

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

NOTICE HEREBY GIVEN that a regular Committee of the Whole Meeting of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, September 16, 2025, beginning at 5:45 PM 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 MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON SEPTEMBER 2, 2025.
4. DISCUSS A COOK COUNTY CLASS 8 REQUEST FOR 17201 RIDGELAND AVENUE, VAZQUEZ GROUP LLC.
5. DISCUSS A COOK COUNTY CLASS 7B REQUEST FOR 18303 S. LAGRANGE ROAD, LEWISVILLE HOTEL PARTNERS, LLC.
6. DISCUSS AN INTERGOVERNMENTAL AGREEMENT (IGA) WITH COOK COUNTY FOR THE CLOSEOUT OF THE TINLEY PARK TRANSPORTATION IMPROVEMENTS / 94TH AVENUE PROJECT (SECTION 20-MUNMP-00-PV).
7. DISCUSS EMPLOYEE BENEFITS PROGRAM – ANNUAL INSURANCE RENEWAL.
8. DISCUSS A CONTRACT WITH SB FRIEDMAN FOR GENERAL TIF ADMINISTRATION AND DEVELOPMENT ADVISORY SERVICES.
9. DISCUSS AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND SIGNATURE SYSTEMS TO PROVIDE SUBSURFACE MATERIAL FOR THE SYNTHETIC ICE RINK AT HARMONY SQUARE.
10. DISCUSS A CONTRACT WITH PRINCIPLE LIGHTING, INC. FOR DOWNTOWN HOLIDAY DECORATIONS.
11. DISCUSS A CONTRACT WITH BEVERLY SNOW & ICE, INC. FOR SNOW REMOVAL - PARKING LOTS.
12. DISCUSS A CONTRACT WITH ROY ZENERE TRUCKING & EXCAVATING FOR SNOW REMOVAL - CUL-DE-SACS.
13. DISCUSS A CONTRACT WITH AIRY'S, INC. FOR POST 2 (18301 RIDGELAND AVENUE) ELECTRICAL IMPROVEMENTS - CONSTRUCTION.
14. DISCUSS A CONTRACT WITH AIRY'S, INC. FOR POST 19 (174TH STREET & OZARK AVENUE) ELECTRICAL IMPROVEMENTS - CONSTRUCTION.

15. DISCUSS A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT (IGA) BETWEEN THE VILLAGE OF TINLEY PARK AND SCHOOL DISTRICT 230 REGARDING THE SCHOOL RESOURCE OFFICER (SRO) POSITION.
16. DISCUSS THE PURCHASE OF TECHNOLOGY EQUIPMENT FOR NEW POLICE DEPARTMENT VEHICLES FROM MIDWEST PUBLIC SAFETY GROUP IN THE AMOUNT OF \$64,422.72.
17. RECEIVE COMMENTS FROM THE PUBLIC

ADJOURNMENT

NANCY M. O'CONNOR, VILLAGE CLERK

MINUTES
Meeting of the Committee of the Whole
September 2, 2025 – 5:45 p.m.
Village Hall - Council Chambers
16250 S Oak Park Ave.
Tinley Park, IL 60477

Item #1 - At 5:47 p.m. the regular meeting of the Committee of the Whole was called to order.

Item #2 – Deputy Clerk Godette called the roll. Present and responding to roll call were the following:

Members Present: M. Glotz, Village President
 W. Brady, Village Trustee
 W. Brennan, Village Trustee
 D. Mahoney, Village Trustee
 M. Mueller, Village Trustee
 K. Shaw, Village Trustee (Arrived at 5:48 p.m.)
 C. Sullivan, Village Trustee

Members Absent: N. O'Connor, Village Clerk

Staff Present: P. Carr, Village Manager
 H. Lipman, Assistant Village Manager/Interim Assistant Finance Director
 T. Tilton, Police Chief
 S. Klotz, Fire Chief
 C. Zemaitis, Assistant Public Works Director
 D. Framke, Marketing Director
 L. Godette, Deputy Village Clerk
 T. Nelson-Jaworski, Village Attorney

Others Present:

Item #3 - CONSIDER APPROVAL OF THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD AUGUST 19, 2025 – Motion was made by Trustee Mahoney, seconded by Trustee Brennan to approve the minutes of the Committee of the Whole meeting held on August 19, 2025. President Glotz asked if members of the Committee had any questions. There were none. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Sullivan. Nays: None. Absent: Shaw. President Glotz declared the motion carried.

Item #4 – DISCUSS AMENDING TITLE XI, CHAPTER 112, SECTION 22: PERMITTED NUMBER OF LIQUOR LICENSES – This Ordinance corrects the list of permitted liquor licenses to reflect businesses that have closed, been reclassified, or applicants that went through the liquor licensing process but are no longer serving liquor at their locations. President Glotz asked if members of the Committee had any questions. Motion was made by Trustee Brennan, seconded by Trustee Sullivan to recommend this Ordinance to be forwarded to the Village Board meeting for adoption. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Item #5 – DISCUSS AMENDING CERTAIN SECTIONS OF TITLE XI, CHAPTER 129C OF THE TINLEY PARK VILLAGE CODE ENTITLED 'TELECOMMUNICATIONS INFRASTRUCTURE MAINTENANCE FEE' – Tinley Park's telecommunications tax rate has been historically lower than most other communities. Staff sought input on adjusting the fee to 4% to bring

Tinley more into alignment with neighboring and comparable communities, who have telecommunication rates up to 6%. President Glotz asked if members of the Committee had any questions. Trustee Mueller stated that he would like other revenue sources researched, as this source may be short-lived with the declining cable industry. Motion was made by Trustee Sullivan, seconded by Trustee Brady to recommend an Ordinance amending certain Sections of Title XI, Chapter 129C of the Village entitled 'Telecommunications Infrastructure Maintenance Fee' in the Village of Tinley Park 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 AN AGREEMENT WITH MCCI FOR DOCUMENT MANAGEMENT MIGRATION PROFESSIONAL SERVICES – The Village has recently implemented a new document management system, Laserfiche, and included in this project is the migration of documents from existing systems into the new platform. This agreement with MCCi provides professional services to support the migration of documents from Hyland OnBase into Laserfiche. The agreement is structured on a time-and-materials basis, with a not-to-exceed amount of \$40,000, ensuring the Village is billed only for actual work performed. MCCi has an established relationship with the Village, having previously assisted with the installation of Laserfiche, the migration of financial and community development data, and ongoing support of the document management system. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Brennan, seconded by Trustee Mahoney to recommend this agreement with MCCi for Document Management migration professional services 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 GREAT LAKES URBAN FORESTRY, INC. FOR PARKWAY TREE INVENTORY – This item seeks approval of the service contract for the FY26 parkway tree inventory with Great Lakes Urban Forestry, Inc. in the amount of \$53,125. 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 a contract with Great Lakes Urban Forestry, Inc. for Parkway Tree Inventory 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 – RECEIVE COMMENTS FROM THE PUBLIC – President Glotz asked if there were any comments from the public. There were none.

Motion was made by Trustee Sullivan, seconded by Trustee Brennan, 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 5:53 p.m.



Interoffice Memo

Date: September 16, 2025

To: Committee of the Whole

CC: Michael Coleman, Interim Community Development Director

From: Carolyn Mitera, Marketing & Economic Development Specialist

Subject: 17201 Ridgeland Avenue- Class 8- Vazquez Group, LLC

BACKGROUND

Vazquez Group LLC ("Applicant") plans to expand the Integrity Wall Panel, Inc. operations to 17201 Ridgeland Avenue (PINs 28-29-300-028-0000 and 28-29-300-035-0000) with the support of its parent company Toro Construction. They purchased the property for \$500,000, plan to invest an estimated \$360,000 for construction and rehabilitation costs, invest \$450,000 for CNC equipment and assembly line set up and an additional \$100,000 for necessary vehicles and equipment for logistics and transportation. This location has been 100% vacant since 2018 and requires substantial investment into the property.

The expansion to 17201 Ridgeland Avenue will enable Integrity Wall Solutions to add three additional assembly lines, tripling its production capacity. The applicant will expand its internal team by opening 5-8 new office roles (project management, estimating, real estate, receptionist, material handling and administrative support) and plans to partner with the local carpenter's union and create 10-15 new positions for assembly carpenters. These jobs will also be in conformance with the Cook County Living Wage ordinance, providing these employees with higher pay.

The Applicant has retained the counsel of Fanning Law, a property tax law firm located in Chicago, Illinois, to assist with preparing the Class 8 application for Village and Cook County submittal.



DISCUSSION

The Applicant is requesting a Class 8 incentive for the property located at 17201 Ridgeland Avenue. The Applicant has stated "but for . . ." the Class 8 reclassification this project would not be viable to support the ramp up period (i.e. hiring and training employees, purchasing equipment) prior to revenue and expenses stabilizing. Any new construction, significant rehabilitation, or reutilization of abandoned

buildings developed or reoccupied for industrial or commercial use may qualify for the Class 8. Qualifying buildings will be assessed at 10% of market value for 10 years, 15% in the 11th year and 20% in the 12th year. This is a significant reduction from the standard assessment level of 25% for industrial and commercial properties. The reclass is proposed for one time and a need for future extensions is not being proposed at this time.

The Class 8 Incentive Program is designed to encourage industrial and commercial development in areas of Cook County which are experiencing severe economic stagnation. The property is located on Duvan Drive, which has been designated as a certified Class 8 area. Class 8 is structured to permit the Assessor, upon application of the local governing body, to certify that such areas are in need of substantial revitalization. The twelve-year incentive applies to all newly constructed and renovated buildings, including the land upon which they are situated. High property taxes are a primary reason for Class 8 incentives as well as competition with Will County and Indiana taxes.

Incentive Policy Checklist

The following statements are in line with the Village or Tinley Park's incentive policy.

1. The developer will file the Cook County forms, plans to be a long-term owner/investor, and plans to comply with Village and County obligations of the Class 8 Incentive Program.
2. This project is in a high economic multiplier industry (technology, healthcare, manufacturing).

Benefits

The project will be an enhancement to the Village by filling a vacancy and improve a blighted building. There will be an estimated 15-23 new jobs created between office positions and assembly carpenters. The new facility in Tinley Park will accommodate increased production capacity and improve operational efficiency.

STAFF RECOMMENDATION

The Economic and Commercial Commission unanimously recommended this item 6-0 for approval at the September 8, 2025 meeting. Staff requests for the Committee of the Whole to move this item forward for consideration at the Village Board later this evening.

[REDACTED]

A Description of the Proposed Property Use

Vazquez Group LLC, (the “Applicant”) will be purchasing the subject property at 17201 Ridgeland Ave., in Tinley Park, Illinois (PINs 28-29-300-028-0000 and 28-29-300-035-0000) in 2025 for \$500,000.

Integrity Wall Inc., a leading provider of wall panel sections for affordable housing, is set to expand its operations with the support of its parent company, Toro Construction. The company is purchasing a new, strategically located facility in Tinley Park to accommodate increased production capacity and improve operational efficiency.

The new Tinley Park facility offers ample space to expand operations. The building spans 37,729 square feet with 6,000 square feet of dedicated office space. The property sits on a 3.58-acre lot, providing enough room for future growth. The facility also features five drive-in doors, ensuring efficient truck load and delivery capabilities, which will support the increased volume of production.

The 6,000 square feet of office space will be renovated by Toro Construction in order to accommodate new office positions for estimators and project managers. The entire building will be repainted in Integrity's vibrant colors: blue, green, and white. New seal coating and striping will be applied to the parking lot for enhanced functionality and aesthetics. A new 8-foot privacy fence will be installed to improve the look and feel of the neighborhood. New interior painting will refresh the tired office space and abandoned warehouse. Mechanical systems will be upgraded to ensure optimal functionality of the building. Installation of the new DeWall Linear Truss Wall Saw, semi-automated assembly line, and automatic infeed system will be completed within 3 to 4 months of the real estate acquisition. Full operational capacity with the additional three assembly lines is expected to be reached within 12 to 18 months of the renovation and equipment installation.

Site Purchase Cost:	\$ 500,000
Construction and Rehabilitation Costs:	\$ 360,500
*Total:	\$ 860,500

*Please note that the construction and rehabilitation costs may vary for a variety of reasons depending on material pricing and market variances.

