

NOTICE - VILLAGE OF TINLEY PARK
MEETING OF THE COMMITTEE OF THE WHOLE

NOTICE IS HEREBY GIVEN that a special Committee of the Whole Meeting of the Village of Tinley Park, Cook and Will Counties, Illinois, will be held on Tuesday, July 1, 2025, beginning at 6:30 p.m. in Council Chambers, located in the Tinley Park Village Hall, 16250 South Oak Park Avenue, Tinley Park, Illinois 60477.

THE AGENDA IS AS FOLLOWS:

1. CALL MEETING TO ORDER.
2. ROLL CALL.
3. CONSIDER APPROVAL OF THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON JUNE 17, 2025.
4. DISCUSS AN AGREEMENT WITH MGT IMPACT SOLUTIONS, LLC FOR BUILDING OFFICIAL PROFESSIONAL SERVICES.
5. DISCUSS A CONTRACT RENEWAL WITH SEWER ASSESMENT SERVICES FOR INFLOW AND INFILTRATION INVESTIGATIONS.
6. DISCUSS THE PURCHASE OF AUTOPULSE RESUSCITATION SYSTEM FROM ZOLL MEDICAL.
7. DISCUSS BIDDING WAIVER FOR THE BROOKSIDE CREEK STORMWATER IMPROVEMENTS.
8. RECEIVE COMMENTS FROM THE PUBLIC.

ADJOURNMENT

NANCY M. O'CONNOR, VILLAGE CLERK

ROLL

CALL

MINUTES
Meeting of the Committee of the Whole
June 17, 2025 – 5:45 p.m.
Village Hall - Council Chambers
16250 S Oak Park Ave.
Tinley Park, IL 60477

Item #1 - At 5:45 p.m. the regular meeting of the Committee of the Whole was called to order.

Item #2 - Clerk O'Connor called the roll. Present and responding to roll call were the following:

Members Present: M. Glotz, Village President
 N. O'Connor, Village Clerk
 W. Brady, Village Trustee
 W. Brennan, Village Trustee
 D. Mahoney, Village Trustee
 M. Mueller, Village Trustee
 K. Shaw, Village Trustee
 C. Sullivan, Village Trustee

Members Absent: None

Staff Present: P. Carr, Village Manager
 H. Lipman, Assistant Village Manager/Interim Assistant Finance Director
 T. Tilton, Police Chief
 S. Klotz, Fire Chief
 M. Coleman, Interim Community Development Director
 J. Urbanski, Public Works Director
 D. Framke, Marketing Director
 M. DelGaldo, Village Attorney

Others Present:

Item #3 - CONSIDER APPROVAL OF THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD JUNE 3, 2025 – Motion was made by Trustee Sullivan, seconded by Trustee Brady to approve the minutes of the Committee of the Whole meeting held on June 3, 2025. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Item #4 – DISCUSS EXTENSION OF THE AMBULANCE CONTRACT WITH KURTZ AMBULANCE SERVICE – Staff recommended the extension of the contract with Kurtz/AMR Ambulance Company through July 31, 2027. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Mueller, seconded by Trustee Mahoney to recommend the extension of the ambulance contract with Kurtz Ambulance Service be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Item #5 – DISCUSS LIQUOR LICENSE CLASSIFICATIONS (AV-T) – Staff recommended the addition of an AV-T liquor license classification, which allows for the sale of liquor and video gaming

operations that will automatically expire two (2) years after issuance. Upon expiration, establishments awarded this class of license must re-apply for a liquor license based on the business operations at that time. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Sullivan, seconded by Trustee Mahoney to recommend Liquor License Classifications (AV-T) be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Item #6 – DISCUSS OAK PARK AVENUE FAÇADE GRANT FOR EGGHEADZ CAFÉ, 16952 OAK PARK AVENUE – Peter Mastorakos (Applicant), the owner of Eggheadz Café, 16952 Oak Park Avenue (P.I.N. 28-30-111-039-0000) requested \$16,550 under the Façade Grant Program to renovate the façade and install new awnings. The Economic and Commercial Commission discussed the proposed plans at the June 9, 2025, meeting and felt that the scope of work met the intent of the grant and recommended by vote of 7-0 to approve the Façade Grant request. President Glotz asked if members of the Committee or the petitioner had any questions. There were none. Motion was made by Trustee Sullivan, seconded by Trustee Mahoney to recommend an Oak Park Avenue Façade Grant for Eggheadz Café, 16952 Oak Park Avenue be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Item #7 – DISCUSS A CONTRACT WITH AIRY’S, INC, FOR THE KIMBERLY HEIGHTS DRAINAGE IMPROVEMENTS, PHASES 3, 4, 5, AND 6B – Staff recommended the award of a contract to Airy’s Inc for the Kimberly Heights Phases 3,4,5 and 6B in the amount of \$2,788,582.00 with a 10% contingency, and \$160,000.00 for Construction Observation Services totaling \$3,227,451.20. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Sullivan, seconded by Trustee Brennan to recommend a contract with Airy’s, Inc, for the Kimberly Heights Drainage Improvements, Phases 3, 4, 5, And 6b. be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Item #8 – DISCUSS THE PURCHASE OF APX 8500 SQUAD CAR RADIOS & RELATED HARDWARE FROM MOTOROLA SOLUTIONS – Staff recommended approval for the purchase of seven (7) APX 8500 squad car-mounted radios and related hardware from Motorola Solutions, not to exceed \$52,000. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Mueller, seconded by Trustee Brady to the purchase of APX 8500 Squad Car Radios & Related Hardware from Motorola Solutions be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Item #9 – RECEIVE COMMENTS FROM THE PUBLIC –

