com Electric, Inc. for the Police Department, MPS, and MPS North Intake Fire Alarm System Upgrade Project, based on Dav-Com Electric, Inc.'s proposals #25-167-05, #25-167-04 and #25-167-03, for a total not-to-exceed contract price of \$560,100.00;

AND

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

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

**2025-1009 Vermeer Stump Cutter - Purchase and Delivery**

One of the largest obstacles faced by the Public Works Department's Natural Resources and Facilities (NRF) Tree Crew is getting to tree stumps in difficult to access locations (i.e. pond shoreline, narrow easements, heavily forested areas). This type of work is currently completed by using equipment undersized for the task or by contracting the work out if the situation is deemed unsafe or impractical.

To address this issue, the Public Works Department investigated options and is requesting approval for the purchase of a Vermeer SC48TX Stump Cutter. Due to the narrow body and tracks that retract to thirty-five (35) inches wide (they also extend to forty-nine [49] inches for stability), this piece of equipment would allow staff to safely reach hard-to-access areas. To minimize jobsite cleanup, the stump cutter comes with a backfill blade to reduce the need to manually relocate wood chips once operations are complete.

In addition to operability, the SC48TX Stump Cutter offers safety options currently unavailable to NRF staff. The swing out control station helps protect the operator from thrown objects while providing optimal visibility, while the operator presence system allows the cutter wheel to automatically stop when the operator releases the hydraulic cutter wheel controls. Finally, Staff would be able to control the machine with a wireless remote control, allowing the operator to control the stump cutter from safe vantage point.

Staff is requesting approval to the utilize Sourcewell Contract #010925-VRM and award the purchase and delivery of one (1) SC48TX Stump Cutter to Vermeer Midwest of Aurora, IL for an amount not to exceed \$78,092.00. Funding was allocated for this stump cutter in the FY2026 Public Works budget.

It should be noted that the new Vermeer Stump Cutter will replace an existing Carlton 2400-4 Stump Grinder purchased in 2001. Because of its limited maneuverability and cutting power, the Carlton gets very little use and will be auctioned upon purchase of the new Vermeer equipment.

I move to approve participation in joint purchasing cooperative Sourcewell

pursuant to Contract #010925-VRM and authorize the approval and execution of a vendor contract with Vermeer Midwest of Aurora, IL for the purchase of one Vermeer SC48TX Stump Cutter per Quote Q-34974-5 dated November 24, 2025 for a total not to exceed contract price of \$78,092.00;

AND

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

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

**2025-1010 ITB 25-042 - Public Works Optimization Project - Bid Group 1 - Bid Rejection**

On October 22, 2025, the Village issued Invitation to Bid (ITB) 25-042 - Public Works Optimization Project - Bid Group 1, requesting bids from qualified general contractors for the construction of a new salt storage building and related items, including the relocation of an existing brine maker and tanks to the new salt building, paving of surrounding area to blend existing pavement to new salt building elevations, procurement of a backup generator, and associated utility work using Motor Fuel Tax (MFT) funds.

During the six (6) week bidding period, eighty (80) firms downloaded partial or complete bid packages. However, because this project is funded by MFT funds, it must comply with Illinois Department of Transportation (IDOT) bidding requirements. These requirements stipulate that both the Prime Contractor and all subcontractors must be IDOT pre-qualified, and the Prime Contractor must self-perform at least 51% of the work. These restrictions significantly limited the pool of prospective bidders, as reflected in the low attendance at the November 3, 2025, pre-bid meeting.

ITB 25-042 was opened on December 2, 2025, at which point no firms had submitted a bid.

Due to an insufficient number of bids received, staff recommends rejecting the ITB. Public Works staff will re-issue the solicitation shortly, with less stringent IDOT requirements, as permitted by IDOT, to expand the pool of eligible contractors and encourage greater participation.

I move to reject ITB 25-042 - Public Works Optimization Project - Bid Group 1.

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

**2025-0974 2026 First Aid Cabinet Supplies - Omnia Purchasing Cooperative**

Cintas Corporation has been the Village's preferred provider of first aid cabinet supplies since 2018, when the First Aid cabinets were installed in most Village facilities. Cintas provides these products via Omnia Contract R-BB-19002. This Omnia contract has been renewed several times, and is currently valid through October 31, 2027.

Staff is requesting to continue to use cooperative pricing offered by Cintas via Omnia Contract R-BB-19002 for the purchase and replenishment of first aid cabinet supplies.

I move to approve the waiver of the competitive bid process in favor of participation in a joint purchasing cooperative for the purchase of first aid cabinet supplies from Cintas Corporation through Omnia Contract R-BB-19002 in an amount not to exceed \$30,000.00 for 2026;

AND

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

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

**2025-0983 Police Department Generator Project**

The Police Department's existing 500kW diesel-powered backup generator was installed in 2006, and is capable of supplying the facility with sufficient energy to maintain normal operations during a power outage, including all critical hardwired systems such as HVAC, computers, and security systems. Although the generator has been maintained annually through a preventative maintenance program, it has reached the end of its twenty (20) year service life, and is scheduled for replacement in 2026.

The proposed 500kW, 3-Phase, 1,800-gallon diesel generator includes a five (5) year standard warranty and digital remote control panel. The generator will be located in the same position as the existing unit, and will be screened from view by the existing fence and housed within a sound-attenuating weatherproof enclosure. As a result, the new generator is expected to produce similar noise levels to the current unit during operation.

Additionally, the existing 1600A Automatic Transfer Switch (ATS) associated with the backup generator has also exceeded its service life. The ATS has caused several maintenance issues over the past several years, including a temporary shutdown of the Police Department in August 2025. An ATS is an electrical switch that automatically transfers power from the primary source (utility power) to a secondary source (backup generator) when a power outage or interruption is

detected. The new 7000 series transfer switch will be located inside the building's electrical room, adjacent to the uninterruptible power supply (UPS) that was installed in 2021.

These improvements will result in a more reliable, efficient, and safer backup electrical power system at the Police Department. The existing generator and transfer switch will be relocated to Public Works for auction once removed.

#### Cooperative Purchasing / Contracting Programs

The Village utilizes a variety of cooperative programs (e.g. Omnia, Sourcewell, HGACBuy, State of Illinois Joint Purchase Program) to obtain proposals for goods and services. While not always the chosen approach, cooperative purchasing simplifies the procurement and service process for public agencies by allowing them to purchase through existing contracts negotiated by other public agencies. In other words, cooperative purchasing contracts have already gone through a competitive solicitation, evaluation process and been awarded to a supplier. The benefits of cooperative purchasing for public agencies include reduced procurement costs, greater time efficiency and the ability to obtain value-add and higher-quality products and services at industry-leading pricing.

Dav-Com Electric, Inc. ("Dav-Com"), who also is familiar with the Police Department from previous projects and who participates in joint purchasing cooperative Omnia Partners Contract #02-139, submitted a proposal for the Police Department Generator Project in the amount of \$498,700.00. Due to the long lead time for the procurement of this equipment, approval for this request is being made as early as possible.

The proposal price provided by Dav-Com Electric, Inc. was reviewed by Omnia Affiliated Compliance Management against industry standard pricing of RS Means. This quality assurance ensures that pricing is fair and reasonable to other competitors' pricing.

As such, based on proposal pricing and company qualifications, staff recommends approving the proposal from Dav-Com Electric, Inc., for \$498,700.00. A contingency is not requested for this project.

This agenda item is being considered by the Committee of the Whole and the Village Board of Trustees on the same night.

