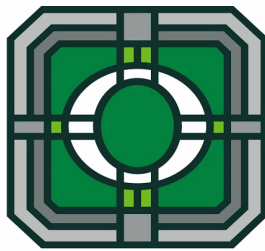


# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, October 7, 2024

7:00 PM

Village Hall

## Board of Trustees

*Village President Keith Pekau*

*Village Clerk Brian L. Gaspardo*

*Trustees, William R. Healy, Cynthia Nelson Katsenes, Michael R. Milani,  
Sean Kampas, Brian Riordan and Joni Radaszewski*

**CALL TO ORDER/ROLL CALL**

The meeting began at 7:01 P.M.

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

**VILLAGE CLERK'S OFFICE****2024-0750 Approval of the September 16, 2024, Regular Meeting Minutes**

The Minutes of the Regular Meeting of September 16, 2024, were previously distributed to the members of the Board of Trustees. President Pekau 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 September 16, 2024.

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

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

**Nay:** 0

**PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS****2024-0741 Proclamation Honoring Connie Gurgone's 107th Birthday**

Mayor Pekau proclaimed October 7, 2024, as Connie Gurgone's Day in the Village of Orland Park and had comments. (refer to audio)

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

**2024-0747 Proclamation Toro Construction Imports as Orland Park's Business of The Month - July 2024**

Mayor Pekau proclaimed October 7, 2024, as Toro Construction Day in the Village of Orland Park and honored Toro Construction as Orland Park Business of the Month of October 2024. (refer to audio)

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

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

Jim Olguin addressed the Board regarding the involuntary annexation on 82nd Avenue. (refer to audio)

Luis Vasquez, owner of Torro Construction addressed the Board regarding being

named business of the month. (refer to audio)

## ACCOUNTS PAYABLE

### 2024-0757 Accounts Payable September 17, 2024, through October 7, 2024 - 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 September 17, 2024, through October 7, 2024, in the amount of \$6,886,020.99.

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

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

**Nay:** 0

## CONSENT AGENDA

### Passed the Consent Agenda

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

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

**Nay:** 0

### 2024-0748 Payroll for September 13, 2024 - 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 September 13, 2024, in the amount of \$1,709,955.89.

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

### 2024-0749 Payroll for September 27, 2024 - 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 September 27, 2024, in the amount of \$1,668,537.60.

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

**2024-0681 Mindsight Consulting to Deploy Microsoft Intune and Autopilot**

The Village has a contract for O365 through Microsoft and last year the Village contracted with Mindsight to migrate users to the government tenant and deploy M365 for Village staff. The current project is phase two of the M365 deployment and includes utilizing Mindsight consulting to migrate Microsoft management systems from Microsoft SCCM to Microsoft Intune and to deploy autopilot.

The Technology Commission voted 6-0 at the September 4, 2024 Technology Commission meeting to move forward with the proposal from Mindsight at a cost of \$37,819.14 with a 5% contingency.

I move to approve the purchase with Insight Public Sector, Inc. through OMNIA Partners cooperative contract, for IT Products & Services #4400006644 for work to be performed by Mindsight for the quoted price of \$37,819.14 with an additional 5% contingency for a total amount not to exceed \$39,710.10;

AND

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

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

**2024-0697 Knowbe4 Cyber Security and HR Training Software**

Starting in 2019 the Village contracted with Knowbe4 for cyber security training and phishing tests. Per Illinois law, all municipal staff must attend an approved cyber security training and Knowbe4 meets this requirement. Besides cyber security training, Knowbe4 provides monthly phishing tests and additional cyber security training for anyone that fails the phishing test. Both the cyber security training and the phishing tests are reported in the Village's annual cyber security insurance information.

In 2023, HR moved the HR compliance training from Impact Compliance to Knowbe4. The HR compliance training includes the mandated sexual harassment training and bloodborne pathogens training. Combining cyber security training and HR compliance training resulted in a cost savings of \$5,500 per year.

I move to approve the purchase of Knowbe4 cyber security and HR compliance training software for one year for a cost of \$25,500;

AND

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

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

**2024-0721 Special Event Permit for Orland Square Mall - Boo Bash (400 people)**

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

Orland Square Mall has submitted a Special Event permit for their annual kid's pre-Halloween party. The event will include balloon twisters, face painters, costumes, and character photo opportunities. The event will be indoors on the upper level, Von Maur wing, on October 24, 2024, from 3:30 pm to 6:30 pm. Orland Square security will be on site. An estimated 400 people are expected to attend.

I move to approve permitting Orland Square Mall to host an indoor pre-Halloween party on October 24, 2024, contingent upon meeting all of the Village's permitting requirements, payment of fees, and inspections.

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

**2024-0723 Professional MEP and Architectural Services - Contract Extension**

On March 7, 2022, the Village Board approved entering into Master Service Agreements (MSAs) with seven (7) Professional MEP and Architectural Services firms via RFQ 22-004 as listed below:

Cordogan Clark Associates  
Farnsworth Group Inc.  
Kluber Architects Engineers  
Valdes Engineering Company  
Tria Architecture  
Williams Architects  
Robert Juris Associates Architects

Since that time, Public Works has engaged these firms in a wide variety of facility improvement projects, including construction, renovation, energy efficiency, HVAC and demolition projects. On all accounts, Public Works has been impressed with the quality of work with each of these firms and has benefited from the variety of expertise they have to offer.

The Board approved motion for the RFQ included the option to extend individual

master services agreements for up to two (2) additional years. As such, Public Works recommends extending the contracts with all firms with the exception of Robert Juris Associates Architects, as the company was recently acquired by another architecture firm with whom the Village has been unable to come to terms.