President Glotz asked if there were any comments from the public.

Steve Bonk requested the opportunity to showcase antique motorcycles during Cruise Night.

Motion was made by Trustee Brennan, seconded by Trustee Mueller, to adjourn the Committee of the Whole. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the meeting adjourned at 5:54 p.m.



Interoffice Memo

Date: June 24, 2025

To: Patrick Carr, Village Manager
Hannah Lipman, Assistant Village Manager

From: Angela Arrigo, HR Director

Copy: Michael Coleman, Interim Community Development Director

Subject: MGT Leasing Agreement – Building Official Professional Services

Over the last couple of years, we have engaged in staffing leasing agreements for Finance, HR, and IT professional services. We have seen success with temporary leasing arrangements including many recommendations for process improvements, professional consulting services, project support, and support with day-to-day operational needs.

Due to the recent appointment of Michael Coleman as Interim Community Development Director, we have identified a candidate for a 4 to 6-month leasing arrangement to fill the temporary vacancy of Building Official. The Building Official role is critical during this high-volume season to oversee the daily operations of the Building Division to perform building inspections, plan reviews, and oversee the permitting division under the direction of the Interim Community Development Director.

In brief, the identified candidate, Jorge Torres is a retired municipal Building Director with 29 years of professional experience including 15 years in construction project management and 14 years in municipal building division operations. During his municipal career he has served as a building inspector, building commissioner, license administrator, building division manager, and most recently served as Director of Building & Life Safety with another local municipality very similar in community size with similar building division operations. His experience includes planning and directing building division operations, performing inspections for structural safety and ordinance compliance, enforcement of local, State and Federal codes and regulations for all building, structures and for property maintenance, and providing a high level of customer service.

The anticipated 4 to 6-month engagement has a total estimated cost ranging approximately \$85,956 to \$114,608. The funding for this leasing arrangement is available based on FY26 budgeted funds for the current vacancy. We are requesting authorization of up to a maximum of \$115,000 over the next 6 months for a Building Official Professional leasing agreement.



Interoffice Memo

Date: June 12, 2025

To: John Urbanski, Public Works Director

From: Joe Fitzpatrick, Water & Sewer Superintendent

Subject: Inflow and Infiltration (I/I) Investigations under 2023-RFP-007 (Year 3 of 3)

Presented for Committee of the Whole and Village Board consideration and possible action.

Description: This project consists of smoke testing sanitary sewers in the areas of the Village considered to be high risk for inflow and infiltration of ground water. Smoke testing helps to identify defects in the sanitary sewers that can allow ground water to infiltrate the sanitary system.

Background: The desired work was solicited as an RFP to seek qualified contractor proposals to perform the testing and inspection of the sanitary sewer system in the areas labeled as high risk for inflow and infiltration. The RFP proposed that the awarded contract would be written for one (1) year, with an option to extend for two (2) years and included a five percent cost increase per renewal. This will be the second and final contract extension with Sewer Assessment Services.

This year's project area will include smoke testing over 74,207 linear feet of sanitary sewers. Approximately 375 sanitary sewer manholes will be inspected as well.

Dyed-Water Flooding and Televising may be required on designated storm lines setups where smoke testing identified that a direct or indirect cross connection exists. Any of this work will require coordination with Village staff prior to being undertaken.

Contractor

Sewer Assessment Services, LLC

Proposal

\$91,980.79 (\$0.97/linear foot)

Budget/Finance: Funding is available for use in the approved FY2026 Operating and Maintenance Budget under account number 64-73800.