Attached hereto are the following documents:

- (1) Sources and Uses

Tinley Property Business Plan

Development Budget Pro Forma

SOURCES

Toro Investments/Toro Construction		\$ 360,500.00
Orland Park equity loan		\$ 175,000.00
Perm Loan	Estimated Net Proceeds	\$ 325,000.00
Total All Sources		\$ 860,500.00

USES

<u>ACQUISITION COSTS</u>		
Toro Investments/Toro Construction		175,000
Building (Bank)		325,000
Total Acquisition Costs		500,000
<u>CONSTRUCTION COSTS</u>		
Total Hard Construction Costs		\$ 250,000.00
Other Construction Costs		
Construction Contingency		\$ 50,000.00
Total Other Construction Costs		\$ 50,000.00
Total Construction Costs		\$ 300,000.00
<u>SOFT COSTS</u>		
<u>Architecture & Engineering</u>		
Design & Engineering		\$ 18,500.00
Environmental Report		\$ 3,000.00
Architect Reimbursables		\$ -
Building & IDPH Permits		\$ 15,000.00
Total A&E Costs		\$ 36,500.00
<u>Insurance</u>		
Builders Risk		\$ -
Total Insurance Costs		\$ -
<u>Other Soft Costs</u>		
Surveys		\$ 3,000.00
Attorney Fees		\$ 15,000.00
Marketing		\$ -
Reserves		\$ -
Contingency		\$ -
Total Other Soft Costs		\$ 18,000.00
SUB-TOTAL USES		\$ 854,500.00
SUB-TOTAL USES		\$ 854,500.00
<u>Finance & Associated Fees</u>		
Construction Loan Fees	Assume 3.5% Total	\$ 6,000.00
TOTAL CONSTRUCTION USES		\$ 860,500.00
TOTAL ALL USES		\$ 860,500.00



17201 Ridgeland Ave.
Tinley Park, IL 60477
PINs: 28-29-300-028-0000; 28-29-300-035-0000

TAX IMPACT TABLE

Estimated Taxes at current conditions								Estimated Taxes Without a Class 8 Tax Incentive				Estimated Taxes With a Class 8 Tax Incentive				
Tax Year	2023 Tax Rate	2023 Multiplier	Estimated Effective Tax Rate	Current 2024 Market Value	Assessment Level (Without a Class 8 Tax Incentive in Place)	Current AV	Estimated Taxes Based on the Foregoing	Estimated Market Value	Assessment Level (Without a Class 8 Tax Incentive in Place)	Estimated AV	Estimated Taxes Based on the Foregoing	Year of Incentive	Estimated Market Value based upon sale price and renovations	Assessment Level (With a Class 8 Tax Incentive in Place)	Estimated AV	Estimated Taxes Based on the Foregoing
2025	11.277%	3.0163	34.015%	\$ 944,176	25.00%	\$236,044	\$ 80,290	\$ 860,500	25.00%	\$215,125	\$ 73,174	1st	\$ 860,500	10.00%	\$ 86,050	\$ 29,270
2026	11.277%	3.0163	34.015%	\$ 944,176	25.00%	\$236,044	\$ 80,290	\$ 860,500	25.00%	\$215,125	\$ 73,174	2nd	\$ 860,500	10.00%	\$ 86,050	\$ 29,270
2027	11.277%	3.0163	34.015%	\$ 944,176	25.00%	\$236,044	\$ 80,290	\$ 860,500	25.00%	\$215,125	\$ 73,174	3rd	\$ 860,500	10.00%	\$ 86,050	\$ 29,270
2028	11.277%	3.0163	34.015%	\$ 944,176	25.00%	\$236,044	\$ 80,290	\$ 860,500	25.00%	\$215,125	\$ 73,174	4th	\$ 860,500	10.00%	\$ 86,050	\$ 29,270
2029	11.277%	3.0163	34.015%	\$ 944,176	25.00%	\$236,044	\$ 80,290	\$ 860,500	25.00%	\$215,125	\$ 73,174	5th	\$ 860,500	10.00%	\$ 86,050	\$ 29,270
2030	11.277%	3.0163	34.015%	\$ 944,176	25.00%	\$236,044	\$ 80,290	\$ 860,500	25.00%	\$215,125	\$ 73,174	6th	\$ 860,500	10.00%	\$ 86,050	\$ 29,270
2031	11.277%	3.0163	34.015%	\$ 944,176	25.00%	\$236,044	\$ 80,290	\$ 860,500	25.00%	\$215,125	\$ 73,174	7th	\$ 860,500	10.00%	\$ 86,050	\$ 29,270
2032	11.277%	3.0163	34.015%	\$ 944,176	25.00%	\$236,044	\$ 80,290	\$ 860,500	25.00%	\$215,125	\$ 73,174	8th	\$ 860,500	10.00%	\$ 86,050	\$ 29,270
2033	11.277%	3.0163	34.015%	\$ 944,176	25.00%	\$236,044	\$ 80,290	\$ 860,500	25.00%	\$215,125	\$ 73,174	9th	\$ 860,500	10.00%	\$ 86,050	\$ 29,270
2034	11.277%	3.0163	34.015%	\$ 944,176	25.00%	\$236,044	\$ 80,290	\$ 860,500	25.00%	\$215,125	\$ 73,174	10th	\$ 860,500	10.00%	\$ 86,050	\$ 29,270
2035	11.277%	3.0163	34.015%	\$ 944,176	25.00%	\$236,044	\$ 80,290	\$ 860,500	25.00%	\$215,125	\$ 73,174	11th	\$ 860,500	10.00%	\$ 86,050	\$ 29,270
2036	11.277%	3.0163	34.015%	\$ 944,176	25.00%	\$236,044	\$ 80,290	\$ 860,500	25.00%	\$215,125	\$ 73,174	12th	\$ 860,500	15.00%	\$ 129,075	\$ 43,905
2037	11.277%	3.0163	34.015%	\$ 944,176	25.00%	\$236,044	\$ 80,290	\$ 860,500	25.00%	\$215,125	\$ 73,174	Off	\$ 860,500	25.00%	\$ 215,125	\$ 73,174
Total Estimated Taxes (2025 to 2037)								Total Estimated Taxes (2025 to 2037)				Total Estimated Taxes (2025 to 2037)				
\$ 963,479								\$ 961,267				\$ 439,046				

Estimated Tax Savings from Property's Class 8 Tax Incentive:

\$612,221

Note: The above is based on the assumption that the Class 8 Tax Incentive for the subject property will be granted in 2025.

The above estimates are speculative and should be treated as such. Estimates are not to be relied upon by user or third party.

SECTION 1
INSTRUCTIONS FOR COMPLETION OF
ECONOMIC DISCLOSURE STATEMENT AND EXECUTION DOCUMENT

This Economic Disclosure Statement and Execution Document ("EDS") is to be completed and executed by every Bidder on a County contract, every Proposer responding to a Request for Proposals, and every Respondent responding to a Request for Qualifications, and others as required by the Chief Procurement Officer. The execution of the EDS shall serve as the execution of a contract awarded by the County. The Chief Procurement Officer reserves the right to request that the Bidder or Proposer, or Respondent provide an updated EDS on an annual basis.

Definitions. Terms used in this EDS and not otherwise defined herein shall have the meanings given to such terms in the Instructions to Bidders, General Conditions, Request for Proposals, Request for Qualifications, as applicable.

Affiliate means a person that directly or indirectly through one or more intermediaries, Controls is Controlled by, or is under common Control with the Person specified.

Applicant means a person who executes this EDS.

Bidder means any person who submits a Bid.

Code means the Code of Ordinances, Cook County, Illinois available on municode.com.

Contract shall include any written document to make Procurements by or on behalf of Cook County.

Contractor or *Contracting Party* means a person that enters into a Contract with the County.

Control means the unfettered authority to directly or indirectly manage governance, administration, work, and all other aspects of a business.

EDS means this complete Economic Disclosure Statement and Execution Document, including all sections listed in the Index and any attachments.

Joint Venture means an association of two or more Persons proposing to perform a for-profit business enterprise. Joint Ventures must have an agreement in writing specifying the terms and conditions of the relationship between the partners and their relationship and respective responsibility for the Contract

Lobby or *lobbying* means to, for compensation, attempt to influence a County official or County employee with respect to any County matter.

Lobbyist means any person who lobbies.

Person or *Persons* means any individual, corporation, partnership, Joint Venture, trust, association, Limited Liability Company, sole proprietorship or other legal entity.

Prohibited Acts means any of the actions or occurrences which form the basis for disqualification under the Code, or under the Certifications hereinafter set forth.

Proposal means a response to an RFP.

Proposer means a person submitting a Proposal.

Response means response to an RFQ.

Respondent means a person responding to an RFQ.

RFP means a Request for Proposals issued pursuant to this Procurement Code.

RFQ means a Request for Qualifications issued to obtain the qualifications of interested parties.

**INSTRUCTIONS FOR COMPLETION OF
ECONOMIC DISCLOSURE STATEMENT AND EXECUTION DOCUMENT**

Section 1: Instructions. Section 1 sets forth the instructions for completing and executing this EDS.

Section 2: Certifications. Section 2 sets forth certifications that are required for contracting parties under the Code and other applicable laws. Execution of this EDS constitutes a warranty that all the statements and certifications contained, and all the facts stated, in the Certifications are true, correct and complete as of the date of execution.

Section 3: Economic and Other Disclosures Statement. Section 3 is the County's required Economic and Other Disclosures Statement form. Execution of this EDS constitutes a warranty that all the information provided in the EDS is true, correct and complete as of the date of execution, and binds the Applicant to the warranties, representations, agreements and acknowledgements contained therein.

Required Updates. The Applicant is required to keep all information provided in this EDS current and accurate. In the event of any change in the information provided, including but not limited to any change which would render inaccurate or incomplete any certification or statement made in this EDS, the Applicant shall supplement this EDS up to the time the County takes action, by filing an amended EDS or such other documentation as is required.

Additional Information. The County's Governmental Ethics and Campaign Financing Ordinances impose certain duties and obligations on persons or entities seeking County contracts, work, business, or transactions, and the Applicant is expected to comply fully with these ordinances. For further information please contact the Director of Ethics at (312) 603-4304 (69 W. Washington St. Suite 3040, Chicago, IL 60602) or visit the web-site at cookcountyil.gov/ethics-board-of.

Authorized Signers of Contract and EDS Execution Page. If the Applicant is a corporation, the President and Secretary must execute the EDS. In the event that this EDS is executed by someone other than the President, attach hereto a certified copy of that section of the Corporate By-Laws or other authorization by the Corporation, satisfactory to the County that permits the person to execute EDS for said corporation. If the corporation is not registered in the State of Illinois, a copy of the Certificate of Good Standing from the state of incorporation must be submitted with this Signature Page.

If the Applicant is a partnership or joint venture, all partners or joint venturers must execute the EDS, unless one partner or joint venture has been authorized to sign for the partnership or joint venture, in which case, the partnership agreement, resolution or evidence of such authority satisfactory to the Office of the Chief Procurement Officer must be submitted with this Signature Page.

If the Applicant is a member-managed LLC all members must execute the EDS, unless otherwise provided in the operating agreement, resolution or other corporate documents. If the Applicant is a manager-managed LLC, the manager(s) must execute the EDS. The Applicant must attach either a certified copy of the operating agreement, resolution or other authorization, satisfactory to the County, demonstrating such person has the authority to execute the EDS on behalf of the LLC. If the LLC is not registered in the State of Illinois, a copy of a current Certificate of Good Standing from the state of incorporation must be submitted with this Signature Page.

If the Applicant is a Sole Proprietorship, the sole proprietor must execute the EDS.

A "Partnership" "Joint Venture" or "Sole Proprietorship" operating under an Assumed Name must be registered with the Illinois county in which it is located, as provided in 805 ILCS 405 (2012), and documentation evidencing registration must be submitted with the EDS.

Effective October 1, 2016 all foreign corporations and LLCs must be registered with the Illinois Secretary of State's Office unless a statutory exemption applies to the applicant. Applicants who are exempt from registering must provide a written statement explaining why they are exempt from registering as a foreign entity with the Illinois Secretary of State's Office.

SECTION 2**CERTIFICATIONS**

THE FOLLOWING CERTIFICATIONS ARE MADE PURSUANT TO STATE LAW AND THE CODE. THE APPLICANT IS CAUTIONED TO CAREFULLY READ THESE CERTIFICATIONS PRIOR TO SIGNING THE SIGNATURE PAGE. SIGNING THE SIGNATURE PAGE SHALL CONSTITUTE A WARRANTY BY THE APPLICANT THAT ALL THE STATEMENTS, CERTIFICATIONS AND INFORMATION SET FORTH WITHIN THESE CERTIFICATIONS ARE TRUE, COMPLETE AND CORRECT AS OF THE DATE THE SIGNATURE PAGE IS SIGNED. THE APPLICANT IS NOTIFIED THAT IF THE COUNTY LEARNS THAT ANY OF THE FOLLOWING CERTIFICATIONS WERE FALSELY MADE, THAT ANY CONTRACT ENTERED INTO WITH THE APPLICANT SHALL BE SUBJECT TO TERMINATION.