I move approve amending the current contracts with Cordogan Clark Associates, Farnsworth Group Inc, Kluber Architects Engineers, Valdes Engineering Company, Tria Architecture and Williams Architects to exercise the option to extend the existing MSA contracts for two (2) additional years for 2025 and 2026;

AND

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

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

#### **2024-0725 Mineral Masters - Contract Amendment**

On March 4, 2024, the Village Board approved a proposal from Mineral Masters Corp. via ITB 24-032 for the purchase of Sodium Hypochlorite and Hydrochloric Acid for use at CPAC. The terms of this contract allow for the purchase of these chemicals for a total amount not to exceed \$52,000.00 in 2024.

As the total amount of chemicals used at CPAC varies from year to year, Public Works provides its best estimate for the total amount of these chemicals needed each year. The final invoices from Mineral Masters were submitted on August 30, 2024, at which point the actual total spent on these chemicals in 2024 was \$55,475.50, or \$3,475.50 over the approved contract amount.

As such, the Public Works Department is requesting an amendment to contract 20240169 to allow for the purchase of Sodium Hypochlorite and Hydrochloric Acid in 2024 for a total amount not to exceed \$55,475.50.

I move to approve amending the current contract with Mineral Masters Corporation to increase the contract by \$3,475.50 for the purchase of Sodium Hypochlorite and Hydrochloric Acid in 2024, for a total new not to exceed contract total of \$55,475.50;

AND

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

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

**2024-0727 2024 Fall Tree Removal Project**

RFQ 21-007 "Tree Services 2021-2023" was issued by the Public Works Department on January 25, 2021, to establish a list of qualified contractors from which to solicit proposals for various Village tree-related projects, including tree installation, removal, trimming, stump removal, and emergency storm services. On March 1, 2021, six (6) tree contractors were approved by the Village Board, and master agreements were established with each company. All MSAs were renewed in 2023 and expire on December 31, 2025.

Additionally, to increase the number of pre-qualified contractors who could bid on Village tree projects, RFP 21-001 for Landscape Maintenance and Management included a provision for tree maintenance. The contract for this service was awarded and is currently held by Christy Webber Landscapes.

On September 10, 2024, all qualified contractors were issued a "2024 Fall Tree Removal List". This list detailed the quantity, size (caliper), and location within the Village where thirty (30) trees need to be removed due to senescence (old age), disease, or vehicular damage. These trees were determined by the Village Forester to be either too large or presented too many hazards for the Public Works Tree crew to remove.

By the close of the proposal period on September 25, 2024, five (5) contractors had submitted proposals. All proposals are attached for reference. A summary of the proposal prices is provided below:

Homer Tree Care: \$25,815.00  
Christy Webber Landscapes: \$33,727.00  
Smitty's Tree Service: \$33,900.00  
Winkler Tree and Lawn Care: \$38,500.00  
Davey Tree Expert Company: \$48,660.00

Based on proposal pricing, staff recommends accepting the proposal from Homer Tree Care for \$25,815.00 plus a 10% (\$2,581.50) contingency for a total project cost of \$28,396.50. Contingency is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time of Board approval.

I move to approve the proposal from Homer Tree Care for a total amount not to exceed \$28,396.50 (\$25,815.00 plus a 10% contingency of \$2,581.50);

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.**

**2024-0726 2024 Fall Tree Planting Project**

RFQ 21-007 "Tree Services 2021-2023" was issued by the Public Works Department on January 25, 2021, to establish a list of qualified contractors from which to solicit proposals for various Village tree-related projects, including tree installation, removal, trimming, stump removal, and emergency storm services. On March 1, 2021, six (6) tree contractors were approved by the Village Board, and master agreements were established with each company. All MSAs were renewed in 2023 and expire on December 31, 2025.

Additionally, to increase the number of pre-qualified contractors who could bid on Village tree planting projects, RFP 21-001 for Landscape Maintenance and Management included a provision for the planting of trees. The contract for this service was awarded and is currently held by Christy Webber and Company.

On September 10, 2024, contractors were issued a "2024 Fall Tree Planting List". This list detailed the quantity, species, size (caliper), and location within Village parkways and parks where three hundred and fifty-seven (357) new trees are to be planted. The planting list was compiled by the Village Forester in collaboration with feedback from Village residents and data from the 2024 Tree Assessment and Inventory.

By the close of the proposal period on September 25, 2024, three (3) contractors had submitted proposals. All proposals are attached for reference. A summary of the proposal prices is provided below:

Davey Tree Expert Company: \$217,770.00  
Mid-America Tree and Landscape, Inc.: \$219,555.00  
Christy Webber Landscapes: \$248,518.00

Based on proposal pricing, staff recommends accepting the proposal from Davey Tree Expert Company for \$217,770.00 plus a 10% (\$21,777.00) contingency for a total project cost of \$239,547.00. Contingency is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time of Board approval.

I move to approve the proposal from Davey Tree Expert Company for a total amount not to exceed \$239,547.00 (\$217,770.00 plus a 10% contingency of \$21,777.00);

AND

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

AND

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

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

**2024-0729 T-Mobile Lease Agreement Amendment #1 for Water Tower #1**

The Village has lease agreements with franchise utility companies who lease space on the Village's water towers for infrastructure equipment. In early 2024, the Village permitted T-Mobile Central LLC (T-Mobile) to remove equipment during the painting of the Village's Water Tower #1, located at 17801 S. Wolf Road.

T-Mobile is requesting an amendment to the tower lease, which removes reference to "Exhibit B" in the original lease agreement and replaces it with "Exhibit B-1", indicating the most recent permit plans with updated equipment that will be installed on the tower when the painting of the tower is complete.