Staff Direction Request: Approve a contract renewal with Sewer Assessment Services, LLC for Inflow and Infiltration (I/I) Investigations in the amount of \$91,980.79.

Attachments:

1. Engineer's Letter of Recommendation.
2. Contractor Renewal Letter.



CHRISTOPHER B. BURKE ENGINEERING, LTD.

16221 W. 159th Street Suite 201 Lockport, Illinois 60441 TEL (815) 770-2850

June 11, 2025

Village of Tinley Park
Department of Public Works
7980 W. 183rd Street
Tinley Park, IL 60477

Attention: Joe Fitzpatrick
Water & Sewer Superintendent

Subject: Sanitary Sewer Inflow and Infiltration (I/I) Investigations
RFP #2023-RFP-007
2025 Contract Renewal Recommendation
(CBBEL #160373.00002)

Dear Mr. Fitzpatrick,

Christopher B. Burke Engineering, Ltd. (CBBEL) understands that the Village would like to renew its contract with Sewer Assessment Services, LLC (SAS) for smoke testing, manhole inspection and dyed water flooding services. The original contract awarded by the Village to SAS July 18, 2023 was for the smoke testing of 55,000 lineal feet of Village sanitary sewers plus various setups for dyed-water flooding to investigate infiltration and inflow (I&I) into the Village's sanitary sewer system. The contract included the option to renew the contract up to two times with a pre-determined cost increase.

SAS completed the original contract and one renewal to the satisfaction of the Village, and the cost of the work was within the Village's budget. The deliverables prepared by SAS were found to be sufficient and provided necessary information for the Village to continue long-term planning of maintenance and potential capital projects for the sanitary system.

If this second contract renewal is approved, the Village has indicated they would like to focus on an area generally bound by 175th Street to the north, 80th Avenue and the Metra Rock Island District Line to the west, Harlem Avenue to the east and I-80 to the south. A location map showing the exact limits has been included for reference.

Per the Village's GIS data, the proposed project area contains approximately 74,207 lineal feet of various size sanitary sewers and approximately 373 manholes. In accordance with the original contract with SAS, a 5% cost increase can be included for each renewal year (2 years maximum). Estimated costs for this project can be seen below.

Pay Item	Units	Quantity	Unit Price	Total Price
Smoke Testing				
Smoke Testing	LF	74,207	\$0.97	\$ 71,980.79
Dyed-Water Flooding*				
Catch Basin Leads	EACH		\$245.62	
Storm Line Setups (8"-12")	EACH		\$715.41	
Storm Lead Setups (15"-33")	EACH		\$1,132.74	
Storm Lead Setups (36"-48")	EACH		\$1,842.19	
Ditch Line Setups	EACH		\$894.27	
Dyed-Water Flooding Not-to-Exceed Total**				\$ 20,000.00
Estimated Renewal Total				\$ 91,980.79

*Updated unit prices provided by SAS June 11, 2025 – Prices assume Village will perform necessary Televising

**Contingency

CBBEL has reviewed the original contract between the Village and SAS, along with the enclosed Contract Renewal Letter of Intent from SAS and find it acceptable to renew the contract for additional work in the Village. CBBEL recommends renewing the contract with the 5% cost increase to complete the proposed smoke testing and manhole inspections with a contingency allowance to be used as-needed for dyed-water flooding.

If you have any questions or concerns, please do not hesitate to call.