A. PERSONS AND ENTITIES SUBJECT TO DISQUALIFICATION

No person or business entity shall be awarded a contract or sub-contract, for a period of five (5) years from the date of conviction or entry of a plea or admission of guilt, civil or criminal, if that person or business entity:

- 1) Has been convicted of an act committed, within the State of Illinois, of bribery or attempting to bribe an officer or employee of a unit of state, federal or local government or school district in the State of Illinois in that officer's or employee's official capacity;
- 2) Has been convicted by federal, state or local government of an act of bid-rigging or attempting to rig bids as defined in the Sherman Anti-Trust Act and Clayton Act. Act. 15 U.S.C. Section 1 *et seq.*;
- 3) Has been convicted of bid-rigging or attempting to rig bids under the laws of federal, state or local government;
- 4) Has been convicted of an act committed, within the State, of price-fixing or attempting to fix prices as defined by the Sherman Anti-Trust Act and the Clayton Act. 15 U.S.C. Section 1, *et seq.*;
- 5) Has been convicted of price-fixing or attempting to fix prices under the laws the State;
- 6) Has been convicted of defrauding or attempting to defraud any unit of state or local government or school district within the State of Illinois;
- 7) Has made an admission of guilt of such conduct as set forth in subsections (1) through (6) above which admission is a matter of record, whether or not such person or business entity was subject to prosecution for the offense or offenses admitted to; or
- 8) Has entered a plea of *nolo contendere* to charge of bribery, price-fixing, bid-rigging, or fraud, as set forth in subparagraphs (1) through (6) above.

In the case of bribery or attempting to bribe, a business entity may not be awarded a contract if an official, agent or employee of such business entity committed the Prohibited Act on behalf of the business entity and pursuant to the direction or authorization of an officer, director or other responsible official of the business entity, and such Prohibited Act occurred within three years prior to the award of the contract. In addition, a business entity shall be disqualified if an owner, partner or shareholder controlling, directly or indirectly, 20% or more of the business entity, or an officer of the business entity has performed any Prohibited Act within five years prior to the award of the Contract.

THE APPLICANT HEREBY CERTIFIES THAT: The Applicant has read the provisions of Section A, Persons and Entities Subject to Disqualification, that the Applicant has not committed any Prohibited Act set forth in Section A, and that award of the Contract to the Applicant would not violate the provisions of such Section or of the Code.

B. BID-RIGGING OR BID ROTATING

THE APPLICANT HEREBY CERTIFIES THAT: In accordance with 720 ILCS 5/33 E-11, neither the Applicant nor any Affiliated Entity is barred from award of this Contract as a result of a conviction for the violation of State laws prohibiting bid-rigging or bid rotating.

C. DRUG FREE WORKPLACE ACT

THE APPLICANT HEREBY CERTIFIES THAT: The Applicant will provide a drug free workplace, as required by (30 ILCS 580/3).

D. DELINQUENCY IN PAYMENT OF TAXES

THE APPLICANT HEREBY CERTIFIES THAT: *The Applicant is not an owner or a party responsible for the payment of any tax or fee administered by Cook County, such as bar award of a contract or subcontract pursuant to the Code, Chapter 34, Section 34-171.*

E. HUMAN RIGHTS ORDINANCE

No person who is a party to a contract with Cook County ("County") shall engage in unlawful discrimination or sexual harassment against any individual in the terms or conditions of employment, credit, public accommodations, housing, or provision of County facilities, services or programs (Code Chapter 42, Section 42-30 *et seq.*).

F. ILLINOIS HUMAN RIGHTS ACT

THE APPLICANT HEREBY CERTIFIES THAT: *It is in compliance with the Illinois Human Rights Act (775 ILCS 5/2-105), and agrees to abide by the requirements of the Act as part of its contractual obligations.*

G. INSPECTOR GENERAL (COOK COUNTY CODE, CHAPTER 34, SECTION 34-174 and Section 34-250)

The Applicant has not willfully failed to cooperate in an investigation by the Cook County Independent Inspector General or to report to the Independent Inspector General any and all information concerning conduct which they know to involve corruption, or other criminal activity, by another county employee or official, which concerns his or her office of employment or County related transaction.

The Applicant has reported directly and without any undue delay any suspected or known fraudulent activity in the County's Procurement process to the Office of the Cook County Inspector General.

H. CAMPAIGN CONTRIBUTIONS (COOK COUNTY CODE, CHAPTER 2, SECTION 2-585)

THE APPLICANT CERTIFIES THAT: It has read and shall comply with the Cook County's Ordinance concerning campaign contributions, which is codified at Chapter 2, Division 2, Subdivision II, Section 585, and can be read in its entirety at www.municode.com.

I. GIFT BAN, (COOK COUNTY CODE, CHAPTER 2, SECTION 2-574)

THE APPLICANT CERTIFIES THAT: It has read and shall comply with the Cook County's Ordinance concerning receiving and soliciting gifts and favors, which is codified at Chapter 2, Division 2, Subdivision II, Section 574, and can be read in its entirety at www.municode.com.

J. LIVING WAGE ORDINANCE PREFERENCE (COOK COUNTY CODE, CHAPTER 34, SECTION 34-160;

Unless expressly waived by the Cook County Board of Commissioners, the Code requires that a living wage must be paid to individuals employed by a Contractor which has a County Contract and by all subcontractors of such Contractor under a County Contract, throughout the duration of such County Contract. The amount of such living wage is annually by the Chief Financial Officer of the County, and shall be posted on the Chief Procurement Officer's website.

The term "Contract" as used in Section 4, I, of this EDS, specifically excludes contracts with the following:

- 1) Not-For Profit Organizations (defined as a corporation having tax exempt status under Section 501(C)(3) of the United State Internal Revenue Code and recognized under the Illinois State not-for-profit law);
- 2) Community Development Block Grants;
- 3) Cook County Works Department;
- 4) Sheriff's Work Alternative Program; and
- 5) Department of Correction inmates.

SECTION 3

REQUIRED DISCLOSURES

1. DISCLOSURE OF LOBBYIST CONTACTS

List all persons that have made lobbying contacts on your behalf with respect to this contract:

Name	Address
N/A	

2. LOCAL BUSINESS PREFERENCE STATEMENT (CODE, CHAPTER 34, SECTION 34-230)

Local business means a Person, including a foreign corporation authorized to transact business in Illinois, having a bona fide establishment located within the County at which it is transacting business on the date when a Bid is submitted to the County, and which employs the majority of its regular, full-time work force within the County. A Joint Venture shall constitute a Local Business if one or more Persons that qualify as a "Local Business" hold interests totaling over 50 percent in the Joint Venture, even if the Joint Venture does not, at the time of the Bid submittal, have such a bona fide establishment within the County.

a) Is Applicant a "Local Business" as defined above?

Yes: ☒ No: ☐

b) If yes, list business addresses within Cook County:

15657 S. 70th Ct., Orland Park, IL 60462

c) Does Applicant employ the majority of its regular full-time workforce within Cook County?

Yes: ☒ No: ☐

3. THE CHILD SUPPORT ENFORCEMENT ORDINANCE (CODE, CHAPTER 34, SECTION 34-172)

Every Applicant for a County Privilege shall be in full compliance with any child support order before such Applicant is entitled to receive or renew a County Privilege. When delinquent child support exists, the County shall not issue or renew any County Privilege, and may revoke any County Privilege.

All Applicants are required to review the Cook County Affidavit of Child Support Obligations attached to this EDS (EDS-5) and complete the Affidavit, based on the instructions in the Affidavit.

4. REAL ESTATE OWNERSHIP DISCLOSURES.

The Applicant must indicate by checking the appropriate provision below and providing all required information that either:

- a) The following is a complete list of all real estate owned by the Applicant in Cook County:

PERMANENT INDEX NUMBER(S): _____

(ATTACH SHEET IF NECESSARY TO LIST ADDITIONAL INDEX NUMBERS)

OR:

- b) ☒ The Applicant owns no real estate in Cook County.

5. EXCEPTIONS TO CERTIFICATIONS OR DISCLOSURES.

If the Applicant is unable to certify to any of the Certifications or any other statements contained in this EDS and not explained elsewhere in this EDS, the Applicant must explain below:

If the letters, "NA", the word "None" or "No Response" appears above, or if the space is left blank, it will be conclusively presumed that the Applicant certified to all Certifications and other statements contained in this EDS.



Declaration of Child Support Obligations

This form must be completed by all Applicants seeking issuance or renewal of a County Privilege.

Applicable law provides that every applicant for a County Privilege shall be in full compliance with any child support order before such applicant is entitled to receive or renew a County Privilege. When delinquent child support exists, the County shall not issue or renew any County Privilege and may revoke any County Privilege.

- **Applicant:** any person or business entity, including all Substantial Owners, seeking issuance of a County Privilege or renewal of an existing County Privilege from the County. This term shall not include any political subdivision of the federal or state government, including units of local government, and not-for-profit organizations.
- **County Privilege:** any business license, including but not limited to liquor dealer's licenses, packaged goods licenses, tavern licenses, restaurant licenses, and gun licenses; real property licenses or lease; permit, including but not limited to building permits, zoning permits or approvals; environmental certificate; County HOME Loan; and contracts exceeding the value of \$10,000.
- **Substantial Owner:** any person or persons who own or hold a twenty-five percent (25%) or more percentage of interest in any business entity seeking a County Privilege, including those shareholders, general or limited partners, beneficiaries and principals; except where a business entity is an individual or sole proprietorship, Substantial owner means that individual or sole proprietor.

All Applicants are required to complete this declaration and comply with the Child Support Enforcement Ordinance. An Applicant's signature on this form constitutes a certification that the information provided below is correct and complete, and that the individual signing this form has personal knowledge of such information.

Section A: Applicant Information:

If Applicant is a business entity with no Substantial Owners, check Box D in Section B.

If Applicant is a business entity with Substantial Owners as defined above, each Substantial Owner must complete and submit this declaration.

Business Name:

Last Name:

First Name:

Date of Birth:

Social Security Number (last four digits):

Section B: Child Support Obligation Information:

The undersigned Applicant, being duly sworn on oath or affirmation hereby states that, "To the best of my knowledge": (click check box left of questions "A", "B", "C", or "D" as is appropriate)



A. I do not have judicially or administratively ordered child support obligations.



B. I have an outstanding judicially or administratively ordered obligation, but is paying it in accordance with the terms of the order.



C. I am delinquent in paying judicially or administratively ordered child support obligations.



D. I am an authorized representative of the applicant. The applicant does not have any Substantial Owners as described above.

The undersigned Applicant understands that failure to disclose any judicially or administratively ordered child support debt will be grounds for denying, suspending, or revoking County Privilege(s); and, declares under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

Applicant Signature:

Date:



For Internal Office Use Only:

Department Name:

Contact Name:

Date Received:

Contact Email:

Contract/Permit/Application Number:

COOK COUNTY DISCLOSURE OF OWNERSHIP INTEREST STATEMENT

The Cook County Code of Ordinances (§2-610 *et seq.*) requires that any Applicant for any County Action must disclose information concerning ownership interests in the Applicant. This Disclosure of Ownership Interest Statement must be completed with all information current as of the date this Statement is signed. Furthermore, this Statement must be kept current, by filing an amended Statement, until such time as the County Board or County Agency shall take action on the application. The information contained in this Statement will be maintained in a database and made available for public viewing. **County reserves the right to request additional information to verify veracity of information contained in this statement.**

If you are asked to list names, but there are no applicable names to list, you must state NONE. An incomplete Statement will be returned and any action regarding this contract will be delayed. A failure to fully comply with the ordinance may result in the action taken by the County Board or County Agency being voided.

"Applicant" means any Entity or person making an application to the County for any County Action.

"County Action" means any action by a County Agency, a County Department, or the County Board regarding an ordinance or ordinance amendment, a County Board approval, or other County agency approval, with respect to contracts, leases, or sale or purchase of real estate.

"Person" "Entity" or "Legal Entity" means a sole proprietorship, corporation, partnership, association, business trust, estate, two or more persons having a joint or common interest, trustee of a land trust, other commercial or legal entity or any beneficiary or beneficiaries thereof.

This Disclosure of Ownership Interest Statement must be submitted by :

1. An Applicant for County Action and
2. A Person that holds stock or a beneficial interest in the Applicant and is listed on the Applicant's Statement (a "Holder") must file a Statement and complete #1 only under **Ownership Interest Declaration**.

Please print or type responses clearly and legibly. Add additional pages if needed, being careful to identify each portion of the form to which each additional page refers.

This Statement is being made by the ☒ Applicant or ☐ Stock/Beneficial Interest Holder

This Statement is an: ☒ Original Statement or ☐ Amended Statement

Identifying Information:

Name Vazquez Group LLC

D/B/A: _____ FEIN # Only: 87-2386016

Street Address: 15657 S. 70th Ct.

City: Orland Park State: IL Zip Code: 60462

Phone No.: [REDACTED] Fax Number: _____ Email: svazquez@toroconstructioncorp.com

Cook County Business Registration Number: _____
(Sole Proprietor, Joint Venture Partnership)

Corporate File Number (if applicable): 10812844

Form of Legal Entity:

☐ Sole Proprietor ☐ Partnership ☐ Corporation ☐ Trustee of Land Trust

☐ Business Trust ☐ Estate ☐ Association ☐ Joint Venture

☒ Other (describe) Limited Liability Company

Ownership Interest Declaration:

1. List the name(s), address, and percent ownership of each Person having a legal or beneficial interest (including ownership) of more than five percent (5%) in the Applicant/Holder.