I move to approve participation in joint purchasing cooperative Omnia pursuant to Contract #02-139 and authorize the approval and execution of a vendor contract with Dav-Com Electric, Inc. for the Police Department Generator Project, based on Dav-Com Electric, Inc.'s proposal #26-167-02 dated November 6, 2025 for a total not-to-exceed contract -price of \$498,700.00;

AND

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

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

**2025-0981 Police Department and Civic Center Flooring Project**

Guided by the 2022 "Facilities Condition Assessment," the Public Works Department has been working on carpeting replacement projects at various Village buildings, including the Civic Center, Orland Park Health and Fitness Center, FLC, SportsPlex, Public Works, Veteran's Center, and Village Hall. Public Works has worked with Midway Flooring, Inc., who participate in Sourcewell Contract #080819, on many of these flooring projects. On all accounts, the staff from Midway Flooring have provided excellent customer service and high quality installation services.

As such, Public Works requested proposals from Midway Flooring, Inc. to complete the replacement of the flooring at the Police Department and Civic Center Annex ("Police Department and Civic Center Flooring Project"). The submitted proposals are based on Sourcewell Contract #061323-SII. Plans showing the location of the flooring replacement areas are attached for reference and a summary of the proposal prices is provided below:

Proposal Summary

Police Department Flooring: \$273,303.45

Civic Center Annex Flooring: \$50,018.90

Total: \$323,322.35

Based on the provided co-op (Sourcewell) proposal prices and company qualifications, staff recommends approving proposals from Midway Flooring for a total of \$323,322.35. A contingency of \$20,000.00 is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the proposal was signed, for a total contract price not to exceed \$343,322.35.

This agenda item is being considered by the Committee of the Whole and the Village Board of Trustees on the same night.

I move to approve participation in joint purchasing cooperative Sourcewell pursuant to Contract #061323-SII and authorize the approval and execution of a vendor contract with Midway Flooring, Inc. for the Police Department and Civic Center Annex Flooring Project, based on Midway Flooring, Inc.'s proposals JE005154-001 and JE005500-001, both dated 11/04/2025, for a total of \$323,322.35 plus a \$20,000.00 contingency for a not-to-exceed contract price of \$343,322.35;

AND

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.

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

**2025-0979 2026 Facility Electrical Maintenance Support**

To assist the Public Works with facility electrical tasks that cannot be completed in a timely manner due to staff schedules and/or require an uncommonly high level of expertise, Public Works has coordinated with Dav-Com Electric, Inc. ("Dav-Com"), which participates in the Omnia Cooperative Purchasing program, on proposals for Facility Electrical Maintenance Support for 2026. The support work includes monthly maintenance at various Village of Orland Park sites approved by Natural Resources and Facilities Operation Manager. By all accounts, the staff from Dav-Com have provided excellent customer service and high-quality installation and maintenance support services on previous electrical projects. The Village has consistently increased the amount of routine electrical work contracted with Dav-Com, due to Dav-Com's professional service and ability to complete the work timely, freeing Village staff for other tasks.

The proposal submitted by Dav-Com is based on pricing from Omnia Affiliate Compliance Management Contract #02-139. A summary of the proposal prices is provided below:

Dav-Com Electric, Inc.  
2026 Total: \$160,000.00

Based on the provided co-op proposal prices, historical and projected work demands and company qualifications, staff recommends approving the proposals from Dav-Com for a total of \$160,000.00. A contingency is not requested.

I move to approve participation in joint purchasing cooperative Omnia pursuant to Contract #02-139 and authorize the approval and execution of a vendor contract with Dav-Com Electric, Inc for Facility Electrical Maintenance Support in 2026 based on Dav-Com Electric, Inc's proposal #25-167-01 dated October 30, 2025, for a total not-to-exceed contract price of \$160,000.00;

AND

Authorize the Village Manager to execute all related contracts subject to Village

Attorney review.

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

**2025-0978 2026 CPAC Slide Preventative Maintenance**

Implementing an annual preventative maintenance program for the seven (7) slides and one (1) play feature located at the Centennial Park Aquatic Center (CPAC) has been a long-term objective of the Public Works Department. In 2022, Public Works established an annual Slide Preventative Maintenance program, wherein the slide maintenance contractor completes preventative maintenance services on all slides prior to the start of the pool season.

Annual preventative maintenance on pool slides is key to extending the life of each slide and ensures ideal slide performance and safety for patrons. The preventative maintenance scope of work includes the repair of scratches on the slides, repainting metal surfaces, caulking joints, as well as the cleaning and waxing of the slide interiors.

In previous years, the Village has coordinated this work through the original slide manufacturer WhiteWater West Industries LTD ("WhiteWater"), who in turn subcontracted this work to Baynum Amusement Solutions ("Baynum"). This work was issued to WhiteWater West Industries LTD as a sole source due to meeting manufacture specifications.

In lieu of contracting this work through WhiteWater in 2025, Public Works acquired a proposal directly from Baynum as sole source proposal since they knew the manufacturer specifications, and it eliminates the markup from WhiteWater West Industries. This strategy worked successfully and resulted in a better final product.

Accordingly, Public Works requested a proposal from Baynum for one hundred twenty (120) hours of preventative maintenance services in 2026. A summary of the 2026 proposal from Baynum is provided below:

**Baynum Proposal Summary**

120 Hour Preventative Maintenance Package: \$70,350.00

As such, the Public Works Department is requesting approval of the proposal from Baynum Amusement Solutions for 2026 Slide Preventative Maintenance for an amount not to exceed \$70,350.00. A contingency is not requested for this service.

I move to approve the execution of a sole source vendor contract with Baynum Amusement Solutions for 2026 CPAC Slide Preventative Maintenance based on Baynum Amusement Solutions' proposal A-12902 dated October 3, 2025, for a total not-to-exceed contract price of \$70,350.00;

AND

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

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

**2025-0977 2026 Wildlife Management Program**

There are several nuisances associated with the presence of Canada geese in the suburban environment. For example, Canada geese tend to be present in flocks of a dozen or more, which deposit large amounts of manure on walkways and turf areas. Additionally, particularly during their nesting season, they can be aggressive in protecting their eggs and young goslings. In recent years, this has been a particular issue on the grounds of the Village Center campus and Centennial and Centennial West Parks.

According to the Illinois Department of Natural Resources (IDNR), damage caused by geese in Illinois has become significant, requiring new management strategies by State and Federal agencies to provide assistance in resolving the problems. As Canada geese are a federally protected bird under the Migratory Bird Treaty Act, care must be taken when performing any management of this species of bird. For example, contractors performing this type of work are required to be licensed Wildlife Control Operators and obtain a Class D Permit from the IDNR. Geese may be physically chased from a site by trained dogs, or a repellent can be applied to turf areas to deter them from establishing a pattern of use in a particular area.

In 2024 and 2025, the Village contracted with Wild Goose Chase, Inc. to provide Canada geese management services for the grounds surrounding the Village Center. After contacting several licensed contractors, Wild Goose Chase, Inc. was the only responsive company willing to provide a quote for this work. Staff from Wild Goose Chase, Inc. were highly professional, provided excellent customer service, and were able to successfully deter Canada geese from the Village Center through a combination of harassment (usually with trained dogs), egg depredation, and goose repellent. With the success of this program, and as Canada geese have also burdened Centennial and Centennial West Parks with large populations and associated nuisances, the Village budgeted to expand the Canada geese management program to include these areas as well in 2025 and 2026.