I move to approve the "First Amendment to Tower Lease" between the Village and T-Mobile Central LLC for Water Tower #1;

AND

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

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

**2024-0735 Holiday Lighting Services - Contract Extension**

On April 4, 2022, the Village Board approved the proposal from Artistic Holiday Design, LLC via RFP 22-015 for Holiday Lighting Services (see 2022-0213). The project scope of work consists of the installation, removal and storage of existing Village-owned holiday decorations, the installation and removal of tree lighting, and the maintenance of holiday lighting and decorations for a period of three (3) years, with the option to extend the contract for an additional two (2) years.

Based on the quality of service that Artistic Holiday Design has demonstrated throughout the original contract period, Staff is requesting to proceed with the optional extension of the contract for an additional two (2) years (2025 and 2026) for a total additional cost of \$286,375.68. A yearly cost summary per RFP 22-015

is provided below:

Artistic Holiday Designs, LLC.

2022: \$140,226.31 (\$155,807.02 without Early Renewal Discount)

2023: \$140,226.31 (\$155,807.02 without Early Renewal Discount)

2024: \$142,136.98 (\$157,929.98 without Early Renewal Discount)

2025: \$142,136.98 (\$157,929.98 without Early Renewal Discount)

2026: \$144,238.70 (\$160,265.23 without Early Renewal Discount)

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

I move to approve amending the current contract with Artistic Holiday Design, LLC to exercise the option to extend the contract for two (2) year additional years for 2025 and 2026;

AND

Increase the contract by \$286,375.68 for holiday lighting services for two (2) year additional years for 2025 and 2026, for a new not to exceed contract total of \$708,965.28;

AND

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

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

**2024-0758 SB Friedman Development Advisors as needed Consulting Services  
2024 - Downtown Orland Park**

SB Friedman has, and continues to assist the Village in various economic development matters. Key areas of work include, forecasting incremental property tax revenue, forecasting sales tax revenue, forecasting business district sales and/or hotel tax revenues, reviewing developer pro formas and requests for Village financial support, providing term sheet, economic incentive agreement and/or redevelopment agreement negotiation support and participating in calls with Village and developers. Staff is requesting to continue the ongoing engagement for an hourly as needed services agreement for Downtown Orland Park with SB Friedman, in an amount not to exceed \$40,000.

The original agreement is available in case 2024-0076.

I move to approve a contract with SB Friedman in the amount not to exceed \$40,000, as outlined;

AND

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

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

**2024-0728 OPHFC Emergency Wall and Tile Repairs**

After investigating concerns of water damage around the walls of several rooms in the Orland Park Health and Fitness Center (OPHFC), it was determined that immediate repairs should be made to correct these issues.

The scope of work includes the removal and replacement of walls and tile in the Family Changing Room, Spa Treatment Room, Storage Room, and Men's Locker Room, as well as testing and remediation of any mold present in these areas. It should be noted that the Spa Treatment Room is leased by Northwestern Memorial HealthCare.

Public Works staff subsequently contacted three (3) contractors to request proposals for these repairs, however only R. Carlson and Sons, Inc. was able to provide a proposal. R. Carlson and Sons, Inc. also confirmed that they would be able to complete these repairs in approximately three (3) weeks. The proposal from R. Carlson and Sons, Inc. is provided for reference and a summary is provided below:

R. Carlson and Sons, Inc.  
Base Bid: \$38,500.00  
Options 1-5: \$39,456.25  
Total Proposal Price: \$77,956.25

To avoid further wall and tile damage and allow for the safe use of these areas, Public Works is requesting an emergency approval of this proposal by the Village Board. As such, staff recommends approving the proposal from R. Carlson and Sons, Inc. for Emergency Wall and Tile Repairs at the Orland Park Health and Fitness Center, including the base bid and all five (5) Options, for a total of \$77,956.25 plus an approximate 20% contingency (\$15,000.00) for a total project cost of \$92,956.25.

Contingency is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time of Board approval. A higher-than-normal contingency is requested due to the possibility that additional wall and tile repairs may be needed once the walls have been opened up and the damage is more extensive than realized.

I move to waive bidding requirements and accept the proposal from R. Carlson and Sons, Inc. dated September 24, 2024, for Emergency Wall and Tile Repairs at the Orland Park Health and Fitness Center including all five (5) Options for a

total not to exceed \$92,956.25 (\$77,956.25 plus an approximate 20% contingency of \$15,000.00);

AND

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

AND

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

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

#### **2024-0730 Installation of a Redundant PLC for SCADA System**

The Village of Orland Park operates a water distribution system and sanitary/storm collection system across twenty-five (25) different locations. These sites include seven (7) water towers, three (3) booster stations, one (1) main pumping station, thirteen (13) lift stations, and one (1) storm station.

The Utility Division of Public Works has used the Supervisory Control and Data Acquisition (SCADA) system since 1985. The system provides twenty-four (24) hour monitoring and controls for the Village's water and sanitary system.

The Village experienced an Uninterrupted Power Supply (UPS) failure at the Main Pump Station on August 25, 2024, which caused the master Programmable Logic Controller (PLC) to lose power. As a result, the main station pumps shut down, and communication was lost to all the remote sites.

The Utility Department held a meeting with the IT Department and Concentric Integration of Crystal Lake, Illinois. Concentric was previously selected in 2012 as the Village's vendor for SCADA. Concentric Integration recommends installing a backup PLC at Village Hall to increase redundancy and reduce the likelihood of this happening again. Although this backup PLC would not be able to run the pumps at the main pump station during a power failure, it would trigger an alarm that communication was lost. Also, if the connection between Village Hall and the Main Pump Station was severed, it would still allow continued monitoring and alarms for the rest of the system.

Due to the complexity of the current SCADA system and the historical knowledge of critical Village's water system, a sole source proposal for equipment and software upgrades was requested from Concentric Integration of Crystal Lake, Illinois. Concentric has an overall understanding of the project, with the ability to provide continued support. Concentric's proposal details the cost of the components needed and complete installation by Concentric for a cost of

\$52,800.00.