Name	Address	Percentage Interest in Applicant/Holder
Socorro Vazquez	15657 S. 70th Ct., Orland Park IL	100%

2. If the interest of any Person listed in (1) above is held as an agent or agents, or a nominee or nominees, list the name and address of the principal on whose behalf the interest is held.

Name of Agent/Nominee	Name of Principal	Principal's Address

3. Is the Applicant constructively controlled by another person or Legal Entity? [☐] Yes [☒] No
If yes, state the name, address and percentage of beneficial interest of such person, and the relationship under which such control is being or may be exercised.

Name	Address	Percentage of Beneficial Interest	Relationship

Corporate Officers, Members and Partners Information:

For all corporations, list the names, addresses, and terms for all corporate officers. For all limited liability companies, list the names, addresses for all members. For all partnerships and joint ventures, list the names, addresses, for each partner or joint venture.

Name	Address	Title (specify title of Office, or whether manager or partner/joint venture)	Term of Office
Socorro Vazquez	15657 S. 70th Ct., Orland Park	President	N/A

Declaration (check the applicable box):

- ☒ I state under oath that the Applicant has withheld no disclosure as to ownership interest in the Applicant nor reserved any information, data or plan as to the intended use or purpose for which the Applicant seeks County Board or other County Agency action.
- ☒ I state under oath that the Holder has withheld no disclosure as to ownership interest nor reserved any information required to be disclosed.

COOK COUNTY DISCLOSURE OF OWNERSHIP INTEREST STATEMENT SIGNATURE PAGE

Socorro Vazquez

CEO

Name of Authorized Applicant/Holder Representative (please print or type)

Title

5/12/2025

Date

Signature

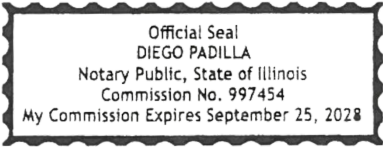
svazquez@toroconstructioncorp.com

Phone Number

E-mail address

My commission expires:

Subscribed to and sworn before me
this 12 day of May, 2025.



X

Notary Public Signature

Notary Seal



Interoffice Memo

Date: September 16, 2025

To: Committee of the Whole

CC: Michael Coleman, Interim Community Development Director

From: Carolyn Mitera, Marketing & Economic Development Specialist

Subject: 18303 S. LaGrange Road- Class 7b- Lewisville Hotel Partners, LLC

BACKGROUND

Lewisville Hotel Partners, LLC (“Applicant”) plans to construct a 122 room Hilton Tru Hotel on the vacant lot located at 18303 S. LaGrange Road in Tinley Park. This location has been 100% vacant and requires substantial investment for new construction.



The Applicant has retained the counsel of Sandrick Law Firm, LLC, a property tax law firm located in Homewood, Illinois, to assist with preparing the Class 7b application for Village and Cook County submittal.

Without the assistance from the Class 7b Tax Incentive, the Applicant will be unable to construct the new hotel and may instead look to sell off the land. In the event the Applicant does not receive the Class 7b Tax Incentive, the lot located at 18303 S. LaGrange Road will remain vacant and unused.

DISCUSSION

The Applicant is requesting a Class 7b incentive to develop on land commonly known as 18303 S. LaGrange Road (PIN: portion of 27-33-401-013-0000). The Applicant has stated "but for . . ." the Class 7b reclassification the the development of this property will likely not be feasible. Class 7b reclassifications provide an assessment of 10% of fair market value for the first ten (10) years, 15% in the 11th year, and 20% in the 12th year.



The Class 7b Incentive Program is intended to spur development in areas determined to be "in need of commercial development," commercial projects with total development costs, exclusive of land, over \$2 million, which would not be economically feasible without the incentive. The twelve-year incentive applies to all newly constructed buildings or other structures, including the land upon which they are situated. High property taxes are a primary reason for Class 7b incentives and the competition with Will County and Indiana taxes.

Incentive Policy Checklist

The following statements are in line with the Village or Tinley Park's incentive policy.

1. The developer will file the Cook County forms, plans to be a long-term owner/investor, and plans to comply with Village and County obligations of the Class 7b Incentive Program.
2. As a project expected to exceed \$1 million in capital investment, this project meets the Minimum Capital Investment Policy requirement.
3. Due to its location in an undeveloped area, this project meets the Target Development Area Incentive Policy Requirement outlined in section B-8.

Benefits

The project will be an enhancement to the Village by developing vacant land along LaGrange Road located in Cook County.

STAFF RECOMMENDATION

Staff is seeking direction on the approval of a class 7b for Lewisville Hotel Partners, LLC to construct a 122 room hotel for a proposed Hilton Tru in Tinley Park. The Economic and Commercial Commission recommended this item 5-0 for approval with 1 abstention at their September 8, 2025 meeting. Staff requests for the Committee of the Whole to move this item forward for consideration at the Village Board meeting on October 7, 2025.

SANDRICK LAW FIRM LLC

A DIVISION OF KOVITZ SHIFRIN NESBIT

July 8, 2025

Michael Glotz
Honorable Mayor
Village of Tinley Park
16250 S. Oak Park Avenue
Tinley Park, IL 60477

Re: Request for a Class 7b Tax Incentive
PIN: 27-33-401-013
Address: 18200 96th Avenue, Tinley Park, IL
Applicant: Lewisville Hotel Partners, LLC

Mayor;

Our client, Lewisville Hotel Partners, LLC, purchased a portion of vacant parcel at the specified address above. Our client wishes to construct a hotel. New construction qualifies for the Class 7b Tax Incentive. We are therefore respectfully requesting that a Class 7b Resolution of Support and other incentives be offered for the subject property.

Our client is well healed in the hospitality industry and will construct an upper midscale strongly nationally recognized limited-service flag. Our client plans to operate a 122 room Hilton Tru. The Hilton Tru brand fills a void for 18 million new cross-generational consumers seeking a fresh, consistent, affordable midscale hotel.

Property taxes and construction costs are a major concern for all property owners in the South Suburbs. With a proposed construction cost value of \$15,000,000, projected real estate taxes would be approximately \$1,034,400. Based on the proposed end use and a Class 7b Incentive, the projected taxes would be approximately \$413,760. The Class 7b Tax Incentive allows the proposed hotel's proposed tax liability to be comparable to the existing hotels to the South, which are both in Will County.

We have attached a copy of the Class 7b Property Tax Incentive application we filed at the Cook County Assessor's office. We are therefore respectfully requesting that the Village of Tinley Park issue a Resolution supporting a Class 7b Incentive for the new 122-room hotel.

If you need any more additional information of documentation, please feel free to give me a call. Thank you for your help and cooperation in this matter

Sincerely,

SANDRICK LAW FIRM LLC

Adam E. Dotson
Director of Economic Development



1005 175TH STREET
HOMewood, IL 60430
(312) 867-1515 • FAX: (312) 867-1616

KSNLAW.COM

ONE OVERLOOK POINT, SUITE 590
LINCOLNSHIRE, IL 60069-4331
(847) 537-0500 • FAX: (847) 537-0550



18200 96th Avenue

Tinley Park

Tax Projections

		Class 5	Incentive
Assumed TAV		3,750,000	1,500,000
Eff Tax Rate		27.584%	(Based on last available)
		25%	10%
Base Year	\$	1,034,400	\$ 413,760
Year 2	\$	1,060,260	\$ 424,104
Year 3	\$	1,086,767	\$ 434,707
Year 4	\$	1,113,936	\$ 445,574
Year 5	\$	1,141,784	\$ 456,714
Year 6	\$	1,170,329	\$ 468,131
Year 7	\$	1,199,587	\$ 479,835
Year 8	\$	1,229,577	\$ 491,831
Year 9	\$	1,260,316	\$ 504,126
Year 10	\$	1,291,824	\$ 516,730

Pro-Forma Financial Statements

Tru and Home2 Suites Dual Brand

Tinley Park IL

Tru and Home2 Suites Dual Brand Tinley Park IL- Development Budget

	Year 1			Year 2			Year 3			Year 4			Goal
Rooms	160			160			160			160			160
Available Rooms	58,400			58,400			58,400			58,400			58,400
Rooms Sold	40,296			43,216			43,216			43,216			47,304
Occupancy	69.0%			74.0%			74.0%			75.0%			81.0%
ADR	\$122.00			\$124.00			\$127.00			\$130.00			\$135.46
RevPAR	\$84.18			\$91.76			\$93.98			\$97.50			\$109.72
Revenue													
Rooms	\$4,916,112	98.8%		\$5,358,784	98.6%		\$5,488,432	98.6%		\$5,694,000	98.6%		\$6,407,800
Food & Beverage / Banquets	\$40,000	0.8%		\$55,000	1.0%		\$57,475	1.0%		\$58,912	1.0%		\$60,385
Telephone	2,000	0.0%		2,000	0.0%		2,000	0.0%		2,000	0.0%		2,000
Miscellaneous	20,000	0.4%		20,600	0.4%		21,218	0.4%		21,855	0.4%		22,510
Total Revenue	\$4,978,112	100.0%		\$5,436,384	100.0%		\$5,569,125	100.0%		\$5,776,766	100.0%		\$6,492,695
Departmental Expenses													
Rooms	\$1,499,414	30.5%		\$1,554,047	29.0%		\$1,591,645	29.0%		\$1,651,260	29.0%		\$1,858,262
Food & Beverage / Banquets	\$32,000	80.0%		\$46,750	85.0%		\$43,106	75.0%		\$44,184	75.0%		\$45,289
Telephone	20,000	100.0%		20,000	100.0%		20,000	100.0%		20,000	100.0%		20,000
Miscellaneous	16,000	80.0%		14,420	70.0%		14,853	70.0%		15,298	70.0%		15,757
Total Departmental Expenses	\$1,567,414	31.5%		\$1,635,217	30.1%		\$1,669,604	30.0%		\$1,730,742	30.0%		\$1,939,308
Gross Operating Income	\$3,410,698	68.5%		\$3,801,167	69.9%		\$3,899,521	70.0%		\$4,046,024	70.0%		\$4,553,387
Undistributed Operating Expenses													
Administrative and General	\$597,373	12.0%		\$652,366	12.0%		\$640,449	11.5%		\$664,328	11.5%		\$746,660
Franchise Fees	448,030	9.0%		489,275	9.0%		501,221	9.0%		519,909	9.0%		584,343
Sales & Marketing	248,906	5.0%		271,819	5.0%		278,456	5.0%		288,838	5.0%		324,635
Repairs & Maintenance	199,124	4.0%		217,455	4.0%		222,765	4.0%		231,071	4.0%		259,708
Utilities	199,124	4.0%		217,455	4.0%		222,765	4.0%		231,071	4.0%		259,708
Total Undistributed Operating Expenses	\$1,692,558	34.0%		\$1,848,371	34.0%		\$1,865,657	33.5%		\$1,935,217	33.5%		\$2,175,053
Gross Operating Profit	\$1,718,140	34.5%		\$1,952,796	35.9%		\$2,033,864	36.5%		\$2,110,808	36.5%		\$2,378,334
Fixed Expenses													
Insurance	50,000	1.0%		51,500	0.9%		53,045	1.0%		54,636	0.9%		56,275
Property Taxes	460,000	9.2%		473,800	8.7%		488,014	8.8%		502,654	8.7%		517,734
Management Fees	248,906	5.0%		271,819	5.0%		278,456	5.0%		288,838	5.0%		324,635
Reserve for Replacement	0	0.0%		108,728	2.0%		167,074	3.0%		173,303	3.0%		259,708
Total Fixed Charges	\$758,906	15.2%		\$905,847	16.7%		\$986,589	17.7%		\$1,019,432	17.6%		\$1,158,352
Tax Incentives	\$0	0.0%		\$0	0.0%		\$0	0.0%		\$0	0.0%		\$0
Net Operating Income	\$959,234	19.3%		\$1,046,949	19.3%		\$1,047,275	18.8%		\$1,091,375	18.9%		\$1,219,982