As such, Public Works requested proposals from Wild Goose Chase, Inc. to provide Canada geese management services at the Village Center, Centennial Park, and Centennial West Park in 2026. A summary of the proposal costs for these services is provided below:

2026 Wildlife Management Services



Centennial/Centennial West: \$36,660.00  
Village Center: \$15,445.00  
Total: \$52,105.00

I move to approve the waiver of the competitive bid process in favor of approving the execution of a sole source vendor contract with Wild Goose Chase, Inc., of Chicago Ridge, IL, for the 2026 Wildlife Management Program at the Village Center, Centennial Park, and Centennial West Park, based on Wild Goose Chase, Inc's proposals dated October 3, 2025, for a total not-to-exceed contract price of \$52,105.00;

AND

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

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

#### **2025-0976 2026 Park Pavilion Purchase**

The FY2026 Public Works Department budget includes funding for the purchase and installation of park pavilions at Evergreen View, Eagle Ridge III, Doogan, and Schussler Parks. Pavilions provide a place in the shade for residents to congregate, watch their children play, or enjoy lunch. Park pavilions are typically located in close proximity to a playground. The Village currently maintains fifty-six (56) pavilions located throughout the Parks system.

Per the "2023 Parks Assessment", the replacements of an existing 24' x 48' pavilion at Evergreen View Park and a 20' x 20' pavilion at Eagle Ridge III Parks are scheduled for installation in 2026. Public Works currently has one (1) 20' x 20' pavilion on hand from the rejection of a proposed pavilion by the Recreation Advisory Board at Crystal Creek Park. The purchase of the 20' x 20' Doogan Park pavilion was completed in 2025, but not installed due to a delay in the start of the Doogan Park redevelopment project, while the 24' x 48' Schussler Park pavilion is a new structure that will be installed as a part of the Schussler Park Inclusive Playground (RFP 25-085) project.

As such, Public Works is currently in possession of two (2) 20' x 20' pavilions but needs to purchase two (2) 24' x 48' pavilions for Schussler and Evergreen View Parks.

Over the past five (5) years, park pavilions have been purchased via the GoodBuy Purchasing Cooperative, which provides a 10% discount on material costs. To avoid potential increases in pavilion costs (which have increased 35% since 2021 due to rising steel prices) and to accommodate long lead times (currently 5-6 months), the Public Works Department is requesting approval to purchase the pavilions prior to final park location approval from the RAB. This same approach

has been taken for all pavilions purchased since 2021.

#### Proposal

A co-op proposal for the pavilions described above was provided by Parkreation Inc, of Prospect Heights, IL, who is the local vendor for ICON Shelters. Pricing of the pavilions is based according to Good Buy 25-26 9B000. The proposal cost includes all materials and delivery costs. The total proposal cost is \$114,310.00. Once delivered, staff from the Public Works' Department Natural Resources and Facilities Division will complete all necessary site work and install the pavilions at Evergreen View, Eagle Ridge III, and Doogan Parks. The Schussler Park pavilion will be provided to the selected contractor for installation.

Staff recommends awarding the purchase and delivery of two (2) 24' x 48' park pavilions as described above to Parkreation Inc, of Prospect Heights, IL via the Good Buy 25-26 9B000 for a total cost not to exceed \$114,310.00.

I move to approve participation in a joint purchasing cooperative and authorizing the approval and execution of a vendor contract for the purchase and delivery of two (2) ICON park pavilions from Parkreation Inc, of Prospect Heights, IL via Good Buy 24-25 9B000 Addendum # 2 for a total not-to-exceed contract price of \$114,310.00;

AND

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

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

#### **2025-0975 2026 Office and Janitorial Supply Purchases**

In 2017, the Board approved entering into a contract with Warehouse Direct of Des Plaines, Illinois, for the purchase of janitorial (domestic) supplies through the National Intergovernmental Purchasing Alliance Cooperative (National IPA). The Village currently purchases domestic supplies from Warehouse Direct under a cooperative contract. According to ILCS 525/2 from CH. 85, pr. 1602 Sec. 2 (a), any governmental unit may purchase personal property, supplies, and services jointly with one or more other governmental units. All such joint purchases shall be by competitive bids as provided in Section 4 of this Act (Source: P.A. 87-960).

Warehouse Direct has been the Village's preferred provider of office and janitorial supplies for many years. Most recently, the Suburban Purchasing Cooperative (SPC) has awarded a combined Office Supplies & Janitorial Supplies Contract (#189) by piggybacking onto the National Cooperative Purchasing Alliance (NCPA) agreement with American Office Products Distributors (AOPD). The contract is effective through May 31, 2027. Warehouse Direct is a local dealer for AOPD and has been a valued vendor for the SPC for over ten (10) years.

Staff is requesting to continue to use cooperative pricing offered by Warehouse Direct for the purchase of domestic and janitorial supplies.

I move to approve participation in a joint purchasing cooperative for the purchase of office supplies and janitorial supplies from Warehouse Direct of Des Plaines, Illinois, through the Suburban Purchasing Cooperative Office Supplies & Janitorial Supplies Contract #189 in an amount not to exceed \$85,000.00 for 2026;

AND

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

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

**2025-1002 Resolution Approving the Orland Park Police Department's ("OPPD") Patrol Cruise Lights Pilot Program by Activating Steady Blue and Red Cruise Lights on Marked Police Vehicles to Increase Visibility and Deter Crime.**

The Orland Park Police Department's ("OPPD") is proposing to implement a Patrol Cruise Lights Pilot Program, which would activate steady blue and red cruise lights on marked police vehicles during routine patrol. The objective of the pilot program is to increase officer visibility, enhance public safety, and deter criminal activity through highly visible law enforcement presence.

Over the past year, the Village has received numerous comments from residents expressing a desire for increased police visibility throughout the community. Research has consistently shown that a visible law enforcement presence serves as a significant deterrent to criminal behavior. This is supported by the Routine Activity Theory, which notes that the presence of a "capable guardian"-in this case police patrols reduce opportunities for crime.

Several police departments across the country, including those in Williamson County (IL), Wilmington (NC), Miami (FL), Kansas City (MO), and Worcester (MA), have adopted steady cruise light programs as part of their proactive public safety strategies. These jurisdictions have reported measurable reductions in offenses such as burglaries, vehicle thefts, and other opportunistic crimes.

Additionally, an evaluation from BetaGov, part of NYU's Marron Institute of Urban Management, found that steady cruise lights demonstrate a deterrent effect, particularly for property-related crimes. These findings support the value of high-visibility policing through simple, low-cost measures.

Currently, marked OPPD vehicles are already equipped with the necessary steady blue and red cruise light technology. Therefore, implementing a pilot program does not require additional capital investment.

The proposed pilot program would authorize officers to activate steady blue and red cruise lights on marked vehicles during routine patrol activities. These lights are not emergency response lights; rather, they serve as a method of increasing visibility without requiring sirens or emergency-level illumination.

The program will specifically exclude the use of steady cruise lights during:

- Emergency response
- Traffic stops
- Tactical or undercover operations
- Situations in which officer visibility could compromise safety

Before initiation of the pilot program, OPPD will conduct public education awareness efforts through social media, press releases, the Village's website, community presentations, and providing FAQs. The aim is to ensure the public understands the purpose of steady lights and does not confuse them with emergency responses.

At the conclusion of the pilot period, OPPD will evaluate the program and present comprehensive assessment to the Village Board and recommendation regarding permanent implementation or discontinuation of the program.

I move to pass Resolution 2572, entitled: RESOLUTION APPROVING THE ORLAND PARK POLICE DEPARTMENT'S ("OPPD") PATROL CRUISE LIGHTS PILOT PROGRAM BY ACTIVATING STEADY BLUE AND RED CRUISE LIGHTS ON MARKED POLICE VEHICLES TO INCREASE VISIBILITY AND DETER CRIME.

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

#### **2025-0996 Cybersecurity Audit Change Request**

The Board approved a cybersecurity audit of the main network and applications for the Village to be preformed by Sentinel/Fortis at the June 16, 2025 Board meeting. The auditing process, which is well underway, identified an isolated system that was not included in the initial scope of work that should be evaluated to ensure a complete audit. Therefore, staff requests a change order to add additional cybersecurity auditing change request to add additional cybersecurity auditing of systems that were not included in the original scope of work.