I move to accept the proposal from Concentric Integration, of Crystal Lake, Illinois, for the installation of a backup Programmable Logic Controller (PLC) for redundancy for the MPS at the Village Hall for an amount not to exceed \$52,800.00;

AND

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

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

**2024-0754 Village Code Amendment - In Good Standing - Ordinance**

The Village Code has an existing provision in which a Business License may not be renewed if a business is not in good standing with the Village. For reference, Section 7-4-14: Persons Ineligible for License, defines a person not in good standing with the Village as, "including but not limited to by having, as an individual or through any business or entity in which said person has an interest, outstanding fees, fines, or citations not fully resolved, or by not having a current and in good standing Village of Orland Park business license."

It has been Development Services policy to enforce the in good standing provision in regards to the processing of building permits.

The proposed revision to Section 5-2-2: Application for Permits is to codify this policy as a Village Code regulation.

I move to adopt Ordinance 5938, entitled: AN ORDINANCE AMENDING TITLE 5 (BUILDING), CHAPTER 2 (BUILDING PERMITS AND FEES), SECTION 5-2-2 (APPLICATION FOR PERMITS) OF THE ORLAND PARK VILLAGE CODE REGARDING DEBT OWED TO THE VILLAGE OF ORLAND PARK.

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

**2024-0722 Schussler Park Phase II Construction Engineering Amendment #4**

On January 16, 2023, the Village Board approved a contract with Wight & Co. to provide Construction Engineering Services and oversight (item 2022-1009) for Schussler Park Phase I and Centennial Park West construction. In December 2023, the contract with Wight was extended to August 31, 2024, in anticipation of a later project completion date at both sites.

On May 20, 2024, the Board approved the purchase and construction of the restroom building (item 2024-0395) as a part of phase I work. The building had been planned as a part of phase II, however, available project contingency funds allowed for the facility to be completed as a part of phase I.

Wight's contract was then extended a second time to February 28, 2025, for engineering services related to the restroom/storage room facility.

Wight presented the attached quote which outlines services requested by the Village for work above the phase I scope of work (attached), and construction administration services to be performed during the construction of the Romtec restroom/storage building at Schussler Park.

Staff seek approval to compensate Wight for services performed above the initial phase I scope of work at the Village's request, and to amend the contract with Wight & Co. to perform construction administrative services during the building of the restroom/storage facility, as defined in the attached proposal in the amount of \$24,800.

I move to approve authorizing contract amendment #4 with Wight & Co. for an amount not to exceed \$24,800 for service above the initial phase I scope of work, and phase II construction administrative services related to the construction of the Romtec restroom/storage building

AND

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

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

## **DEVELOPMENT SERVICES**

### **2024-0546 14555 - 14567 82nd Avenue Annexation**

The two parcels at 14555 and 14567 82nd Avenue were recommended for annexation at the August 19, 2024, Board of Trustees Meeting, but the item was postponed to a future date. There have been several Memorandum of Understanding (MOU) discussions between Village legal counsel and the owners of the subject property. The Village has attempted to come to terms on a MOU to no avail. The Village is in agreement to having a separate MOU for each owner; however, details of some of the requested changes to the MOU template by the owner(s) are not recommended to be made per our legal counsel.

It is recommended that this annexation case moves forward and an MOU, if desired by each individual property owner, be entered into within 90 days of the October 7, 2024, annexation decision.

President Pekau and Trustee Riordan had comments regarding this matter. (refer to audio)

President Pekau entertained a motion to postpone this item to the October 21,

2024 Board of Trustees meeting.

I move to postpone this item to the October 21, 2024, Board of Trustee Meeting.

**A motion was made by Trustee Kampas, seconded by Trustee Milani, that this matter be POSTPONED to the Board of Trustees due back on 10/21/2024. The motion carried by the following vote:**

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

**Nay:** 0

#### **2024-0707 Gust Annexation (11250 151st Street) - Ordinance**

The subject property is 4.46 Acres located near the intersection of 151st Street and Wolf Road. The property owner is requesting voluntary annexation into the Village in order to connect to Village Water and Sewer. The unannexed parcel qualify by the Illinois Statute for annexation through municipal ordinance. An ordinance authorizing annexation is now presented to the Village for consideration.

An annexation study was conducted by the Village in 2007 and subsequently updated in 2022. In 2024, staff presented the findings to the Village Board. The Village Board, in February of 2024, directed staff to pursue unilateral annexation of several properties. The subject parcel is identified at Area #42 in the Annexation Study, and #12 in the 2021 Update.

If annexed into the Village, the Comprehensive Plan calls for the area to be zoned R3. Currently the existing land use is single family residential.

Therefore, it is recommended that the properties identified in this ordinance be annexed and uses of the property be subject to Village Ordinances.

President Pekau had comments. (refer to audio)

I move to adopt Ordinance 5939, entitled: ORDINANCE AUTHORIZING ANNEXATION AGREEMENT (GUST PROPERTY-11250 W. 151ST STREET).

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

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

**Nay:** 0

#### **2024-0665 Main Street Triangle TIF Amendment - Ordinance**

The Village of Orland Park proposes to amend the Redevelopment Plan and

Project, the Redevelopment Project Area, and the adoption of the Tax Increment Allocation Financing for the Main Street Triangle.