Debt Service		\$1,000,498	20.1%	\$1,000,498	18.4%	\$1,000,498	18.0%	\$1,000,498	17.3%	\$1,000,498	15.4%
Cash Flow after Debt Service		- \$41,264	-0.8%	\$46,451	0.9%	\$46,777	0.8%	\$90,877	1.6%	\$219,484	3.4%
Debt Service Coverage Ratio		0.96		1.05		1.05		1.09		1.22	
Tax Code Eff Rate	28048 32.65%										
Total Revenue		\$4,978,112		\$5,436,384		\$5,569,125		\$5,776,766		\$6,492,695	
LOA	10% Load	3.27									
Expense Ratio			70%		70%		70%		70%		70%
CAP	8.00										
LOAD	3.27	\$ 1,493,434		\$ 1,630,915		\$ 1,670,738		\$ 1,733,030		\$ 1,947,808	
C/L	11.27	13,251,407		14,471,297		14,824,645		15,377,373		17,283,127	
TAV		1,325,141		1,447,130		1,482,465		1,537,737		1,728,313	
RE TAX		432,658		472,488		484,025		502,071		564,294	
Expense Ratio		65%		65%		65%		65%		65%	
CAP	8.00										
LOAD	3.27	\$ 1,742,339		\$ 1,902,734		\$ 1,949,194		\$ 2,021,868		\$ 2,272,443	
C/L	11.27	15,459,975		16,883,180		17,295,419		17,940,268		20,163,648	
TAV		1,545,998		1,688,318		1,729,542		1,794,027		2,016,365	
RE TAX		504,768		551,236		564,695		585,750		658,343	
Hotel Tax	5%, Tinley	\$248,905.60		\$271,819.20		\$278,456.25		\$288,838.32		\$324,634.73	

Tru By Hilton OCC and ADR

	Year 1	Year 2	Year 3	Year 4	Year 5
Occupancy	69%	73%	73%	73%	78%
ADR	\$120	\$120	\$124	\$126	\$129

Home2 Suites By Hilton OCC and ADR

	Year 1	Year 2	Year 3	Year 4	Year 5
Occupancy	69%	75%	75%	77%	84%
ADR	\$124	\$128	\$130	\$134	\$142

Combined Dual Brand OCC and ADR

	Year 1	Year 2	Year 3	Year 4	Year 5
Occupancy	69.0%	74.0%	74.0%	75.0%	81.0%
ADR	\$122.00	\$124.00	\$127.00	\$130.00	\$135.50

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ECONOMIC DISCLOSURE STATEMENT AFFIDAVIT

I, Samir Lakhany, being duly sworn on oath depose and say that:

1. I am over the age of 18 and competent to testify in this or any other proceeding.
2. I am the Manager of Lewisville Hotel Partners, LLC
(title and name of Applicant).

Said Applicant is the title owner of the following tax parcels in Cook County:

Address

PIN

18200 S. 96th Avenue

27-33-401-013

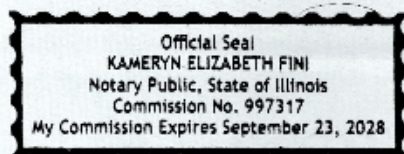
3. In my capacity with the Applicant, I have personal knowledge that there are no delinquencies in the payment of any property taxes administered by Cook County or by a local municipality concerning the properties referenced in Paragraph 2. above.

Further Affiant sayeth not.

Affiant

SUBSCRIBED and SWORN to before
me this 17th day of July, 2025

NOTARY PUBLIC





Interoffice Memo

Date: September 10, 2025

To: Village Board

From: Pat Carr, Village Manager

Subject: Revised Cook County IGA

Staff is recommending a resolution revising an IGA with Cook County for the closeout of the Tinley Park Transportation Improvements / 94th Avenue project (Section 20-MUNMP-00-PV).

This streamlined IGA focuses solely on acknowledging completion of all project work and processing the final \$700,000 reimbursement payment.

INTERGOVERNMENTAL AGREEMENT

County of Cook

Transportation Improvements

Village of Tinley Park

Section: 20-MUNMP-00-PV

This Intergovernmental Agreement (“Agreement”) is made and entered into as of the ____ day of _____, 2025, by and between the County of Cook, a body politic and corporate of the State of Illinois (“County”), acting by and through its Department of Transportation and Highways (“Department”), and the Village of Tinley Park, a municipal corporation of the State of Illinois (“Village”). The County and the Village may be referred to individually as a “Party” or collectively as the “Parties.”

RECITALS

WHEREAS, the County and Village previously entered into an Intergovernmental Agreement dated December 17, 2020 (the “Original IGA”), for the purpose of making roadway improvements, with County reimbursement up to \$500,000;

WHEREAS, the County subsequently agreed to provide supplemental funding of \$200,000, bringing the total authorized reimbursement to \$700,000;

WHEREAS, the Original IGA expired pursuant to its terms, but the Village, acting in good faith and with the expectation of continued collaboration, initiated and completed the agreed-upon resurfacing of 94th Avenue (the “Project”), during and after the term of the Original IGA;

WHEREAS, all Project work has been completed, and the Parties now desire to finalize reimbursement to the Village for the total amount of \$700,000 and close out all obligations related to the Project; and

WHEREAS, this Agreement is authorized under Article VII, Section 10 of the Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.).

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

- **SECTION 1. PROJECT COMPLETION AND PAYMENT**

- A. **Work Completed.** The Parties acknowledge that all Project improvements have been completed by the Village in accordance with applicable standards and requirements.
- B. **Final Reimbursement.** The County agrees to reimburse the Village the total amount of **\$700,000** for all completed Project improvements, representing the full and final payment under both the Original IGA and supplemental funding agreement.
- C. **Payment Documentation.** To receive final reimbursement, the Village shall provide the County with:
 - i. An invoice requesting payment of \$700,000, referencing Project section number 20-MUNMP-00-PV;
 - ii. Documentation of actual costs incurred, including copies of invoices and proof of payment to contractors and consultants; and
 - iii. A final Project report summarizing all completed improvements.
- D. **Payment Timeline.** Upon receipt of complete documentation, the County agrees to process payment within sixty (60) calendar days.

- **SECTION 2. GENERAL PROVISIONS**

- A. **Duration.** Unless extended by the Department's Superintendent in writing, this Agreement shall expire upon final reimbursement to the Village by the County, or on November 30, 2028, whichever date is earlier.
- B. **Entire Agreement.** This Agreement represents the complete understanding between the Parties regarding its subject matter and supersedes all prior agreements or understandings.
- C. **Governing Law and Venue.** This Agreement shall be governed exclusively by the laws of the State of Illinois. The Parties irrevocably submit to the exclusive jurisdiction of the Circuit Court of Cook County or the U.S. District Court for the Northern District of Illinois for any proceedings arising from this Agreement.

- D. **Warranties and Representations.** Each Party represents and warrants that it is duly authorized to execute and perform this Agreement in accordance with its terms.
- E. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original. All such counterparts together shall constitute one and the same instrument.
- F. **Electronic or Digital Signatures.** This Agreement may be executed by electronic or digital signatures, which shall have the same legal effect as handwritten signatures, pursuant to the Uniform Electronic Transactions Act (815 ILCS 333/1 et seq.) or any successor law.
- G. **Modifications.** No change or modification to this Agreement shall be valid unless made in writing and signed by the Department's Superintendent and an authorized representative of the Village.
- H. **Audit and Document Retention.** Each Party, to the extent applicable, shall maintain adequate books, records, and supporting documentation related to this Agreement and any associated expenditures for at least three (3) years after its completion. Such records shall be available for review and audit by the other Party and their respective internal or external auditors. The Parties shall cooperate fully with any audit and provide access to all relevant materials.
- I. **Notices.** All notices under this Agreement shall be in writing and delivered personally, by U.S. Mail (certified, registered, or first-class) or via electronic mail to the following:

To the County:

Cook County Department of Transportation and Highways
Superintendent
Attn: Jennifer "Sis" Killen, P.E., PTOE
69 W. Washington Street, 24th Floor
Chicago, IL 60602
E-mail: jennifer.killen@cookcountyil.gov

To the Village:

Village of Tinley Park

Village Manager
Attn: Pat Carr
16250 S. Oak Park Avenue
Tinley Park, IL 60477
E-mail: pcarr@tinleypark.org

(signature page to follow)

IN WITNESS WHEREOF, the Parties have executed this Agreement on the dates indicated.

EXECUTED BY COUNTY OF COOK:

EXECUTED BY VILLAGE OF TINLEY PARK:

Toni Preckwinkle
President
Cook County Board of Commissioners

Michael W. Glotz
Mayor

This ____ day of _____, _____

This ____ day of _____, _____

ATTEST: _____
County Clerk

ATTEST: _____
Village Clerk

RECOMMENDED BY:

APPROVED AS TO FORM:
Eileen O'Neill Burke, State's Attorney

Jennifer "Sis" Killen, P.E., PTOE
Superintendent
County of Cook
Department of Transportation and Highways

By: _____
Assistant State's Attorney

Exhibit A

Funding Breakdown

ITEM	TOTAL COST	VILLAGE SHARE	COUNTY SHARE
Transportation Improvements (All Phases)	\$700,000	Balance	\$700,000



Interoffice Memo

Date: September 9, 2025

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

From: Angela Arrigo, HR Director

Subject: Employee Benefits Program - Annual Insurance Renewal

The Horton Group went out to market for a comprehensive renewal and competitive pricing for medical, dental, vision, and life insurance benefits for the 2026 benefit year. Ensuring a focus on maintaining a comprehensive level of benefit coverage for employees, maintaining affordability is important. Below is a summary of each benefit renewal item and recommendations for the 2026 benefit plan year.

Medical Benefits Overview

The initial renewal from BCBS came back with a premium increase of \$1,549,558.32 (21.80%). The Horton Group successfully re-negotiated the increase down to \$1,108,858.68 (15.60%) and then again re-negotiated the increase down further to \$945,373.32 (13.30%). The medical plan cost increases over the last five years have significantly increased and continued measures to offer competitive and affordable benefits are being evaluated. Medical premium cost increases have increased by 55.68% from 2021 to the 2026 final renewal. Although current medical plan options need to be offered for the collective bargained groups, other options that result in lower premium expense to the Village need to continue to be promoted to offset the compounded increases over the past few years. Non-union medical premium Village/employee contribution rates have been restructured to incentivize employees to take advantage of lower cost medical plan options that continue to offer a high level of comprehensive benefits. Over the next 12 months, we will move forward with a heavy focus on wellness, prevention, and consumerism as well as continued education on plan benefits and resources available to employees will be promoted. We will also continue to evaluate other cost-saving opportunities.

Annual Medical Renewals Summary 2021 - 2026					
Initial Renewal	2021-2022 (12 Months)	2022-2023 (15 Months)	2024	2025	2026
Medical Premium % Increase	3.30%	24.90%	12.10%	14.56%	21.80%
Medical Premium Change	\$170,805.96	\$1,348,593.24	\$763,086.12	\$989,187.48	\$1,549,558.32
Annual Medical Premium	\$5,344,048.44	\$6,764,629.68	\$7,069,546.20	\$7,783,415.92	\$8,657,666.28
Re-Negotiated Renewal	2021-2022 (12 Months)	2022-2023 (15 Months)	2024	2025	2026
Medical Premium % Increase	0%	15%	6.30%	5.78%	15.60%
Medical Premium Change	\$0.00	\$796,168.20	\$397,303.56	\$392,967.12	\$1,108,858.68
Annual Medical Premium	\$5,173,242.48	\$6,212,204.64	\$6,703,763.64	\$7,187,195.56	\$8,216,966.64
Renewal With Plan Alternative Changes	2021-2022 (12 Months)	2022-2023 (15 Months)	2024 *Added HDHP/HSA	2025 *Recommended See Memo for Details	2026
Medical Premium % Increase	NA	NA	5.05%	1.12%	13.30%
Medical Premium Change	NA	NA	\$318,361.32	\$75,952.08	\$945,373.32
Annual Medical Premium	NA	NA	\$6,624,821.40	\$6,870,180.52	\$8,053,481.28

For the 2026 benefit plan year, it is recommended to maintain the current 4 medical plan choices (BAHMO/BCO/PPO/HDHP) for non-union employees/retirees.

HMO Plan Options – Non-union employees will continue to be offered the Blue Advantage HMO (BAHMO) medical plan option. The BAHMO continues to remain a comprehensive medical plan option for those that seek comprehensive medical care through a managed network of providers.

PPO Plan Options – Non-union employees will continue to be offered 3 PPO medical plans to choose from – Preferred Provider Organization (PPO), the Blue Choice Options (BCO), and a High Deductible Health Plan (HDHP).

Preferred Provider Organization (PPO) – The PPO medical plan offers a plan offers flexibility in choosing healthcare providers, allowing members to see specialists without referrals and access a broad network of doctors and hospitals. This plan offers more choices and flexibility for members than other plan options. This plan continues to be the most expensive plan option provided by the Village.