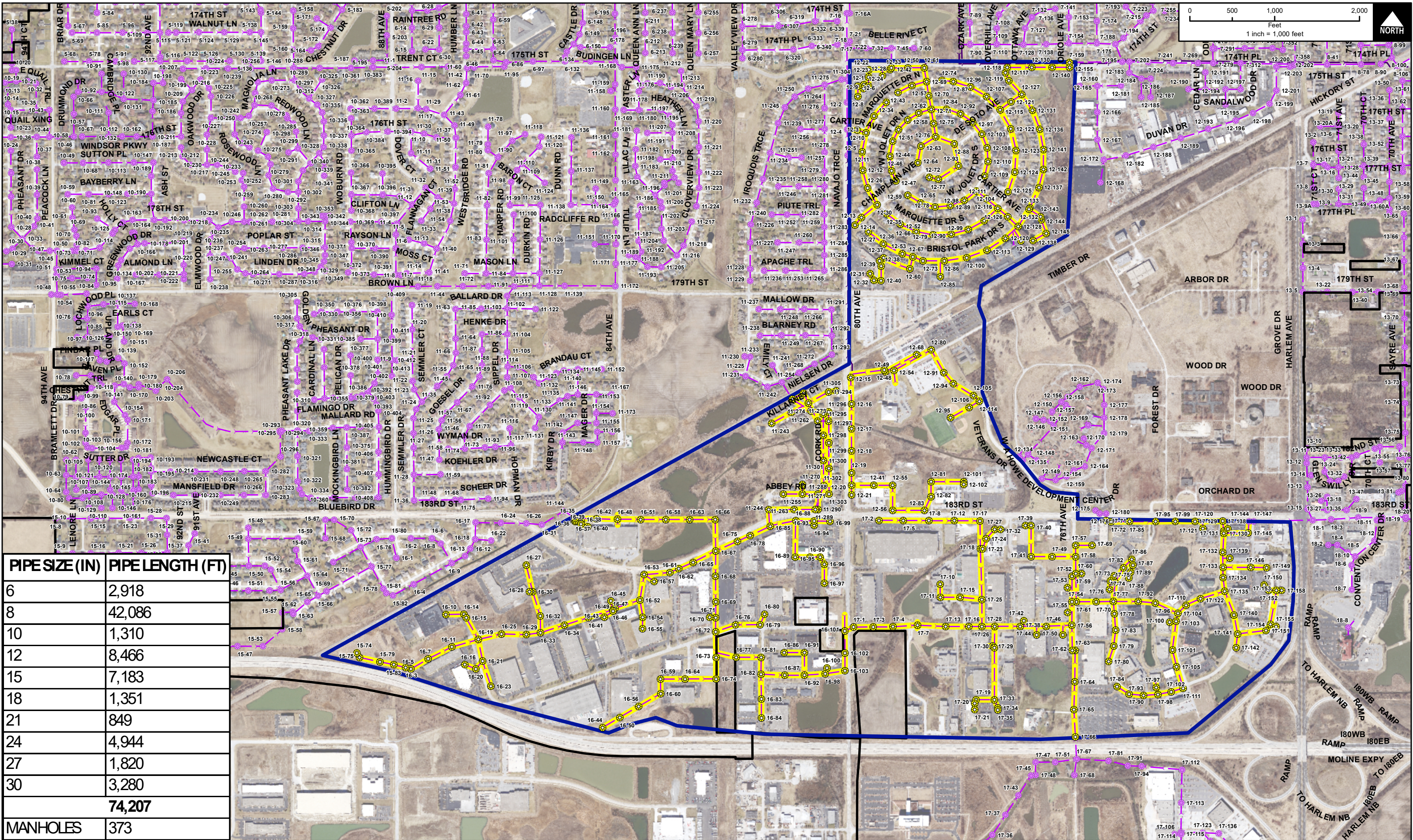
Sincerely,



Alex Schaefer, PE
Senior Project Manager

Enclosure as Noted

cc: Ken Howard – Tinley Park Public Works



PIPE SIZE (IN)	PIPE LENGTH (FT)
6	2,918
8	42,086
10	1,310
12	8,466
15	7,183
18	1,351
21	849
24	4,944
27	1,820
30	3,280
74,207	
MANHOLES	373

CB

CHRISTOPHER B. BURKE

ENGINEERING LTD.

9575 West Higgins Road, Suite 600

Rosemont, Illinois 60018

(847) 823-0500

CLIENT:

Tinley Park

ILLINOIS

Life Amplified

			DSGN.		
			DWN.	DRW	
			CHKD.		
			SCALE:	1:12,000	
NO.	DATE	NATURE OF REVISION	CHKD.	MODEL:	ArcGIS 10.6
				PLOT DATE	5/22/2025
FILE NAME	2025 Smoke Testing				
PATH	N:\TINLEY\TINLEY\160373\160373.00002\GIS\Exhibits\2025 Smoke Testing.mxd				

TITLE:

2025 SMOKE TESTING

PROJ. NO.

160373.00002

DATE:

05/22/2025

SHEET

0 OF 0

DRAWING NO.

EXH 1



SEWER ASSESSMENT SERVICES, INC.