I move to approve a change order to the cybersecurity audit contract signed August 8, 2025 between the Village of Orland Park and Sentinel/Fortis in the amount \$41,302.00 for a new not-to-exceed amount of \$64,716.40;

AND

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

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

**2025-1011 Maintenance Equipment, Supplies, Services, and Inventory Management Solutions with Genuine Parts Company/NAPA Integrated Business Solutions - Contract Extension**

On May 18, 2020, the Village Board approved the proposal from Genuine Parts Company/NAPA Integrated Business Solutions (IBS).

On December 16, 2024, the acting Village Manager approved the Third Amendment to the Integrated Supply Agreement which extended the contract an additional year until December 29, 2025.

NAPA-IBS is responsible for fleet related maintenance equipment, supplies, services, and inventory management solutions. Their integrated business solutions have reduced staff purchasing time and reduced administrative costs by streamlining procurement and accounts payable.

The in-house NAPA store stocks a monthly average of \$155,000.00 in parts. The inventory is owned and managed by NAPA-IBS, alleviating the Village of any carrying costs for low turn, obsolete, or unused parts.

In addition to automotive and light, medium, and heavy duty parts, NAPA-IBS is also the Village's vendor for bulk oil and other lubricants/chemicals; tools and equipment; automotive accessories; paint and refinishing supplies; tires; maintenance, repair and overhaul products; office supplies; and safety supplies.

Public Works staff recommends amending the current contract with Genuine Parts Company/NAPA Integrated Business Solutions for inventory management and procurement services to add the Fourth Amendment of a two (2) year extension. The contract terms and conditions and staff billing rates are the same as in the original 2020 contract.

I move to approve and authorize the execution of Change Order #3 and Amendment Number Four (4) to the Integrated Supply Agreement with Genuine Parts Company/NAPA Integrated Business Solutions Agreement, contract #20240051, dated May 18, 2020, for Maintenance Equipment, Supplies, Services, and Inventory Management Solutions services to adopt the NAPA/Sourcwell agreement #090624-GPC dated December 26, 2024 and to extend the terms of the contract for two (2) years for 2026 and 2027;

AND

Authorize the Village Manager to execute all related documents and change orders subject to Village Attorney review.

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

**2025-1027 Ravinia Avenue Extension Wetland Mitigation Credit Purchase**

The construction of the proposed Ravinia Avenue extension will impact 0.25 acres of wetland. Per the Watershed Management Ordinance, if no practicable alternative to avoid wetland impacts exist, standard isolated wetlands must be mitigated a minimum ratio of one-and-one-half acre of creation for each acre impacted (1.5:1). Thus, the Ravinia Avenue extension will require 0.38 acres of mitigation. The mitigation can be completed by paying an established wetland bank for mitigation credits.

At this time, there is a significant shortage of available credits. There are none available in Cook County or Will County. The Village's engineering consultant for the Ravinia Avenue extension, V3 Companies, was able to find mitigation credits available at Prairie Stream Wetland Mitigation Bank in Lake County at a price of \$160,000 per acre. Since 0.38 acres are required, the Village would be required to pay \$60,800 to the bank.

I move to approve entering into an agreement with Prairie Stream Wetland Mitigation Bank for the wetland mitigation related to the proposed Ravinia Avenue extension by purchasing 0.38 credits at a total cost of \$60,800;

AND,

Move to authorize the payment to the Prairie Stream Wetland Mitigation Bank

AND,

Move to authorize the Village Manager to execute all contracts or agreements, subject to Village attorney review.

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

**2025-0997 RFP #25-064 Centennial Park Ballfield 1 - 5 Dugouts Design Engineering Services**

RFP #25-064 was issued on October 31, 2025 requesting proposals from qualified firms for design and engineering services for dugout improvements to Centennial Park Baseball Fields 1 - 5. The Scope of Work (attached) includes design and engineering for the replacement of existing retaining walls located in and around the dugouts, replacement of sideline fencing, and the addition of new shade structures for all dugouts.

Centennial Park dugouts on field 1 - 5 are the original dugouts constructed in 1992. The dugouts do not have shade coverings, are undersized and experience flooding with moderate rain. Additionally, the 8" x 8" timber retaining walls in some dugouts have shifted and begun to lean inward indicating structural movement and loss of stability. The timbers appear weathered, and the loss of vertical alignment

suggests the retaining system has weakened and should be replaced.

Five proposals, detailed in the Compliance Summary (attached) range from \$45,900 to \$168,755.

Staff recommend awarding RFP #25-064 to the lowest cost qualified firm, Farnsworth Group Inc. (proposal attached), at a cost of \$43,255 plus 15% contingency of \$6,488.25 for unforeseen circumstances that may arise for a total not to exceed \$49,743.25.

References provided positive feedback regarding the quality of their work, responsiveness, and professionalism. The Farnsworth Group is currently satisfactorily performing engineering and consulting services for the Public Works Department.

I move to approve and authorize the execution of a Professional Services Agreement between the Village of Orland Park and Farnsworth Group for RFP #25-064 Centennial Park Design Engineering Services in the amount of \$43,255, plus a 15% contingency of \$6,488.25 for a total not to exceed contract amount of \$49,743.25 for Centennial Park Dugouts Design Engineering Services as outlined in the proposal dated November 17, 2025;

AND

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.

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

**2025-0994 RFP #25-066 Sportsplex Fitness Equipment Maintenance**

RFP #25-066 (attached) was issued on November 4, 2025 requesting proposals from qualified firms to provide fitness equipment maintenance services on all Sportsplex fitness equipment consistent with the Scope of Work (attached) for 2026, 2027 and 2028. This includes performing preventative maintenance twice per year. The RFP includes years 2029 and 2030 as optional renewal years at the Village's sole discretion.

Sportsplex fitness equipment, under contract 20250122 (attached) is currently maintained on an as-needed basis by the Fitness Connection. This includes twice per year preventative maintenance services at \$9,000/yr., labor at \$90/hr. and travel at \$70 per trip. Parts are an additional cost.

The Fitness Connection (TFC) of Elgin, Illinois was the only proposer that responded to the RFP.

The proposal (attached) includes twice yearly preventative maintenance at \$12,000 per year for 2026, 2027, 2028 and the optional years of 2029 and 2030. Repair costs include labor at \$120/hr. and travel rate of \$80 per call job. Parts needed for repairs are in addition to labor, travel and preventative maintenance costs.

The Fitness Connection has provided preventative maintenance and repair services for Sportsplex fitness equipment since 2022. Staff have found the company to be highly responsive to service requests, consistently using quality parts and experienced technicians. Their reliable work has minimized equipment downtime and helped prevent disruptions to Sportsplex members.

Additionally, the Fitness Connection has provided preventative maintenance and repair services at the Orland Park Health & Fitness Center (OPHFC) since 2020. This includes twice per year preventative maintenance at a cost of \$4,700 per year. Labor is charged at \$120/hr., travel is \$80 per job, parts are an additional cost. The OPHFC staff have found TFC to be responsive, skilled and reliable in maintaining Center fitness equipment.

Staff recommend awarding RFP #25-066 to the Fitness Connection at a yearly cost of \$12,000 for twice per year preventative maintenance, and repair services at \$120/hr. plus a \$80 per job travel rate for 2026, 2027 and 2028. Optional years that may be renewed at the Village's sole discretion, for 2029 and 2030, include the same costs of \$12,000 for twice per year preventative maintenance, and repair services at \$120/hr. plus a \$80 per job travel rate. Parts will be charged at an additional expense.