Blue Choice Options (BCO) - The BCO medical plan offers 2 levels of benefits - Tier 1 and Tier 2. The medical plan coverage in each tier is determined by the physician and/or facility status with Blue Cross Blue Shield of Illinois. Employees seeking coverage from Tier 1 providers would receive a higher level of plan benefits. The Tier 1 benefit level provides a similar level of coverage as the current in-network PPO with the same deductibles of \$500/\$1,500 and 80/20 co-insurance however, some current medical providers are not in Tier 1. The Tier 2 benefit level provides offer in-network coverage with higher deductibles of \$1,000/\$3,000, higher specialist & telemedicine copays, and with a lower 60/40 co-insurance. Additionally, out of network benefits differ from the current PPO for both tiers. Some of the major medical providers that would fall under Tier 2 coverage include University of Chicago Hospital and Lurie Children's Hospital systems. It is recommended for the 2026 benefit plan year that the prescription drug benefit is updated to better align the medical plan with current plan designs for preferred and specialty drugs to a 6-Tier Drug Card at \$0/\$10 generic, \$35/\$70 brand, and \$150/\$300 specialty.

Employees that seek to have PPO coverage that continues to offer a high level of benefits and who typically see providers covered under Tier 1 would benefit by switching to the BCO. The overall premium cost for the BCO plan is significantly lower by 12.36%. Therefore, an employee with family coverage that elects this new medical plan option would pay approximately \$585 less annually in premium share. This option continues to be available to approximately 120 non-union employees/retirees.

High Deductible Health Plan (HDHP) – The HDHP medical plan option was introduced in 2024 to engage employee consumerism, in turn controlling plan spend, while allowing employees to save for future medical expenses through a health savings account (HSA). Based on the current enrollments in the HDHP for the 2025 benefit plan year, an overall premium savings over the PPO plan of \$36,512.36 and net savings after Village HSA contributions of \$14,513.46 are anticipated to be realized by December 2026 without any migration.

The HDHP medical plan option must meet certain IRS requirements to remain a qualified medical plan for tax deferred savings. For 2026, the plan deductible will increase as required under the IRS regulations from \$3,300 to \$3,400/Single. The family deductible will remain double and change from \$6,600 to \$6,800/Family. We anticipate seeing continued migration of full-time, non-union employees and reduced overall premium costs for 2026.

Health Savings Account & Employer Seeding - An HDHP combines a Health Savings Account (HSA) with traditional health coverages which provides for the tax-advantaged way to help employees save for future medical expenses. An HSA is an interest-bearing checking account owned by the employee. In 2026, the IRS limit for HSA contributions will increase to \$4,400 for single and \$8,750 for family which will allow participating employees to contribute even more to their HSA in pre-tax dollars in 2026. It is recommended that the employer HSA seeding in the amounts of \$1,000/Single, \$2,000/Family remain unchanged for 2026.



Dental Benefits Overview

For dental benefits, the current dental premium increase with MetLife is \$31,892 (10%). We received 1 other dental provider quote which was higher. It is recommended to renew with MetLife for the 2026 benefit plan year.

Vision Benefits Overview

The Village currently offers comprehensive vision benefits through a Standard or Enhanced vision plan options through VSP. Employees can choose which plan option meets their needs and pay the entire premium. The VSP renewal has a premium rate hold with a flat renewal with a two-year guarantee through 2027. We received 3 other vision provider quotes, both offering the benefit at a lower premium but with some plan design changes. It is recommended to renew VSP for the 2026 benefit plan year.

Life & AD&D Insurance Overview

The current life insurance premium is in a rate guarantee through 12/31/2027. It is recommended to renew life & AD&D insurance coverage with BCBS for the 2026 benefit plan year.

Premium Sharing

With the continued increase to medical premiums, the current premium share between the Village and employees was re-evaluated. It is recommended that non-union employee premium sharing is changed as follows effective January 1, 2026: BAHMO – reduced from 15% to 12%, BCO remains unchanged at 15%, the PPO increases from 15% to 16%, and the HDHP increases from 3% to a 5%. Premium share for dental will remain at 15%, vision remains 100% paid by the employee, and life insurance remains 100% paid by the Village. ACA benefit remains BAHMO 20% for single plus 100% any additional coverage (benefit/tier) paid by the employee. COBRA 2% administration fee remains unchanged.

Wellness & Other Benefits

The overall benefits package includes additional benefit options focused on wellness, mental health, and other benefits. It is recommended that these benefits remain unchanged for the 2026 benefit plan year and continue to remain part of the comprehensive Village of Tinley Park Benefits Program.

Teladoc - The Teladoc Mental Health Complete Program has been identified to meet the ongoing needs of employees and their families and implemented in January 2024 and currently offered to 267 participants. We have seen regular usage for this mental health benefit. It is recommended that this program is auto renewed for 2026 with an estimated annualized cost of \$21,146.40.

Curalinc – The CuraLinc employee assistance program will continue under the 3-year negotiated term. The annual program cost is estimated to be \$9,242.64.

Personify Health – The Personify Health Program was implemented in January 2024 and continues to have strong employee participation. It is recommended that this program is renewed for 2026 with an estimate annualized cost of \$7,701.00 plus wellness rewards which vary based on employee participation, average approximately \$250 per participant (\$37,750 annualized).

Recommendation Summary

It is recommended that medical, dental, vision, life insurance, and wellness benefits are renewed with the current providers. It is further recommended that the Blue Choice Options plan design is updated with a 6-Tier Drug Card with generic/brand/specialty tiers, and the HDHP plan design is updated to meet IRS requirements for non-union employees. It is also recommended that the premium share changes for non-union employees as noted above are approved and Village HSA annual seeding for full-time, non-union employees that enroll in the HDHP remains unchanged.



Insurance / Risk Advisory / Employee Benefits

HORTON

The Horton Group's

Marketing Proposal

Prepared for: **Village of Tinley Park**
January 2026

Presented By:
Michael E. Wojcik
mike.wojcik@MarshMMA.com
Phone: 708-845-3126 / Cell: 708-650-1557

Village of Tinley Park

January 1, 2026

The following Medical markets were approached:	
<i>Carrier</i>	<i>Status</i>
Aetna	Pending
Blue Cross Blue Shield of IL	Incumbent
Fully Insured	Received
Self Funded / ASO	Received
Cigna	Pending
United Healthcare	Quoted
MMA - CoOperative	Consider for 1/1/2027

Village of Tinley Park
Health Review
January 1, 2026

	EE	ES	EC	FAM	Med	Med + 1	Total
(1) BA HMO	28	8	5	12	0	0	53
(2) HMOI	0	0	1	4	0	0	5
(3) PPO	96	49	27	87	0	0	259
(4)BCO	1	0	0	0	0	0	1
(5) HDHP/HSA	1	2	3	7	0	0	13
Total	126	59	36	110	0	0	331

Presented by: Mike Wojcik

PRELIMINARY RENEWAL

Carriers:	CURRENT BCBS						RENEWAL BCBS					
Type of Plan	BA HMO (1)	HMO I (2)	PPO (3)	Blue Choice Options PPO (4)		HDHP/HSA (5)	BA HMO (1)	HMO I (2)	PPO (3)	Blue Choice Options PPO (4)		HDHP/HSA (5)
				Tier 1	Tier 2	Embedded				Tier 1	Tier 2	Embedded
In Network Benefits												
Individual Deductible	n/a	n/a	\$500	\$500	\$1,000	\$3,300	n/a	n/a	\$500	\$500	\$1,000	\$3,400
Family Deductible	n/a	n/a	\$1,500	\$1,500	\$3,000	\$6,600	n/a	n/a	\$1,500	\$1,500	\$3,000	\$6,800
Co-Insurance	100%	100%	80%	80%	60%	100%	100%	100%	80%	80%	60%	100%
Individual Out of Pocket	\$1,500	\$1,500	\$1,000	\$1,000	\$3,000	\$3,300	\$1,500	\$1,500	\$1,000	\$1,000	\$3,000	\$3,400
Family Out of Pocket	\$3,000	\$3,000	\$3,000	\$3,000	\$9,000	\$6,600	\$3,000	\$3,000	\$3,000	\$3,000	\$9,000	\$6,800
Emergency Room Co-pay	\$150	\$150	\$250	\$250	\$250	100% After Ded	\$150	\$150	\$250	\$250	\$250	100% After Ded
Hospital Co-pay	100%	100%	80% After Ded	80% After Ded	60% After Ded	100% After Ded	100%	100%	80% After Ded	80% After Ded	60% After Ded	100% After Ded
Retail Rx Co-pay	\$10/40/60	\$10/40/60	\$15/40/60	\$15/40/60		100% After Ded	\$10/40/60	\$10/40/60	\$15/40/60	\$15/40/60		100% After Ded
Mail Order Rx Co-pay	2 x Retail	2 x Retail	2 x Retail	2 x Retail		100% After Ded	2 x Retail	2 x Retail	2 x Retail	2 x Retail		100% After Ded
Individual Rx OOPM includes copays	\$1,000	\$1,000	\$1,000	\$1,000		Included	\$1,000	\$1,000	Included	\$1,000		Included
Family Rx OOPM includes copays	\$2,000	\$2,000	\$3,000	\$3,000		Included	\$2,000	\$2,000	\$3,000	\$3,000		Included
Primary Physician Office Visit Co-pay	\$20	\$30	\$25	\$25	\$35	100% After Ded	\$20	\$30	\$25	\$25	\$35	100% After Ded
Specialists Office Visit Co-pay	\$40	\$50	\$50	\$50	\$60	100% After Ded	\$40	\$50	\$50	\$50	\$60	100% After Ded
Telemedicine	N/A	N/A	\$25	\$25		100% After Ded	N/A	N/A	\$25	\$25		100% After Ded
Preventative Services	100%	100%	100%	100%		100%	100%	100%	100%	100%		100%
Lifetime Maximum	Unlimited	Unlimited	Unlimited	Unlimited		Unlimited	Unlimited	Unlimited	Unlimited	Unlimited		Unlimited
Out of Network Benefits												
Individual Deductible			\$1,500	\$2,000		\$6,400			\$1,500	\$2,000		\$6,400
Family Deductible			\$4,500	\$6,000		\$12,800			\$4,500	\$6,000		\$12,800
Co-Insurance			60%	50%		100%			60%	50%		100%
Individual Out of Pocket			\$3,000	\$6,000		\$6,400			\$3,000	\$6,000		\$6,400
Family Out of Pocket			\$6,000	\$18,000		\$12,800			\$6,000	\$18,000		\$12,800
Emergency Co-pay			\$250	\$250		100% After Ded			\$250	\$250		100% After Ded
Hospital Co-pay			\$300, then 60% After Ded	\$300, then 50% After Ded		100% After Ded			\$300, then 60% After Ded	\$300, then 50% After Ded		100% After Ded
Physician Office Visit Services			60% After Ded	50% After Ded		100% After Ded			60% After Ded	50% After Ded		100% After Ded
Preventative Services			60% After Ded	50% After Ded		100% After Ded			60% After Ded	50% After Ded		100% After Ded
Lifetime Maximum			Unlimited	Unlimited		Unlimited			Unlimited	Unlimited		Unlimited
Medical Premium												
Employee	\$631.89	\$680.50	\$972.13	\$865.20		\$797.15	\$769.64	\$828.85	\$1,184.05	\$1,053.81		\$970.93
Employee + Spouse	\$1,291.92	\$1,391.29	\$1,987.56	\$1,768.93		\$1,629.80	\$1,573.56	\$1,694.59	\$2,420.85	\$2,154.56		\$1,985.10
Employee +Children	\$1,239.74	\$1,335.11	\$1,907.30	\$1,697.49		\$1,563.99	\$1,510.00	\$1,626.16	\$2,323.09	\$2,067.54		\$1,904.94
Family	\$1,918.14	\$2,065.69	\$2,950.98	\$2,626.38		\$2,419.80	\$2,336.29	\$2,516.01	\$3,594.29	\$3,198.93		\$2,947.32
Medicare Primary	\$537.01	\$578.32	\$826.16	\$735.29		\$677.46	\$654.08	\$704.39	\$1,006.26	\$895.58		\$825.15
Medicare + 1	\$1,074.03	\$1,156.64	\$1,652.35	\$1,470.59		\$1,354.93	\$1,308.17	\$1,408.79	\$2,012.56	\$1,791.18		\$1,650.30
Monthly Premium	\$57,244.66	\$9,597.87	\$498,947.28	\$865.20		\$25,687.32	\$69,723.88	\$11,690.20	\$607,717.11	\$1,053.81		\$31,287.19
Total Monthly Premium				\$592,342.33						\$721,472.19		
Total Annual Premium				\$7,108,107.96						\$8,657,666.28		
Premium Percent Change										\$1,549,558.32		
Annual HDHP/HSA Seed: \$1,000 S / \$2,000 F						\$25,000.00				21.80%		
Implementation Credit												
Total Annual Premium with HDHP/HSA Seed				\$7,133,107.96						\$8,682,666.28		
Premium & Seed Change										\$1,549,558.32		
Percent Change										21.72%		

*Out of Pocket Maximum includes all member costs: deductible, coinsurance, office visit copayments, emergency room copayments and prescription drug copayments.