908 Albion Ave. Schaumburg, IL 60193

Phone: (630) 398-9161

Email: alberkner@gmail.com

June 11, 2025

Village of Tinley Park
Department of Public Works
7980 W. 183rd St.
Tinley Park, IL 60477

Attention: Mr. Joe Fitzpatrick
Water Superintendent

Re: 2025 Sanitary Sewer Inflow and Infiltration Investigations (I/I)
Contract Renewal

Dear Mr. Fitzpatrick,

Sewer Assessment Services, LLC (SAS) is interested in renewing the referenced project, Sanitary Sewer Inflow and Infiltration Investigations (I/I) for the 2025 year. In 2024, an estimated total of 124,899 linear feet of sanitary sewer was smoke tested. The original contract was for smoke testing, and a Level 1/2 (blended) Manhole Assessment and Certification Program (MACP) manhole inspection and a GPS location of all affected manholes was part of that fee. SAS is asking for a 5% increase in service costs; the 2024 smoke testing price would increase from \$0.92 per linear foot to \$0.97 per linear foot or \$71,980.79 for testing approximately 74,207 linear feet. The final report will be completed and sent to the Village of Tinley Park by the fourth quarter in October or November.

If SAS performs any DWF while the Village performs the televising, SAS will perform the DWF at the following fee schedule that includes a 5% increase:

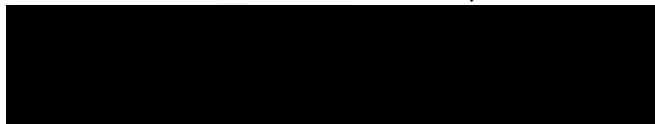
Catch basin leads	\$ 245.62 each
Storm line segments (8" to 12")	\$ 715.41 each
Storm line segments (15" to 33")	\$ 1,132.74 each
Storm line segments (36" to 48")	\$ 1,842.19 each
Ditch line Setups	\$ 894.27 each

Tinley Park 2025 Contract Renewal
Sanitary Sewer Inflow & Infiltration Investigations (I/I)

SAS would be able to initiate the smoke testing project in June or early July with the manhole inspections and GPS work starting earlier if weather allows.

Respectfully Submitted,

SEWER ASSESSMENT SERVICES, LLC





Interoffice Memo

Issued/Approved by:

Stephen C. Klotz,
Fire Chief Administrator

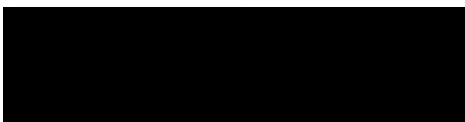
Memo #25-72

Date: June 24, 2025
To: Village Board
From: Stephen C. Klotz, Fire Chief Administrator
Subject: Request to Purchase AutoPulse Devices

The fire department is requesting the procurement of the AutoPulse Resuscitation System as our preferred mechanical CPR device. The AutoPulse will offer critical advantages in prehospital and transport environments. Mechanical CPR is a tool providing vital intervention through quality and consistency of chest compressions, especially during prolonged cardiac arrests and patient transport. A reliable mechanical CPR device like this would help provide better patient outcomes through uninterrupted CPR and increase operational safety and effectiveness for fire and EMS personnel. This device would be a great addition to the equipment available during a critical medical emergency.

This item was approved as a capital purchase in this year's budget. Thank you for your consideration. Please feel free to reach out with any questions or concerns.

Sincerely,



Stephen C. Klotz,
Fire Chief Administrator

SCK/meeee



Interoffice Memo

Date: June 25, 2025

To: John Urbanski, Public Works Director, Patt Carr, Village Manager

From: Colby Zemaitis, Assistant Public Works Director

Subject: Brookside Creek Stormwater Improvements – Waiver of Bidding & Agreement Negotiation Authority

Prepared for the Committee of the Whole and Village Board Meeting for consideration and possible action.

Description: Two (2) bids were received and publicly read on May 21, 2025 for the Brookside Creek Retail Center Stormwater Improvements. The low responsible bidder was Alessio and Sons Company of Lombard, IL. Staff recommended rejecting the bid due to the amount being nearly the entire amount budgeted for all Village improvements required to be provided for Brookside Creek. Other work needed per the Development Agreement includes all street improvements, consultant fees, and construction observation. The Village Board discussed rejection of bids at the June 3, 2025 Committee of the Whole and approved at the Village Board Meeting thereafter.

To facilitate the development of this property, it is necessary to negotiate with the Developer and the low bidder to lower the overall costs while meeting the requirements of the Development Agreement approved on January 21, 2025. We are working with the Developer and their Engineer to reduce the amount of soil haul-off, which was a major contributor to the overall cost of the bids previously received. Rebidding will delay the potential start date of the project by at least another month; therefore, we recommend that bidding requirements be waived and authority to negotiate a contract with the low bidder from the May 21, 2025 bid opening (or with the next lowest should we not reach terms with the low bidder).

Staff Direction Request:

1. Waive bidding requirements and provide authority to negotiate an agreement with the lowest responsible bidder.
2. Direct Staff as necessary.

PUBLIC COMMENT

ADJOURNMENT