On August 7, 2007, the Village Board adopted Ordinance #4278 approving an amendment to the Redevelopment Plan and Project for the Main Street Triangle Redevelopment Project Area. The Village is now considering another amendment to the MST Redevelopment Project Area ("RPA"). This proposed amendment recognizes that the southern portion of the MST RPA has experienced significant redevelopment, while the northern portion remains undeveloped. Thus, this amendment will reduce the size of MST RPA to include only those portions which have seen redevelopment pursuant to the prior plan. A proposed new DOP TIF to include the remaining portion of the existing MST TIF will be discussed separately on this same agenda. Notice of this public hearing was provided to all taxing bodies and to the Illinois Department of Commerce and Community Affairs, all property owners within the original and proposed redevelopment area, and residents within 750 feet. Additionally, a copy of the proposed amendment has been on file for public review with the Village Clerk's Office.

As also required by statute, the Joint Review Board (JRB) was convened to review the proposed amendment to ensure that it meets the eligibility criteria and objectives of the (65 ILCS 5/1 Illinois Tax Increment Financing Redevelopment Act 1-74.4-5. (b)). The Joint Review Board, at its August 16, 2024, meeting, expressed their opinion, by a vote of 5 ayes, 0 nays, and 2 abstains, that the proposed amendment does meet the criteria and objectives of the TIF Act. Additionally, a Public Hearing was held at the Board of Trustees on September 3, 2024, where no members of the public commented.

President Pekau had comments. (refer to audio)

I move to adopt Ordinance 5940, entitled: AN ORDINANCE OF THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS APPROVING THE AMENDMENT OF THE MAIN STREET TAX INCREMENT FINANCING DISTRICT.

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

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

**Nay:** 0

## **2024-0667 Downtown Orland Park TIF - Ordinance**

As stated in the background information for the public hearing on the amendment of the MST TIF, the Village now proposes the creation of a new Downtown Orland Park (DOP) TIF Redevelopment Project Area. This new DOP TIF will include the former MST RPA that is to be deleted by the proposed amendment to that MST

RPA. The proposed new DOP TIF will also include certain small, but new parcels as depicted on the DOP map included in the previous presentation to the Board. All statutorily required notices similar to those set forth in the MST amendment background were also published and delivered for the creation of this new DOP TIF and Redevelopment Project Area. The new DOP RPA will be developed by Edwards Realty and will include a mix of commercial and recreational development. The Redevelopment Agreement will prohibit any residential development within the RPA and include significant public use amenities such as restaurants, recreational facilities, daycare, and open space by virtue of a relocated and upgraded public park. As the Board has previously been made aware, S.B. Friedman and Associates was retained to provide an analysis of the tax increment generation of the DOP TIF and have found that the new development will produce sufficient increment to retire the debt associated with this development. The subsequent establishment of a Special Service Area (SSA) that is co-terminus with the boundaries of this Proposed DOP TIF District, will provide income to supplement the maintenance of the public infrastructure and the newly created open space.

As with amendment to the MST TIF, the Joint Review Board (JRB) reviewed the proposed DOP TIF to ensure that it meets the eligibility criteria and objectives of the Statute (65 ILCS 5/11-74.4-5. (b)). The Joint Review Board, at its August 16, 2024 meeting, determined by a vote of 5 ayes, 0 nays, and 2 abstains, that the proposed amendment does meet the criteria and objectives of the TIF Act. Additionally, a Public Hearing was held at the Board of Trustees on September 3, 2024.

I move to adopt Ordinance 5941, entitled: AN ORDINANCE OF THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS APPROVING THE DOWNTOWN ORLAND PARK TAX INCREMENT FINANCING DISTRICT, THE DOWNTOWN ORLAND PARK REDEVELOPMENT PROJECT AREA, THE ELIGIBILITY REPORT AND THE REDEVELOPMENT PLAN AND PROJECT.

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

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

**Nay:** 0

## **2024-0668 Downtown Business District - Ordinance**

The Village of Orland Park proposes the establishment of a Business District to support the maintenance and operations of the Downtown Orland Park Redevelopment Project Area.

In addition to the TIF Act, the Illinois Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1 et. seq.) provides for a sales and

service tax of up to 1% for all purchases made and services provided within the Business District. The Village is proposing to impose the 1% tax within the Downtown and the Main Street TIF Districts and the Business District will overlay both the amended MST TIF and the new DOP TIF District. It is anticipated that the Business District tax will remain in place for the life of the TIF Districts (23 years), but it may be removed at any time upon a majority vote of the Village Board. As with the creation of the TIF Districts, the staff has assured that all proper notices have been sent and that all required publications have been made.

I move to adopt Ordinance 5942, entitled: AN ORDINANCE DESIGNATING ORLAND PARK BUSINESS DISTRICT NO. 1. (DOWNTOWN ORLAND PARK BUSINESS DISTRICT).

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

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

**Nay:** 0

#### **2024-0751 Downtown Orland Park Redevelopment Agreement - Ordinance**

Related Case: Redevelopment Agreement Term Sheet (2023-0748)

At the May 2, 2022 Village Board meeting, the Village Board approved the Conceptual Master Development Plan for Downtown Orland Park. Downtown Orland Park is approximately 27 acres. The Conceptual Master Development Plan outlines the proposed development for the remaining 9.15 acres. The approved conceptual plan was the foundation for the specifications for a Request for Proposals that was issued seeking a master developer. Two proposals were received, and at the August 15, 2022 Village Board meeting, the Village Board approved initiating negotiations on the Redevelopment Agreement (RDA) for the Downtown Orland Park project with Edwards Realty Company.

On November 16, 2023, the Village and Edwards agreed upon a Term Sheet that outlined the major business terms for the Redevelopment Agreement (RDA). The Term Sheet, a non-binding working document, laid the foundation for the RDA. This was the first step in establishing the agreement between the two parties.