Village of Tinley Park
Health Review
January 1, 2026

	EE	ES	EC	FAM	Med	Med + 1	Total
(1) BA HMO	28	8	5	12	0	0	53
(2) HMOI	0	0	1	4	0	0	5
(3) PPO	96	49	27	87	0	0	259
(4)BCO	1	0	0	0	0	0	1
(5) HDHP/HSA	1	2	3	7	0	0	13
Total	126	59	36	110	0	0	331

Presented by: Mike Wojcik

RENEGOTIATED RENEWAL - 8.26.2025

Carriers:	CURRENT BCBS						RENEWAL BCBS					
	BA HMO (1)	HMO I (2)	PPO (3)	Blue Choice Options PPO (4)		HDHP/HSA (5)	BA HMO (1)	HMO I (2)	PPO (3)	Blue Choice Options PPO (4)		HDHP/HSA (5)
Type of Plan				Tier 1	Tier 2	Embedded				Tier 1	Tier 2	Embedded
In Network Benefits												
Individual Deductible	n/a	n/a	\$500	\$500	\$1,000	\$3,300	n/a	n/a	\$500	\$500	\$1,000	\$3,400
Family Deductible	n/a	n/a	\$1,500	\$1,500	\$3,000	\$6,600	n/a	n/a	\$1,500	\$1,500	\$3,000	\$6,800
Co-Insurance	100%	100%	80%	80%	60%	100%	100%	100%	80%	80%	60%	100%
Individual Out of Pocket	\$1,500	\$1,500	\$1,000	\$1,000	\$3,000	\$3,300	\$1,500	\$1,500	\$1,000	\$1,000	\$3,000	\$3,400
Family Out of Pocket	\$3,000	\$3,000	\$3,000	\$3,000	\$9,000	\$6,600	\$3,000	\$3,000	\$3,000	\$3,000	\$9,000	\$6,800
Emergency Room Co-pay	\$150	\$150	\$250	\$250	\$250	100% After Ded	\$150	\$150	\$250	\$250	\$250	100% After Ded
Hospital Co-pay	100%	100%	80% After Ded	80% After Ded	60% After Ded	100% After Ded	100%	100%	80% After Ded	80% After Ded	60% After Ded	100% After Ded
Retail Rx Co-pay	\$10/40/60	\$10/40/60	\$15/40/60	\$15/40/60		100% After Ded	\$10/40/60	\$10/40/60	\$15/40/60	\$15/40/60		100% After Ded
Mail Order Rx Co-pay	2 x Retail	2 x Retail	2 x Retail	2 x Retail		100% After Ded	2 x Retail	2 x Retail	2 x Retail	2 x Retail		100% After Ded
Individual Rx OOPM includes copays	\$1,000	\$1,000	\$1,000	\$1,000		Included	\$1,000	\$1,000	Included	\$1,000		Included
Family Rx OOPM includes copays	\$2,000	\$2,000	\$3,000	\$3,000		Included	\$2,000	\$2,000	\$3,000	\$3,000		Included
Primary Physician Office Visit Co-pay	\$20	\$30	\$25	\$25	\$35	100% After Ded	\$20	\$30	\$25	\$25	\$35	100% After Ded
Specialists Office Visit Co-pay	\$40	\$50	\$50	\$50	\$60	100% After Ded	\$40	\$50	\$50	\$50	\$60	100% After Ded
Telemedicine	N/A	N/A	\$25	\$25		100% After Ded	N/A	N/A	\$25	\$25		100% After Ded
Preventative Services	100%	100%	100%	100%		100%	100%	100%	100%	100%		100%
Lifetime Maximum	Unlimited	Unlimited	Unlimited	Unlimited		Unlimited	Unlimited	Unlimited	Unlimited	Unlimited		Unlimited
Out of Network Benefits												
Individual Deductible			\$1,500	\$2,000		\$6,400			\$1,500	\$2,000		\$6,400
Family Deductible			\$4,500	\$6,000		\$12,800			\$4,500	\$6,000		\$12,800
Co-Insurance			60%	50%		100%			60%	50%		100%
Individual Out of Pocket			\$3,000	\$6,000		\$6,400			\$3,000	\$6,000		\$6,400
Family Out of Pocket			\$6,000	\$18,000		\$12,800			\$6,000	\$18,000		\$12,800
Emergency Co-pay			\$250	\$250		100% After Ded			\$250	\$250		100% After Ded
Hospital Co-pay			\$300, then	\$300, then		100% After Ded			\$300, then	\$300, then		100% After Ded
Physician Office Visit Services			60% After Ded	50% After Ded		100% After Ded			60% After Ded	50% After Ded		100% After Ded
Preventative Services			60% After Ded	50% After Ded		100% After Ded			60% After Ded	50% After Ded		100% After Ded
Lifetime Maximum			Unlimited	Unlimited		Unlimited			Unlimited	Unlimited		Unlimited
Medical Premium												
Employee	\$631.89	\$680.50	\$972.13	\$865.20		\$797.15	\$730.46	\$786.66	\$1,123.78	\$1,000.17		\$921.51
Employee + Spouse	\$1,291.92	\$1,391.29	\$1,987.56	\$1,768.93		\$1,629.80	\$1,493.46	\$1,608.33	\$2,297.62	\$2,044.88		\$1,884.05
Employee + Children	\$1,239.74	\$1,335.11	\$1,907.30	\$1,697.49		\$1,563.99	\$1,433.14	\$1,543.39	\$2,204.84	\$1,962.30		\$1,807.97
Family	\$1,918.14	\$2,065.69	\$2,950.98	\$2,626.38		\$2,419.80	\$2,217.37	\$2,387.94	\$3,411.33	\$3,036.10		\$2,797.29
Medicare Primary	\$537.01	\$578.32	\$826.16	\$735.29		\$677.46	\$620.78	\$668.54	\$955.04	\$850.00		\$783.14
Medicare + 1	\$1,074.03	\$1,156.64	\$1,652.35	\$1,470.59		\$1,354.93	\$1,241.58	\$1,337.08	\$1,910.12	\$1,700.00		\$1,566.30
Monthly Premium	\$57,244.66	\$9,597.87	\$498,947.28	\$865.20		\$25,687.32	\$66,174.70	\$11,095.15	\$576,782.65	\$1,000.17		\$29,694.55
Total Monthly Premium				\$592,342.33						\$684,747.22		
Total Annual Premium				\$7,108,107.96						\$8,216,966.64		
Premium Percent Change										\$1,108,858.68		
Annual HDHP/HSA Seed: \$1,000 S / \$2,000 F						\$25,000.00				15.60%		
Implementation Credit												\$25,000.00
Total Annual Premium with HDHP/HSA Seed				\$7,133,107.96						\$8,241,966.64		
Premium & Seed Change										\$1,108,858.68		
Percent Change										15.55%		

*Out of Pocket Maximum includes all member costs: deductible, coinsurance, office visit copayments, emergency room copayments and prescription drug copayments.

Village of Tinley Park
Health Review
January 1, 2026

	EE	ES	EC	FAM	Med	Med + 1	Total
(1) BA HMO	28	8	5	12	0	0	53
(2) HMOI	0	0	1	4	0	0	5
(3) PPO	96	49	27	87	0	0	259
(4)BCO	1	0	0	0	0	0	1
(5) HDHP/HSA	1	2	3	7	0	0	13
Total	126	59	36	110	0	0	331

FINAL Accepted Rates 1.26

RENEGOTIATED RENEWAL - BAFO - 8.29.2025
Broker Commission Reduced to 2%

Presented by: Mike Wojcik

Carriers:	CURRENT BCBS						RENEWAL BCBS					
Type of Plan	BA HMO (1)	HMO I (2)	PPO (3)	Blue Choice Options PPO (4)		HDHP/HSA (5) Embedded	BA HMO (1)	HMO I (2)	PPO (3)	Blue Choice Options PPO (4)		HDHP/HSA (5) Embedded
				Tier 1	Tier 2					Tier 1	Tier 2	
In Network Benefits												
Individual Deductible	n/a	n/a	\$500	\$500	\$1,000	\$3,300	n/a	n/a	\$500	\$500	\$1,000	\$3,400
Family Deductible	n/a	n/a	\$1,500	\$1,500	\$3,000	\$6,600	n/a	n/a	\$1,500	\$1,500	\$3,000	\$6,800
Co-Insurance	100%	100%	80%	80%	60%	100%	100%	100%	80%	80%	60%	100%
Individual Out of Pocket	\$1,500	\$1,500	\$1,000	\$1,000	\$3,000	\$3,300	\$1,500	\$1,500	\$1,000	\$1,000	\$3,000	\$3,400
Family Out of Pocket	\$3,000	\$3,000	\$3,000	\$3,000	\$9,000	\$6,600	\$3,000	\$3,000	\$3,000	\$3,000	\$9,000	\$6,800
Emergency Room Co-pay	\$150	\$150	\$250	\$250	\$250	100% After Ded	\$150	\$150	\$250	\$250	\$250	100% After Ded
Hospital Co-pay	100%	100%	80% After Ded	80% After Ded	60% After Ded	100% After Ded	100%	100%	80% After Ded	80% After Ded	60% After Ded	100% After Ded
Retail Rx Co-pay	\$10/40/60	\$10/40/60	\$15/40/60	\$15/40/60	\$15/40/60	100% After Ded	\$10/40/60	\$10/40/60	\$15/40/60	\$0 /10/35/70/150/300	\$15/40/60	100% After Ded
Mail Order Rx Co-pay	2 x Retail	2 x Retail	2 x Retail	2 x Retail	2 x Retail	100% After Ded	2 x Retail	2 x Retail	2 x Retail	2 x Retail	2 x Retail	100% After Ded
Individual Rx OOPM includes copays	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	Included	\$1,000	\$1,000	\$1,000	Included	\$1,000	Included
Family Rx OOPM includes copays	\$2,000	\$2,000	\$3,000	\$3,000	\$3,000	Included	\$2,000	\$2,000	\$3,000	\$3,000	\$3,000	Included
Primary Physician Office Visit Co-pay	\$20	\$30	\$25	\$25	\$35	100% After Ded	\$20	\$30	\$25	\$25	\$35	100% After Ded
Specialists Office Visit Co-pay	\$40	\$50	\$50	\$50	\$60	100% After Ded	\$40	\$50	\$50	\$50	\$60	100% After Ded
Telemedicine	N/A	N/A	\$25	\$25	\$25	100% After Ded	N/A	N/A	\$25	\$25	\$25	100% After Ded
Preventative Services	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Lifetime Maximum	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Out of Network Benefits												
Individual Deductible			\$1,500	\$2,000	\$6,400	\$1,500			\$2,000	\$6,400	\$6,400	
Family Deductible			\$4,500	\$6,000	\$12,800	\$4,500			\$6,000	\$12,800	\$12,800	
Co-Insurance			60%	50%	100%	60%			50%	100%	100%	
Individual Out of Pocket			\$3,000	\$6,000	\$6,400	\$3,000			\$6,000	\$6,400	\$6,400	
Family Out of Pocket			\$6,000	\$18,000	\$12,800	\$6,000			\$18,000	\$12,800	\$12,800	
Emergency Co-pay			\$250	\$250	100% After Ded	\$250			\$250	100% After Ded	100% After Ded	
Hospital Co-pay			\$300, then 60% After Ded	\$300, then 50% After Ded	100% After Ded	\$300, then 60% After Ded			\$300, then 50% After Ded	100% After Ded	100% After Ded	
Physician Office Visit Services			60% After Ded	50% After Ded	100% After Ded	60% After Ded			50% After Ded	100% After Ded	100% After Ded	
Preventative Services			60% After Ded	50% After Ded	100% After Ded	60% After Ded			50% After Ded	100% After Ded	100% After Ded	
Lifetime Maximum			Unlimited	Unlimited	Unlimited	Unlimited			Unlimited	Unlimited	Unlimited	
Medical Premium												
Employee	\$631.89	\$680.50	\$972.13	\$865.20	\$797.15	\$715.93	\$771.01	\$1,101.42	\$980.27	\$903.17		
Employee + Spouse	\$1,291.92	\$1,391.29	\$1,987.56	\$1,768.93	\$1,629.80	\$1,463.72	\$1,576.33	\$2,251.91	\$2,004.20	\$1,846.56		
Employee +Children	\$1,239.74	\$1,335.11	\$1,907.30	\$1,697.49	\$1,563.99	\$1,404.63	\$1,512.68	\$2,160.97	\$1,923.26	\$1,772.00		
Family	\$1,918.14	\$2,065.69	\$2,950.98	\$2,626.38	\$2,419.80	\$2,173.25	\$2,340.43	\$3,343.46	\$2,975.69	\$2,741.63		
Medicare Primary	\$537.01	\$578.32	\$826.16	\$735.29	\$677.46	\$608.43	\$655.24	\$936.04	\$833.08	\$767.56		
Medicare + 1	\$1,074.03	\$1,156.64	\$1,652.35	\$1,470.59	\$1,354.93	\$1,216.88	\$1,310.47	\$1,872.11	\$1,666.18	\$1,535.14		
Monthly Premium	\$57,244.66	\$9,597.87	\$498,947.28	\$865.20	\$25,687.32	\$64,857.95	\$10,874.40	\$565,307.12	\$980.27	\$29,103.70		
Total Monthly Premium			\$592,342.33						\$671,123.44			
Total Annual Premium			\$7,108,107.96						\$8,053,481.28			
Premium Percent Change									13.30%			
Annual HDHP/HSA Seed: \$1,000 S / \$2,000 F					\$25,000.00					\$25,000.00		
Implementation Credit												
Total Annual Premium with HDHP/HSA Seed			\$7,133,107.96						\$8,078,481.28			
Premium & Seed Change									\$945,373.32			
Percent Change									13.25%			

*Out of Pocket Maximum includes all member costs: deductible, coinsurance, office visit copayments, emergency room copayments and prescription drug copayments.