I move to authorize the execution of a Professional Services Agreement between the Village of Orland Park and the Fitness Connection Co. of Elgin, Illinois for RFP #25-066, for the repair of Sportsplex fitness equipment at an hourly labor rate of \$120/hr., plus travel at \$80 per job, and twice per year preventative maintenance, at a not to exceed cost of \$12,000 per year for years, 2026, 2027, 2028, plus the costs of parts, labor and travel and at the Village's sole discretion to renew for the optional years 2029 and 2030 at the same terms,

AND

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

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



**2025-1003 Humphrey House Fire Alarm System**

The John Humphrey House is a historic house museum built in 1881. The Village assumed ownership of the property in 2021 following the dissolution of the Orland Park Historical Society. The existing fire alarm system is antiquated, has reached the end of its practical service life, and is not suitable to protect the structure. The current fire panel is a conventional (two-zone) system that lacks the communication capability needed for modern addressable devices and does not meet the needs for a renovated public house museum.

During the renovation process, significant deficiencies with the existing fire alarm were identified. The system consists of basic two-conductor cabling staples and routed throughout the home with inconsistent pathways, and portions have been compromised by building conditions, including rodent activity that has damaged wiring. These conditions increase the likelihood of false troubles, loss of alarm communication, and unreliable operation, making it impractical to maintain the system.

The renovation plans also include the installation of new smoke and carbon monoxide detection devices that are not compatible with the existing conventional panel. Replacing the system will provide a code-compliant, addressable fire alarm system capable of supporting the new devices and providing improved reliability, diagnostics and device-level reporting.

As part of the renovation, select lath and plaster wall sections have been opened to address legacy cloth wiring and bring the home's electrical infrastructure up to current code requirements. With wall cavities and studs temporarily exposed, this is the most efficient and least invasive window to install the compliant fire alarm wiring and conduit necessary to support the replacement system. Completing this work now avoids the likelihood of reopening newly restored lath and plaster surfaces later, which would add cost, extend the construction schedule, and increase disruption to the historic structure.

Staff obtained a proposal (attached) from Affiliated Customer Service, Inc. to replace the fire alarm system in the amount of \$36,975. Staff is requesting Board approval to waive the competitive bid process and authorize a sole source contract to maintain schedule-critical coordination with the ongoing renovation and electrical work. Delaying procurement to complete a competitive process would add timing risk and could require restoring and then re-opening finished surfaces to complete life-safety work. Approving this request allows the contractor to mobilize in alignment with the current sequencing, reduces duplicate labor, and supports a more efficient and cost-effective renovation. Staff have reviewed the proposal and find the pricing consistent with similar fire alarm system work previously performed for the Village.

I move to approve the waiver of the competitive bid process and authorize the

approval and execution of a sole source vendor contract with Affiliated Customer Service, Inc. for Fire Alarm System replacement of hardware per proposal 25T2585KF in an amount not to exceed \$36,975.

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

#### **2025-0951 Parking Fare Terminals - Annual Maintenance and Monitoring**

In 2007, the Village of Orland Park purchased 14 Parking Fare Terminals from Total Parking Solutions, Inc. (TPS) for the Village's three Metra commuter parking lots. Commuters have the option of purchasing quarterly permits or paying for daily parking using either the parking meters or the Passport Parking mobile phone app.

On March 6, 2023, the Village Board approved a three (3) year contract (2023 - 2025) for annual maintenance (Service and Maintenance Contract for Parking Terminals) and system monitoring (Flowbird WebOffice Monitoring Contract for Multi-Space Parking Terminals) by TPS that is due to expire on 12/31/2025.

Total Parking Solutions is a sole-source vendor, as the parking terminals were originally purchased from TPS and their proprietary software is required to service and support the commuter parking meters. Maintaining our partnership with Total Parking Solutions ensures operational continuity and consistent management of the Parking Terminals.

I move to approve the waiver of the competitive bid process in favor of a sole source agreement and authorize the approval and execution of a one (1) year vendor contract with Total Parking Solutions, Inc. for annual service and maintenance for parking terminals in an amount not to exceed \$19,320.00, and for Flowbird WebOffice Monitoring for multi-space parking terminals in an amount not to exceed \$10,920.00, effective January 1, 2026 through December 31, 2026.

AND

I move to authorize the Village Manager to execute the necessary contracts and documents subject to Village Attorney review.

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

#### **2025-0993 Financial Operations and Auditing Preparation Services**

The Finance Department has been diligently working on audit preparation and is now current with its annual audit requirements. In December 2024, the Board approved entering into a contract with Robert Grogan of Middle America Government Consulting, Inc. (MAGC), who specializes in financial operations and audit preparation services. Bob has assisted the Village by reconciling general ledger accounts, providing accounting support for the 2022, 2023 and 2024 audits, and responding to inquiries from the external auditing firm, Sikich.

Bob's extensive qualifications and deep familiarity with the Village's processes and systems make him a valuable asset in efficiently completing the 2022, 2023 and 2024 audits and bringing the Village into compliance. Retaining his services will help prevent further delays and ensure continuity, given the critical institutional knowledge he brings to the process which makes him a sole source vendor.

The Village currently has a Professional Services contract with Middle America Government, set to expire on December 31, 2025. To maintain progress on the audit, Finance would like to waive the competitive bid process and enter into a new Professional Services contract with Middle America Government. The new contract would take effect on January 1, 2026, and expire on December 31, 2026. Bob's current pay rate is \$104.00 per hour for up to 40 hours per week, with an overtime rate of \$156.00 per hour for any hours worked beyond 40. His weekly hours typically range between 10 and 40 hours.

I move to approve the waiver of the competitive bid process in favor of entry into a sole source agreement and authorize the execution of a Professional Services contract between the Village of Orland Park and Middle America Government Consulting, Inc. (MAGC) for auditing preparation services as outlined in his quote dated December 15, 2025, at a pay rate of \$104.00 per hour up to 40 hours per week and an overtime rate of \$156.00 per hour for any hours worked beyond 40, for a total not to exceed contract price of \$108,160.00;

AND

Authorize the Village Manager to execute said agreement, subject to Village Attorney review.

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

#### **2025-1001 Utility Bill Data Processing, Printing, and Mailing Services**

On April 19, 2021, the Village Board approved a contract with InfoSend, Inc., through December 31, 2023, utilizing a Joint Purchasing Agreement with the City of Quincy. The Village subsequently extended the contract for an additional two years, establishing a new expiration date of December 31, 2025.

The Village bills approximately 11,000 customers each month, with 1-2 billing runs per month. The Village recently developed and is currently implementing a new water billing system through Tyler Munis, which required modifications to bill formats to support the creation, printing, mailing, and processing of updated billing statements for residents. We are still in the soft launch phase to verify that all components are processing correctly in the system; if issues arise, additional updates from the vendor may be necessary to address system challenges.

To ensure a seamless transition to the new database, the Village's current vendor was required to update its systems and billing notices to align with the new

process and maintain operational continuity. These integrations are specific to the Village's new billing structure, making the current vendor uniquely positioned to provide the services needed without disrupting operations.

InfoSend, Inc. has consistently provided high-quality service, and staff recommends entering into a new three (3)-year Professional Services Agreement.

Pricing for 2026 (annual rates are per IL CPI)

Current contract costs include the following:

- \$251.00 total in monthly fees (Data Security infrastructure \$51.00 Surcharge, Print Image Archive API \$100.00 support fee, Remit Tracking \$100.00 support fee)
- Document Production Summary: \$.1613 per document
- Data Processing fee: \$0.0142 per document
- Printing and Mailing Service: \$0.065 per page
- Address updates (NCOA / ACS): \$.36
- Insert Services: \$.01 - \$.015 per insert
- US postage: pass-through cost

Additional costs are required for 4 color printing and Optional Document Services, when utilized. Costs to print billing stock, outgoing envelopes, and return envelopes at rates between \$0.0197 and \$0.20.