Other items necessary prior to the Redevelopment Agreement included approval of the Special Use Permit for the planned development, which required a public hearing before the Plan Commission. It was also to be reviewed by the COTW and ultimately by the Village Board of Trustees. The Special Use public hearing occurred on July 2, 2024 and was approved by the Village Board on August 5, 2024, under case number 2024-0585. The proposed development project is expected to include approximately 146,900 square feet of new building space. This will comprise 36,900 square feet of mixed office space, 84,000 square feet

of retail, restaurant, and other commercial uses, and 26,000 square feet dedicated to entertainment purposes.

Overall, the project is anticipated to cost approximately \$80.5 million, with the Village planning to contribute up to \$33 million through financial tools such as Tax Increment Financing (TIF) and Business Improvement District (BD) funds. A portion of these funds will be allocated to public infrastructure improvements, including utility relocation and the development of key public spaces. The establishment of a new TIF district will allow the Village to leverage future property tax revenue increases from the development, referred to as the "increment," to reinvest into the project. Additionally, a Business District will be created, imposing a specialized tax on the project area to further support the development. The Village plans to finance its contribution through Special Revenue Bonds backed by expected revenue from both the TIF and BD. Early projections suggest that the revenue generated by the TIF and BD over time will be sufficient to cover the Village's \$33 million commitment.

I move to adopt Ordinance 5943, entitled: AN ORDINANCE OF THE VILLAGE OF ORLAND PARK TO ADOPT A REDEVELOPMENT AGREEMENT AND E & R DEVELOPMENT LLC FOR THE REDEVELOPMENT OF THE DOWNTOWN AREA OF THE VILLAGE OF ORLAND PARK, ILLINOIS subject to attorney approval of all exhibits.

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

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

**Nay:** 0

#### **2024-0759 Application Fees and Fees per Square Foot - Ordinance**

This item was tabled on the same night at the Committee of the Whole. As a result, the item was not discussed at the Board meeting.

**NO ACTION**

### **RECREATION AND PARKS**

#### **2024-0736 Doogan Park Construction Engineering Services**

RFP #24-059 "Doogan Park Construction Engineering Services" (attached) was issued on August 15, 2024, for design, engineering and construction document services for the redevelopment of Doogan Park.

The Doogan Park project includes complex challenges including permitting (MWRD, ACOE and others), the determination of the soccer field as natural grass or artificial turf, stormwater detention, expanded and improved parking, the impact

of sound from pickleball play, site security including the Brown Park tunnel, sewer and water for the restroom building, the location of the transformer and other site amenities.

The approved elements of the renovation include: ten pickleball courts, two tennis courts, two bocce ball courts, a half basketball court, a 60' baseline baseball field, a full-size 360'x 210' soccer field, playground, 30'x40' shelter with restrooms, a pavilion, sledding hill, infrastructure to add lights to the pickleball courts at a later time, an expanded parking lot on the north and squared off parking lot on the south. The existing south pavilion, oak trees, frisbee golf course and paths are intended to remain intact, however, final design may impact the frisbee course and/or paths.

This project has been awarded a \$600,000 Open Space Lands Acquisition and Development (OSLAD) grant through the Illinois Department of Natural Resources (IDNR) in support of the elements described above.

Six (6) proposals (attached) were received by the September 5, 2024, deadline as summarized below. All, except CBBEL included the lighting infrastructure in the quote as specified in the RFP Scope of Work.

|                                               |                         |
|-----------------------------------------------|-------------------------|
| Planning Resources Inc:                       | \$168,520.00            |
| Bollman Engineering, PLLC:                    | \$231,657.00            |
| Wight and Company:                            | \$239,500.00            |
| Christopher B. Burke Engineering, Ltd (CBBEL) | \$263,115.00            |
|                                               | \$277,915.00 w/lighting |
| infrastructure                                |                         |
| EVA Design and Engineering, LLC:              | \$264,000.00            |
| Gewalt Hamilton Associates, Inc.              | \$298,500.00            |

Village staff selected Planning Resources, EVA Design and Engineering, Gewalt Hamilton Associates and Christopher B. Burke Engineering to interview based on each's experience with projects of similar size and scope, cost and the professional expertise and experience of the proposed project team.

Bollman Engineering was not selected due to a lack of demonstratable expertise related to the development of park projects of similar size and scope.

While Wight & Co. possess professional expertise and created the conceptual design, the Village wanted a second opinion for the final construction document design phase. As such, Wight was not included in the interviews.

Interviews were held on September 16 and 17, 2024 with Village staff including personnel from Engineering Programs and Services, Public Works and Recreation and Parks.

In the interviews, staff explored each's depth of experience, the firm's project team's expertise as demonstrated by successful projects of similar size, complexity and scope, the approach to the project design and the proposed schedule in meeting the objectives of the RFP. While price was considered at the end of evaluation, the review first focused on the selecting the most qualified overall firm which could best achieve the desired objective of the Doogan Park project.

Each of the firms' proposals reflect varying degrees of experience and professional expertise within a similar price point, however, staff believe Christopher Burke Engineering to be the best firm capable of delivering the goals of the project based on CBBEL's scope of parks experience, depth and breadth of its team, experience with permitting through various agencies, successful OSLAD grant management and CBBEL's previous work with the Village, and in particular, their unique and extensive knowledge of the Village's stormwater system.

In business for 38 years, CBBEL includes a team of over 230 professionals including a host of licensed traditional civil engineers, surveyors and landscape architects. Members of CBBEL's teams are certified in flood plain management, erosion and sediment control, and in stormwater quality. The proposed project team includes the project manager (civil engineer), water resources engineer, client liaison, design engineer, landscape architect, electrical engineer and irrigation design engineer, survey engineer along with the full resources of the Firm. The Village has worked with CBBEL as a consultant to the Village in reviewing stormwater submittals of select projects for compliance with the Village's Land Development Code.