I move to approve the waiver of the competitive bid process to authorize the approval and execution of a sole source vendor contract with InfoSend for Utility Bill Data Processing, Printing, and Mailing Services for a three (3) year term, January 1, 2026 - December 31, 2028 at a rate per their proposal for a not to exceed amount of \$20,000.00 for outsourcing and \$75,000.00 for postage for FY 2026 and Board approved budgeted amounts for years 2027 and 2028.

AND

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

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

**2025-1041 Cellebrite DI Ltd. - Law Enforcement User Agreement for Cellebrite Users**

The Orland Park Police Department would like to enter into a renewal agreement with Cellebrite to provide the police department with Inseyets, Universal Forensic Extraction Device (UFED) and Physical Analyzer software/hardware. The software/hardware allows police officers access to a complete end-to-end Investigative Digital Intelligence (DI) Platform that provides the ability to collect and review, analyze, and manage a range of digital evidence sources, including mobile phones, computers, cloud-based evidence, and open-source information.

Cellebrite also offers training for police officers to optimize the use of Cellebrite solutions during an investigation.

The use of the Cellebrite products benefits the police department and community that we serve by allowing police officers to conduct investigations involving digital evidence more quickly and efficiently. It protects both by ensuring that evidence is collected in a forensically sound, defensible and court admissible manner. These provide a quick turn around on digital evidence processing, which in turn would prevent additional victimization of the community. Lastly, using this technology reduces liability risks by ensuring that the evidence is collected and stored properly and keeps our agency at the forefront of digital evidence collection and processing.

I move to approve the waiver of the competitive bid process and authorize the approval and execution of a sole source subscription agreement between the Village of Orland Park and Cellebrite Inc. for Inseyets services for FY2026 at a not-to-exceed cost of \$33,300.00.

And

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

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

**2025-1038 Christopher B. Burke Engineering, LTD Change Order #3 and Contract Amendment C**

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 for the redevelopment of Doogan Park at a not to exceed amount of \$238,490.

On May 19, 2025, the Village Board approved Change Order #1 and Contract Amendment A to provide additional design and engineering for lighting, stormwater analysis, watershed drainage improvements and shelter and restroom design for a total not to exceed \$282,790 and to extend the contract deadline from June 30, 2025 to December 27, 2025.

On August 11, change order #2 and Contract Amendment B were executed for additional design work due to changes in the scope of the project for a total not to exceed \$322,030.

As a part of the Village review and approval process, all code and landscape requirements must be met prior to the issuance of a permit by the Village and MWRD.

In a recent review by Hey & Associates, the Doogan Park redevelopment

landscaping was found to deficient in landscape islands, and the naturalized buffer for the stormwater management area does not meet Village code. Additionally, the grading within the setback area does not provide the required maintenance access or slopes as defined in the code.

Corner islands were planned in the scope reduction to minimize changes to the original north parking lot design. In the review by Hey & Associates, it was learned corner islands are not permitted necessitating design and engineering changes.

Further, the stormwater management area landscape will include all native vegetation, the naturalized buffer will extend at least 15' beyond the high-water level, and the required maintenance access and slopes will be provided as required by Section 6-305.D.8.b.4 of the Land Development Code

The attached proposal for \$16,990 from Christopher B. Burke Engineering, LTD, is to perform design and engineering services, as outlined in the proposal, to address code deficiencies.

Staff seek approval to execute contract Amendment C and Change Order #3 increasing the contract total by \$16,990 for a new not to exceed of \$339,020, and to extend the contract deadline to February 28, 2026.

Staff expect to issue bid documents shortly after this design work is completed, reviewed and approved in anticipation of breaking ground in the spring of 2026.

I move to approve and authorize the execution of Change Order #3 and Contract Addendum C to the original contract dated October 7, 2024, amended May 19, 2025 and August 11, 2025 with Christopher B. Burke Engineering, LTD. of Rosemont, IL for design and engineering work for Doogan Park north parking lot, and landscaping to increase the total not to exceed contract amount by \$16,990 to \$339,020 as outlined in the Proposal dated December 10, 2025 and to extend the contract deadline to February 28, 2026.

And,

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

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

**2025-0919 Estates at Ravinia Meadow - Ordinance Proposing the Establishment of a Special Service Area and Providing for a Public Hearing**

On October 6, 2025, the Village Board of Trustees approved an Amendment to a Special Use Permit for a Planned Development with Modifications from the Land Development Code; a Special Use Permit for Disturbance of a Non-Tidal

Wetland; Site Plan, Landscape Plan, Elevations, and Subdivision for Estates at Ravinia Meadow located at 16100 Ravinia Avenue.

The subdivision consists of 129 detached single family homes on an approximate 72-acre site. The property is located in the R-3 Residential Zoning District.

#### Special Service Area

As a condition of approval of the Estates at Ravinia Meadow subdivision, the establishment of a Special Service Area (SSA) is required to guarantee the long-term maintenance of the stormwater detention and management facilities, retaining walls, multi-use paths, fences and monument sign. If activated, the proposed SSA will provide the Village with the necessary resources to assume maintenance duties, in the event the stormwater detention and management facilities, retaining walls, multi-use paths, fences and monument sign are not maintained. An SSA allows the Village to levy an additional tax to assist with financing costs for such maintenance, repair, and/or replacement.

In accordance with State statute, the attached ordinance is structured to announce a public hearing to take place at the Village Board meeting scheduled for January 19, 2026. It is also anticipated that the Ordinance Establishing the SSA will be brought forward to the January 19, 2026 meeting. A public hearing notice will be published around December 22, 2025, within the 15- to 30-day time period required prior to the public hearing, to inform the public of the upcoming public hearing. The taxpayer of record notices will also be mailed on the same day.

The 72.56-acre property is owned by Pulte Home Company, LLC who has provided the Village with a signed agreement allowing the 60-day waiting period to be waived. The 60-day waiting and public comment period has been waived for the establishment of this SSA.

This Ordinance is now before the Village Board for consideration.

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

Director of Development Services Steve Marciani, Village Manager Koczwara and Village Attorney Mike Stillman responded to Trustee Katsenes. (refer to audio)

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

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

Trustee Milani had questions. (refer to audio)

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

Director Marciani had comments. (refer to audio)

I move to adopt Ordinance 6083, entitled: AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE AREA NUMBER 13 IN THE VILLAGE OF ORLAND PARK, AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH.

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and Village President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

## **PUBLIC SAFETY**

### **2025-1042 Cook County Memorandum of Agreement - Everbridge Mass Notification**

Currently, the Village utilizes CodeRed as its high-speed voice communication service for emergency notifications. The annual cost for the CodeRed service is \$24,255.00. Village Staff recommends transitioning from CodeRed to Everbridge for mass notification. Everbridge, a leader in unified critical communications, will be utilized to keep the Orland Park community safe and informed with quick and reliable emergency notifications and public service announcements. The Cook County Department of Emergency Management and Regional Security has purchased Everbridge Mass Notification for each municipality in Cook County to use, for free. As part of the attached Memorandum of Agreement, the Village will get two systems, one for public notifications and one for internal notifications for all Orland Park employees. The Village will transition to Everbridge in 2026, marketing it as "OP ALERTS", in order to enhance communications during emergencies, critical events, public advisories, and general news from the Village.

A workgroup consisting of the Police Department, Information Technology, Communications and Marketing, the Village Manager's Office, and the Mayor's Office will expedite the transition to Everbridge considering the recent cyber-attack on the OnSolve CodeRED platform. The incident forced Crisis24, the provider behind CodeRED, to shut down its legacy environment and rebuild the system in a new, isolated infrastructure. The attack damaged the older platform, which supported alerts for weather events, public safety threats, and other urgent situations. Crisis24 says the breach affected only the CodeRED environment. While the investigation confirmed that data was stolen, the company reported no evidence that the information had been posted online.