CBBEL's proposal details several projects of similar scope and complexity including the the Village of Algonquin's Stoneybrook Park Reconstruction. This OSLAD grant project included the redesign of a 3-acre park. CBBEL developed construction plans for detailed park improvements including a playground, pickleball courts, shelter, half-court basketball and parking lot.

The Doogan Park parcel includes unique stormwater challenges related to the neighborhood. CBBEL possesses extensive historical knowledge and experience with the Village's stormwater management system which will support this project.

CBBEL's proposal included a proposed alternative to the park's renovation which overcomes some inherent obstacles and challenges. CBBEL is the only firm which considered possible changes to improve the overall flow, function and effectiveness of the design. As an example, CBBEL's concept separates the baseball and soccer field allowing for simultaneous use of each. The playground half-basketball court and pavilion are centrally located allowing parents to supervise children with varying interest and activities within proximity.

While CBBEL is fully capable of executing the Village's concept, the design proposal demonstrates the critical thinking necessary to incorporate elements which will yield a successful and welcome redevelopment of Doogan Park.

Based on each firm's proposal, overall experience, personnel qualifications, proposed partners, proposal price, schedule and ability to achieve the objectives of the project based on the RFP, Village staff ranked the firms as follow from highest to lowest:

- Christopher B. Burke and Engineering
- EVA Design and Engineering
- Gewalt Hamilton Associates
- Planning Resources Inc.

The project recognizes that CBBEL's proposal is higher than the second and fourth ranked firms.

Planning Resources' (PR) proposal includes projects of similar scope; however, the proposed project team is less experienced than CBBEL. The proposed project manager has not been engaged in projects of similar scope and has been with the firm for a short period of time (one month at the time of the interview).

EVA's project approach includes an understanding of how stormwater management plays a key role in the design, however, CBBEL's comprehensive knowledge of the stormwater challenges in this subdivision, and how this interrelates to the 143rd St. project is seen as a significant advantage over EVA.

CBBEL is serving as a sub-consultant to the 143rd St. project. That project, along with stormwater work occurring with the Doogan Park parcel have a significant impact on the redevelopment of Doogan Park.

Village staff then engaged in negotiations with CBBEL, which resulted in a decrease in the total cost to \$238,490. The attached Work Effort and Fee Structure was revised on October 4th and includes lighting for the following areas: pickleball, tennis, pavilion, and restrooms.

Staff recommends awarding RFP #24-059 to Christopher B. Burke Engineering at a total value not to exceed \$238,490. A CBBEL representative will attend the meeting to answer questions.

Trustee Katsenes had comments. (refer to audio)

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

Director of Recreation and Parks Ray Piattoni and Travis Perry of CBBEL, responded to President Pekau. (refer to audio)

President Pekau had additional comments. (refer to audio)

I move to approve awarding RFP #24-059, Doogan Park Construction Engineering Services to Christopher B. Burke Engineering, LTD for an amount not to exceed \$238,490;

AND

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

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

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

**Nay:** 0

**2024-0732 Job Fair and Public Safety Forum - Joint Events Between The Village of Orland Park, The Village of Tinley Park, Orland Township and Cook County Commissioner Sean Morrison**

The Village of Orland Park, the Village of Tinley Park, Orland Township and Cook County Commissioner Sean Morrison will be co-hosting the 2nd annual Public Safety Forum and Southwest Job Fair. Details regarding each event are listed below.

Public Safety Forum - Tuesday, December 3, 2024, Orland Park Civic Center, 7:00 p.m. to 8:30 p.m.

Topic: Keeping Retailers and Residents Safe in the Southwest Suburbs.

Details: The Village of Orland Park, the Village of Tinley Park, Orland Township, and Cook County Commissioner Sean Morrison will host a panel of experts that will review crime statistics, safety tips, and home and business security measures. Light refreshments will be available. The event will also be live broadcast.

Panel:

- Orland Park Mayor Keith Pekau
- Tinley Park Mayor Michael Glotz
- Orland Park Chief of Police Eric Rossi
- Tinley Park Chief of Police Thomas Tilton
- Cook County Commissioner Sean Morrison

Moderator:

-Orland Township Supervisor Paul O'Grady

Annual Job Fair - Thursday, January 16, 2025, Tinley Park Convention Center

Details: The Village of Orland Park, the Village of Tinley Park, Orland Township, and Cook County Commissioner Sean Morrison will co-host the 2nd annual Southwest Job Fair on Thursday, January 16, 2025, at the Tinley Park Convention Center. Doors will open for veterans from 11 to 11:30 a.m. and to the public from 11:30 a.m. to 2 p.m. Employers will be onsite to interview and offer open positions for opportunities, including administrative, health care, industrial and sales. Details will be shared with the public at [www.swjobfair.com](http://www.swjobfair.com).

The attached Memorandum of Understanding memorializes these two events.

Trustee Katsenes and President Pekau had comments. (refer to audio)

I move to approve the 2024 Public Safety Forum and the 2025 Job Fair Memorandum of Understanding between the Village of Orland Park, the Village of Tinley Park, and Orland Township;

AND

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

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

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

**Nay:** 0

## MAYOR

### 2024-0746 Amend Title 7 Chapter 4 - Number of Class A Liquor Licenses - Ordinance

Increase the number of Class A liquor licenses from sixty-seven (67) to sixty-eight (68).

I move to adopt Ordinance 5944, entitled: AN ORDINANCE AMENDING TITLE 7, CHAPTER 4 OF THE ORLAND PARK MUNICIPAL CODE, REGARDING THE AVAILABLE NUMBER OF LIQUOR LICENSES ISSUED BY THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS.

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

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

**Nay:** 0

## OFFICIALS

## VILLAGE MANAGER

### 2024-0756 License Agreement for Intrepid Fiber Optic Installation

Intrepid Fiber desires to install, operate and maintain underground fiber optic telecommunications cables within the Village's rights-of-way. The proposed non-exclusive License Agreement would provide residential and commercial customers with an additional option for access to reliable, reasonably priced high-speed broadband internet services.