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



Village Manager George Koczwara and IT Director Tad Spencer responded to Trustee Katsenes. (refer to audio)

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

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

Mayor Dodge had comments. (refer to audio)

I move to approve the Memorandum of Agreement by the County of Cook, through its Department of Emergency Management and Regional Security, and the Village of Orland Park, for the provision of countywide alert and mass notification services;

AND

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

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and Village President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

## DEVELOPMENT SERVICES

### **2025-1019 Ordinance for Eminent Domain of a portion of 9805 159th Street - Chermak Property**

The Village of Orland Park has been working with the property owner at 9801 W. 159th Street to acquire a portion of property necessary to connect the Ravinia Avenue extension to LaGrange Road. The Village has previously acquired the right-of-way necessary to connect to LaGrange Road through the former Petey's property. Given the retail development that is seeking entitlements at the SWC of 159th and LaGrange Road, it is important to secure this right-of-way in order to help mitigate the traffic impacts of this development.

The Village has been in negotiations with the property owner, but has not been able to come to an agreement. After repeated attempts, to negotiate with the property owner, the Village is no closer to obtaining the right-of-way. The Village Board has pursued a very restrictive policy of using eminent domain only when it is "clearly necessary" to do so.

The Village is now requesting that the Village Board of Trustees approve an

ordinance that allows staff to pursue eminent domain to acquire the right-of-way necessary to complete the extension of Ravinia Avenue. The exact property to be acquired is depicted on the attached Exhibit I titled, "Ravinia Extension," which depicts the "Subject Property." Acquisition of the Subject Property will accommodate the extension of Ravinia Avenue. The portion of right-of way necessary to complete the extension accounts for 25,684 square feet or .590 acres. This is the minimum right-of-way necessary to complete the road extension.

Should the Village acquire the right-of-way, the Village will construct the new Ravinia Avenue extension as well as a traffic light at the new intersection at 161st and LaGrange Road. The project is currently in design, which should be completed in the next couple months. Construction is anticipated to start in April or May of 2026.

Trustee Katsenes had comments. (refer to audio)

I move to adopt Ordinance 6084, entitled: AN ORDINANCE AUTHORIZING ACQUISITION OF PROPERTY BY EMINENT DOMAIN

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and Village President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

#### **2025-1015 Resolution Authorizing the Acquisition of Real Estate - 17171 Wolf Road - Former El Cortez Property**

In December 2023, the current property owner OF 17171 Wolf Road (former El Cortez) purchased the property from a Cook County Annual Tax Sale and subsequently contacted Village staff regarding plans to improve the property and return it to a viable commercial use.

The owner was informed the entire property is within a Regulatory Floodway with requirements that need to be met at the federal, state, and local levels in regard to the level of investment that can be made to the structure. Staff worked with the Illinois Environmental Protection Agency (IEPA) regarding eligible costs, procedures to follow, and forms to be completed.

The significant level of investment to make the building suitable for occupancy is deemed a "substantial improvement", which includes the requirement to make flood-resistant improvements to the existing building to protect it from future storm events up to the Flood Protection Elevation (FPE) which is 2' above the Base Flood Elevation (BFE), identified by a Flood Insurance Rate Map (FIRM),

prepared by the Federal Emergency Management Agency (FEMA).

On September 2, 2025, the subject site was included in the discussion of case 2025-0702, including the annexation and flood mitigation plans for the surrounding south Wolf Road area.

The owner of the property and the Village have been unable to come to terms on the purchase of the property. As a result, on September 15, 2025, the Village Board passed an ordinance granting the ability to utilize eminent domain to acquire the property.

Since that time the Village continued to negotiate with the owner for the purchase of the property. The Village and the property owner have come to terms on the purchase of the property.

The Village has the opportunity to purchase the property for its appraised value, \$290,000. After acquisition, the Village will return the site to its native condition and will make stormwater enhancements to the surrounding area.

The resolution authorizing the acquisition of real estate is now before the Board of Trustees for consideration.

I move to adopt Resolution 2573, entitled: A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL ESTATE

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and Village President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

**2025-1035 A Resolution Authorizing the Initiation of Building Code Litigation - 15151 Harlem Avenue**

The property at 15151 Harlem Avenue, known as the Prairie House has fallen into disrepair. Upon recent inspection, it has been determined that the property has been tax delinquent for 2 or more years or bills for water service for the property have been outstanding for 2 or more years. The property is unoccupied by persons legally in possession and the property's condition impairs the public health, safety, or welfare for the following reasons:

-The property is littered with garbage and debris in violation of 6-2-2-4(4) of the Village Code.

-The property has extensive grass and weeds in violation of Section 6-2-2-7(2) of

the Village Code.

- There is an unsanitary building on the property in violation of 6-6-2-3(6) of the Village Code.

- There is a dangerous building on the property in violation of 6-6-2-3(8) of the Village Code.

- The aforementioned building is an unsafe structure in danger of collapse in violation of Section 1-108.1.1 of the International Property Maintenance Code.

- There are vacant structures located on the property, and they are not being maintained in a clean, safe, secure, and sanitary condition in violation Section 3-01.3 of the International Property Maintenance Code.

These violations were documented and confirmed by the Village's Code Enforcement Officers. This item is requesting that the Village Board authorize pursuing litigation in the Circuit Court of Cook County to have the property declared abandoned and compel the correction of the existing violations.

Pursuant to 65 ILCS 5/11-31-1(d) an abandonment complaint is allowed where the property taxes or water bill has been unpaid for two or more years. According to the title report excerpt for the 2019 and 2020 first installments property taxes have not been paid since 2014.

Abandonment is significantly quicker than going through the code violation process. Assuming no one appears to contest that the property is abandoned, the judge hearing the case will enter an order declaring the property to be abandoned.

Once that order is entered, a notice is sent to any interested parties stating that they do not intend to abandon the property. If no one responds to the notice, the judge will issue a judicial deed to the Village. The effect of the deed is to wipe out any back taxes or other liens affecting the property.

The Village would then acquire the property. This would give the Village the ability to correct the violations, which could include demolition of the unsafe structure. The Village could then sell the property to recoup the money spent correcting the violations and or demolition.

This item is now before the Village Board for consideration.

I move to adopt Resolution 2574, entitled: A RESOLUTION AUTHORIZING THE INITIATION OF BUILDING CODE LITIGATION WITH RESPECT TO THE PROPERTY COMMONLY KNOWN AS 15151 SOUTH HARLEM AVENUE, ORLAND PARK, ILLINOIS

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and Village President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

## FINANCE

### 2025-1037 Accounts Payable Advanced Payment

The Village is continually seeking new and better ways to improve services to both internal and external customers. With regard to the Village's current Accounts Payable (AP) process, we are looking to address two issues:

- Invoices not paid in a timely manner due to the 2- or 3-week span between Board meetings, as well as requiring the bill listing 1 week before the Board meeting, leading to 3- and 4-week delays.
- Moving to weekly payments will give an invoice a "second chance" to get paid the next week if approval was not complete in time for approval.
- Approvals not finalized in time for approval list.
- Invoices that are "approved" an hour after the approval list has been submitted. That invoice now needs to wait 3-4 weeks for the next board meeting to seek approval, then paid thereafter.

To make the AP payment process more efficient, staff is proposing to modify the AP process to reduce the length of time from Tyler Invoice approval to vendor payment, while still allowing elected officials an opportunity to review payments before they are made.

For AP payments, staff is proposing to move to a weekly check run. In brief, the Finance Department would distribute the weekly voucher list to the Board on Friday. If there are no objections to items on the voucher list, the Finance Department would issue payments on the following Tuesday. Voucher lists would then be ratified at a subsequent board meeting similar to how payroll is ratified.