Intrepid is headquartered in Colorado and currently works and provides fiber internet service to a number of communities in Colorado and Minnesota. Intrepid Fiber is a startup that is backed by global investment firm Brookfield Infrastructure Partners.

The Village of Orland Park is the first municipality in Illinois to execute an agreement with Intrepid and will be the first municipality in Illinois to undertake installation of its high-speed internet network. The full build-out will entail a multi-year effort.

Section 253 of the Telecommunications Act of 1996 (47 U.S.C. 253) provides that the Village may not prohibit or have the effect or prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service. Further, the Illinois Telephone Company Act (220 ILCS 65/4) authorizes telecommunications carriers, such as Intrepid Fiber, to construct, maintain, alter and extend its facilities along, upon, under and across any highway, street, alley, or public right-of-way dedicated to utility purposes, so long as it does not inconvenience or disturb the public in the use thereof.

The proposed License Agreement includes requirements for equipment placement in rights-of-way, obtaining required permits, and damage restoration per Village regulations. The key terms of the agreement are as follows:

- The initial term of the License Agreement is for fifteen years from the date of the execution by the Village. The License Agreement may be renewed for successive five-year terms upon written consent of the Village and Intrepid Fiber.
- Intrepid Fiber will pay a \$10,000 license fee for the initial term, and the parties will agree upon a renewal fee at the time of any such renewal.
- The License Agreement is not specific to one location as Intrepid Fiber may install in other locations after their initial project. However, Intrepid Fiber must

submit a permit application, and obtain a permit for each location where any cables will be installed. The Village will review each proposed location.

- Although Intrepid Fiber's work consists mostly of installation of underground fiber optic cables, the Agreement allows for aerial cable installation as well. However, it does not allow Intrepid Fiber to install small cell equipment. They will install the cables in the Village's rights-of-way in a manner not to inconvenience or disturb any of the Village's public utility infrastructure or any other permitted or authorized users of the rights-of-way.
- Intrepid Fiber must post a letter of credit to ensure compliance with the License Agreement and the Village's ROW Standards.
- Intrepid Fiber is required to restore the rights-of-way to the same condition as before the installation, maintenance, or repair.
- The Village can require Intrepid Fiber to relocate or remove its cables in certain circumstances.

Currently, a number of utility companies have franchise agreements with the Village for the installation and distribution of utilities in Village right-of-ways (AT&T, Nicor, ComEd, Etc.) The proposed Intrepid Fiber License Agreement would permit Intrepid Fiber to use Village right of ways for the installation of additional fiber optic utility lines. The approval of a License Agreement for fiber optic installations would allow the Village to regulate and streamline the formal agreement between the Village and Intrepid for the use of Village rights-of-ways.

President Pekau had comments. (refer to audio)

Trustee Kampas made a motion to amend the second clause of the motion to read "Authorize the Village Manager to execute said agreement subject to Village Attorney Review". It was seconded by Trustee Riordan. All were in favor. (refer to audio)

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

Village Manager George Koczwara and President Pekau responded to Trustee Healy. (refer to audio)

Trustee Riordan, Village Manager Koczwara and President Pekau had comments. (refer to audio)

Trustee Healy had an additional question. (refer to audio)

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

I move to approve a License Agreement for Fiber Optic Installations in the public right-of-way with BIF IV Intrepid OpCo LLC, operating as Intrepid Fiber Networks;

AND

Authorize the Village Manager to execute said agreement subject to Village Attorney Review.

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

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

**Nay:** 0

## **BOARD COMMENTS**

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

## **EXECUTIVE SESSION**

I move to recess to a Closed Executive Session for the purpose of discussion of a) discussion of the minutes of closed meetings; b) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees; c) the purchase or lease of real property for the use of the village; d) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent.

## **RECONVENE BOARD MEETING**

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

Purpose of the Executive Session was for the discussion of a) discussion of the minutes of closed meetings; b) the appointment, employment, compensation, discipline, performances or dismissal of specific village employees; c) the purchase or lease of real property for the use of the village; d) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent.

## **Report on Executive Session and Action as a Result of, if any.**

### **2024-0763 Appointment of Interim Village Manager**

President Pekau had comments regarding this matter. (refer to audio)

I move to approve the appointment of Jim Culotta as the Interim Village Manager effective October 11, 2024.

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

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

**Nay:** 0

**2024-0762 Appointment of Interim Assistant Village Manager**

President Pekau had comments regarding this matter. (refer to audio)

I move to approve direction to the incoming Interim Village Manager regarding the appointment, negotiation and entrance into an Independent Contractor Agreement with Brian West to act as the Interim Assistant Village Manager;

AND

Authorize the Interim Village Manager to enter into such an agreement, subject to attorney review.

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

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

**Nay:** 1 - Trustee Milani

**2024-0764 139th Street Property Holdings LLC - Settlement Agreement**

I move to approve the settlement agreement and mutual release by and between 139th Street Property Holdings LLC, an Illinois Liability Company and Nancy Eileen Vrdolyak, as Trustee of the Nancy Eileen Vrdolyak Trust, dated March 15, 2011, and the Village of Orland Park;

AND

Authorize the Village Manager to execute said agreements subject to Village Attorney review.

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

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

**Nay:** 0

**ADJOURNMENT: 9:03 P.M.**

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

**Nay:** 0

**2024-0780 Audio Recording for October 7, 2024, Board of Trustees Meeting**

**NO ACTION**

**IAS**

**APPROVED:**

Respectfully Submitted,

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**Brian L. Gaspardo, Village Clerk**