The proposed "AP Advanced Payment Process" would be as follows:

1. Invoice is approved by the Department.
2. Invoice is reviewed by Finance and the Village Manager's Office, depending on dollar amount.
3. On Friday, a Voucher List is created for all fully approved invoices and distributed to the Board members.
4. Board members may review voucher list and inquire over the weekend and on Monday.
5. On Tuesday, if there are no objections, Finance will process payments for items on the Voucher List.

6. Voucher Lists will be ratified at a subsequent Village Board meeting.

In order to memorialize this new process, Village Code section 1-17-4 would need to be amended. Staff would work with the Village Attorney to draft the ordinance amendment and place it on an upcoming Committee of the Whole and Board of Trustees agenda.

In the meantime, because the first BOT meeting in January has been cancelled as a result of the New Year holiday, staff is recommending a motion to authorize an AP Advanced Payment, in the process outlined above, on December 23, 2025; December 30, 2025; January 6, 2026; and January 13, 2026 with these advanced payments being ratified at the January 19, 2026 BOT meeting.

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

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

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

Trustee Healy had comments. (refer to audio)

Village Attorney Mike Stillman had comments. (refer to audio)

Village Manager Koczwara had comments. (refer to audio)

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

Director of Finance Chris Frankenfield and Village Manager Koczwara responded to President Dodge. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

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

I move to authorize an AP Advanced Payment on December 23, 2025; December 30, 2025; January 6, 2026; and January 13, 2026 with these advanced payments being ratified at the January 19, 2026 BOT meeting;

AND

Direct Village staff and the Village Attorney to draft an Ordinance formalizing Accounts Payable Advanced Payment to be presented to the Village Board at a future meeting.

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and Village President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

**2025-1040 Consideration and action on an ordinance providing for the issuance of not to exceed \$40,500,000 General Obligation Bonds, Taxable 2026A and Tax-Exempt 2026B GO Bonds for Capital and Redevelopment, to finance various capital improvements in and for the Village, providing for the levy of taxes to pay said bonds, and authorizing the sale of said bonds to the purchaser thereof.**

The proposed parameters ordinance authorizes the Village of Orland Park to issue up to \$40,500,000 in taxable and tax-exempt General Obligation Bonds to finance a series of priority capital, redevelopment, and economic development initiatives (collectively, the "Project"). The Village has identified several major capital and redevelopment needs and does not have sufficient available funds to complete them without borrowing.

#### 2026 General Obligation Bonds

Parameters for the Taxable General Obligation Bonds, Series 2026A and General Obligation Bonds, Series 2026B

- Maximum issue size: \$40,500,000
- Maximum maturity date: December 1, 2051
- Authorization to sell Bonds expires: June 15, 2026
- Maximum interest rate: 7% taxable/5.50% tax-exempt
- Optional call dates: Allowed, will be set forth in Notification of Sale, but not later than 10 ½ years from the date of issuance (2036). May call portions of maturities in increments of \$5,000.
- Designated Officers: Village President and one of the Village Manager or Finance Director, or any other officer or employee of the Village so designated by a written instrument signed by the President or the Finance Director.
- Method of Sale: Competitive Sale.

#### Use of Bond Proceeds:

Bond proceeds may be used to fund the following components of the Project:

1. Dick's House of Sports (Repaid Through TIF)

- A. \$6.8 million (taxable) - Incentive to Dick's House of Sports
  - RDA planned for approved at 12/1/25 BOT meeting.
  - \$6.8M must be funded into escrow by 2/27/26. Dick's target opening: Spring 2029.
  - First 3 years of principal & interest capitalized.

- B. \$3 million (nontaxable) - Public Infrastructure
  - \$2M: stormwater improvements (Orland Square Mall area).
  - \$1M: traffic signal replacement at Regent/153rd.

## 2. Ravinia Extension (Repaid Through TIF)

- A. \$4.7 million (nontaxable) - Project Costs
  - Covers:
    - o \$200K ROW acquisition
    - o \$3M roadway construction
    - o \$1.5M traffic signals at LaGrange Rd/161st St.
  - First 3 years of principal & interest capitalized.
- B. Additional Project
  - \$3.8 million (nontaxable) undergrounding of electrical transmission lines (159th St./LaGrange Rd. to the west of Costco).

## 3. Former Riviera Property (Referendum)

- A. \$3.2 million (nontaxable) - Acquisition & Improvements
  - \$2.2M property purchase (tentative agreement).
  - Additional \$1M for partial demolition, repairs, planning.
  - Referendum planned Spring 2027 for potential recreation center/senior center.
  - If referendum fails → sell property for residential development.
  - First 3 years of principal & interest capitalized.

## 4. Planned Capital Improvement Program Debt per Adopted Fiscal Year 2026 Budget

- A. \$10 million (nontaxable) (Repaid Through General Government Funds)
  - Approved as part of June 5, 2023 Capital Improvement Plan & Five-Year Financial Plan.
  - Listed in Plan as FY 2026 new debt authorization.
- B. \$9 million (nontaxable) Planned Water Infrastructure Improvement Debt (Repaid Through Water & Sewer Fund)
  - Approved as part of June 5, 2023 Capital Improvement Plan & Five-Year Financial Plan.
  - Listed in Plan as FY 2026 new debt authorization.



This overview kicks off the process to issue bonds to fund this year's capital program as well as other new developments planned and budgeted for 2026. The tentative schedule is as follows:

#### Bond Sale Timetable

- December 15, 2025: Board adopts parameters ordinance
- January 26, 2026: Bond Sale (interest rates are locked in)
- February 16, 2026: Closing. Bond Proceeds received

The Parameters ordinance identifies officials that may execute the bond sale, and the criteria upon which the bonds may be sold. These criteria include the time frame, maximum interest rate, term of repayment, among others. With recent market conditions, the parameters ordinance will provide a longer window to allow the sale. This will give the Village the opportunity to delay the sale if market conditions are not favorable.

#### Capital Improvement Plan

Of the total \$40.5 million in bond authority, \$10 million for General Capital Fund and \$9 million included within the Water & Sewer Fund (a combined \$19 million) were already anticipated and incorporated into the Village's 2023 Capital Improvement Plan (CIP). These amounts were identified as necessary to fund long-range infrastructure projects-including watermain, roadway, and facility improvements-and were included as part of the Village's multiyear financing strategy.

The remaining bond capacity addresses additional project components and redevelopment opportunities that were not fully funded in the original plan but are now necessary to advance priority Village initiatives.

The ordinance set forth authorizes the Village to abate all or a portion of the bond & interest levies and use other lawfully available funds to repay the bonds. In fact, the Village's plan of finance includes utilizing property tax revenues generated by the proposed TIF districts for the repayment of any debt issued to finance the development of those proposed TIF districts. The Village also intends to abate a portion of the bond & interest levy for projects that are a part of the original 2023 CIP and use revenues generated from the incremental 0.5% home rule sales and new utility taxes that were authorized in 2023.

I move to adopt Ordinance 6085, entitled: AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$40,500,000 GENERAL OBLIGATION BONDS, SERIES 2026A AND 2026B, OF THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS, FOR THE PURPOSE OF FINANCING VARIOUS CAPITAL IMPROVEMENTS, PROVIDING FOR THE LEVY AND

COLLECTION OF A DIRECT ANNUAL TAX SUFFICIENT FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS AND PROVIDING FOR THE SALE OF SAID BONDS TO THE PURCHASER THEREOF.

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and Village President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

## BOARD COMMENTS

Trustees Healy, Katsenes, Milani, Lawrence, Lawler, and President Dodge had Board comments. (refer to audio)

## ADJOURNMENT: 9:19 PM

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and Village President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

**2026-0038 Audio Recording for December 15, 2025, Board of Trustees Meeting**

**NO ACTION**

**/AS**

**APPROVED:**

Respectfully Submitted,

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**Mary Ryan Norwell, Village Clerk**