Village of Tinley Park
Health Review
January 1, 2026

	EE	ES	EC	FAM	Med	Med + 1	Total
(1) BA HMO	28	8	5	12	0	0	53
(2) HMOI	0	0	1	4	0	0	5
(3) PPO (NonUnion & Library migrated to BCO)	58	32	16	51	0	0	157
(4) BCO - Assumes NonUnion & Library 2025 PPO enrollment migrate to BCO	39	17	11	36	0	0	103
(5) HDHP/HSA	1	2	3	7	0	0	13
Total	126	59	36	110	0	0	331

RENEGOTIATED RENEWAL - BAFO - 8.29.2025
Broker Commission Reduced to 2%

Presented by: Mike Wojcik

Enrollment Shown at Top of BCBS Preliminary Renewal Page

Assumes Non Union & Library PPO Migrated to BCO

Type of Plan	CURRENT BCBS						RENEWAL BCBS					
	BA HMO (1)	HMO I (2)	PPO (3)	Blue Choice Options PPO (4)		HDHP/HSA (5) Embedded	BA HMO (1)	HMO I (2)	PPO (3)	Blue Choice Options PPO (4)		HDHP/HSA (5) Embedded
				Tier 1	Tier 2					Tier 1	Tier 2	
In Network Benefits												
Individual Deductible	n/a	n/a	\$500	\$500	\$1,000	\$3,300	n/a	n/a	\$500	\$500	\$1,000	\$3,400
Family Deductible	n/a	n/a	\$1,500	\$1,500	\$3,000	\$6,600	n/a	n/a	\$1,500	\$1,500	\$3,000	\$6,800
Co-Insurance	100%	100%	80%	80%	60%	100%	100%	100%	80%	80%	60%	100%
Individual Out of Pocket	\$1,500	\$1,500	\$1,000	\$1,000	\$3,000	\$3,300	\$1,500	\$1,500	\$1,000	\$1,000	\$3,000	\$3,400
Family Out of Pocket	\$3,000	\$3,000	\$3,000	\$3,000	\$9,000	\$6,600	\$3,000	\$3,000	\$3,000	\$3,000	\$9,000	\$6,800
Emergency Room Co-pay	\$150	\$150	\$250	\$250	\$250	100% After Ded	\$150	\$150	\$250	\$250	\$250	100% After Ded
Hospital Co-pay	100%	100%	80% After Ded	80% After Ded	60% After Ded	100% After Ded	100%	100%	80% After Ded	80% After Ded	60% After Ded	100% After Ded
Retail Rx Co-pay	\$10/40/60	\$10/40/60	\$15/40/60	\$15/40/60	\$15/40/60	100% After Ded	\$10/40/60	\$10/40/60	\$15/40/60	\$0 /10/35/70/150/300	\$15/40/60	100% After Ded
Mail Order Rx Co-pay	2 x Retail	2 x Retail	2 x Retail	2 x Retail	2 x Retail	100% After Ded	2 x Retail	2 x Retail	2 x Retail	2 x Retail	2 x Retail	100% After Ded
Individual Rx OOPM includes copays	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	Included	\$1,000	\$1,000	Included	\$1,000	Included	100% After Ded
Family Rx OOPM includes copays	\$2,000	\$2,000	\$3,000	\$3,000	\$3,000	Included	\$2,000	\$2,000	\$3,000	\$3,000	Included	100% After Ded
Primary Physician Office Visit Co-pay	\$20	\$30	\$25	\$25	\$35	100% After Ded	\$20	\$30	\$25	\$25	\$35	100% After Ded
Specialists Office Visit Co-pay	\$40	\$50	\$50	\$50	\$60	100% After Ded	\$40	\$50	\$50	\$50	\$60	100% After Ded
Telemedicine	N/A	N/A	\$25	\$25	\$25	100% After Ded	N/A	N/A	\$25	\$25	\$25	100% After Ded
Preventative Services	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Lifetime Maximum	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Out of Network Benefits												
Individual Deductible			\$1,500	\$2,000	\$6,400				\$1,500	\$2,000	\$6,400	
Family Deductible			\$4,500	\$6,000	\$12,800				\$4,500	\$6,000	\$12,800	
Co-Insurance			60%	50%	100%				60%	50%	100%	
Individual Out of Pocket			\$3,000	\$6,000	\$6,400				\$3,000	\$6,000	\$6,400	
Family Out of Pocket			\$6,000	\$18,000	\$12,800				\$6,000	\$18,000	\$12,800	
Emergency Co-pay			\$250	\$250	100% After Ded				\$250	\$250	100% After Ded	
Hospital Co-pay			\$300, then 60% After Ded	\$300, then 50% After Ded	100% After Ded				\$300, then 60% After Ded	\$300, then 50% After Ded	100% After Ded	
Physician Office Visit Services			60% After Ded	50% After Ded	100% After Ded				60% After Ded	50% After Ded	100% After Ded	
Preventative Services			60% After Ded	50% After Ded	100% After Ded				60% After Ded	50% After Ded	100% After Ded	
Lifetime Maximum			Unlimited	Unlimited	Unlimited				Unlimited	Unlimited	Unlimited	
Medical Premium												
Employee	\$631.89	\$680.50	\$972.13	\$865.20	\$797.15	\$715.93	\$771.01	\$1,101.42	\$980.27	\$903.17		
Employee + Spouse	\$1,291.92	\$1,391.29	\$1,987.56	\$1,768.93	\$1,629.80	\$1,463.72	\$1,576.33	\$2,251.91	\$2,004.20	\$1,846.56		
Employee + Children	\$1,239.74	\$1,335.11	\$1,907.30	\$1,697.49	\$1,563.99	\$1,404.63	\$1,512.68	\$2,160.97	\$1,923.26	\$1,772.00		
Family	\$1,918.14	\$2,065.69	\$2,950.98	\$2,626.38	\$2,419.80	\$2,173.25	\$2,340.43	\$3,343.46	\$2,975.69	\$2,741.63		
Medicare Primary	\$537.01	\$578.32	\$826.16	\$735.29	\$677.46	\$608.43	\$655.24	\$936.04	\$833.08	\$767.56		
Medicare + 1	\$1,074.03	\$1,156.64	\$1,652.35	\$1,470.59	\$1,354.93	\$1,216.88	\$1,310.47	\$1,872.11	\$1,666.18	\$1,535.14		
Monthly Premium	\$57,244.66	\$9,597.87	\$498,947.28	\$865.20	\$25,687.32	\$64,857.95	\$10,874.40	\$341,035.46	\$200,582.63	\$29,103.70		
Total Monthly Premium				\$592,342.33					\$646,454.14			
Total Annual Premium				\$7,108,107.96					\$7,757,449.68			
Premium Percent Change									\$649,341.72			
Annual HDHP/HSA Seed: \$1,000 S / \$2,000 F						\$25,000.00			9.14%			\$25,000.00
Implementation Credit												
Total Annual Premium with HDHP/HSA Seed				\$7,133,107.96					\$7,782,449.68			
Premium & Seed Change									\$649,341.72			
Percent Change									9.10%			

*Out of Pocket Maximum includes all member costs: deductible, coinsurance, office visit copayments, emergency room copayments and prescription drug copayments.

Village of Tinley Park
Health Review
January 1, 2026

OPTION 1 UHC	FE	FS	FC	FAM	Med	Med + 1	Total
Navigate HMO (A)	28	8	5	12	0	0	53
Charter HMO (B)	0	0	1	4	0	0	5
Core PPO (C)	97	49	27	87	0	0	260
CoreHDHP/HSA (D)	1	2	3	7	0	0	13
Total	126	59	36	110	0	0	331

Benefit Ally Enhanced

Enrollment Assumed Shown on Top of this Page

Presented by: Mike Wojcik

Enrollment Shown at Top of BCBS Preliminary Renewal Page

Carriers:	CURRENT BCBS					OPTION 1 UHC				OPTION 2 UHC	
Type of Plan	BA HMO (1)	HMO I (2)	PPO (3)	Blue Choice Options PPO (4)		HDHP/HSA (5)	Navigate HMO (A)	Charter HMO (B)	Core PPO (C)	Core HDHP/HSA (D)	Surest Choice+
				Tier 1	Tier 2	Embedded				Embedded	
<u>In Network Benefits</u>											
Individual Deductible	n/a	n/a	\$500	\$500	\$1,000	\$3,300	n/a	n/a	\$500	\$3,400	\$0
Family Deductible	n/a	n/a	\$1,500	\$1,500	\$3,000	\$6,600	n/a	n/a	\$1,500	\$6,800	\$0
Co-Insurance	100%	100%	80%	80%	60%	100%	100%	100%	80%	100%	N/A
Individual Out of Pocket	\$1,500	\$1,500	\$1,000	\$1,000	\$3,000	\$3,300	\$1,500	\$1,500	\$1,000	\$3,400	\$5,500
Family Out of Pocket	\$3,000	\$3,000	\$3,000	\$3,000	\$9,000	\$6,600	\$3,000	\$3,000	\$3,000	\$6,800	\$11,000
Emergency Room Co-pay	\$150	\$150	\$250	\$250	\$250	100% After Ded	\$150	\$150	\$250	100% After Ded	\$850
Hospital Co-pay	100%	100%	80% After Ded	80% After Ded	60% After Ded	100% After Ded	100%	100%	80% After Ded	100% After Ded	\$350 to \$3,500
Retail Rx Co-pay	\$10/40/60	\$10/40/60	\$15/40/60	\$15/40/60	\$15/40/60	100% After Ded	\$10/40/75/125	\$10/40/75/125	\$10/40/75/125	100% After Ded	\$10/35/70
Mail Order Rx Co-pay	2 x Retail	2 x Retail	2 x Retail	2 x Retail	2 x Retail	100% After Ded	2.5 x Retail	2.5 x Retail	2.5 x Retail	100% After Ded	2.5 x Retail
Individual Rx OOPM includes copays	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	Included	Included	Included	Included	Included	Included
Family Rx OOPM includes copays	\$2,000	\$2,000	\$3,000	\$3,000	\$3,000	Included	Included	Included	Included	Included	Included
Primary Physician Office Visit Co-pay	\$20	\$30	\$25	\$25	\$35	100% After Ded	\$20	\$20	\$25	100% After Ded	\$25 to \$130
Specialists Office Visit Co-pay	\$40	\$50	\$50	\$50	\$60	100% After Ded	\$40	\$40	\$50	100% After Ded	\$25 to \$130
Telemedicine	N/A	N/A	\$25	\$25	\$60	100% After Ded	N/A	N/A	\$50	100% After Ded	
Preventative Services	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Lifetime Maximum	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
<u>Out of Network Benefits</u>											
Individual Deductible			\$1,500	\$2,000	\$6,400				\$1,500	\$6,400	\$0
Family Deductible			\$4,500	\$6,000	\$12,800				\$4,500	\$12,800	\$0
Co-Insurance			60%	50%	100%				60%	80%	N/A
Individual Out of Pocket			\$3,000	\$6,000	\$6,400				\$3,000	\$6,500	\$11,000
Family Out of Pocket			\$6,000	\$18,000	\$12,800				\$6,000	\$13,000	\$22,000
Emergency Co-pay			\$250	\$250	100% After Ded				\$250	80% After Ded	\$850
Hospital Co-pay			\$300, then 60% After Ded	\$300, then 50% After Ded	100% After Ded				\$300, then 60% After Ded	80% After Ded	OON Schedule
Physician Office Visit Services			60% After Ded	50% After Ded	100% After Ded				60% After Ded	80% After Ded	OON Schedule
Preventative Services			60% After Ded	50% After Ded	100% After Ded				60% After Ded	80% After Ded	OON Schedule
Lifetime Maximum			Unlimited	Unlimited	Unlimited				Unlimited	Unlimited	Unlimited
<u>Medical Premium</u>											
Employee	\$631.89	\$680.50	\$972.13	\$865.20	\$797.15	\$806.21	\$720.72	\$1,004.92	\$750.70	\$886.61	
Employee + Spouse	\$1,291.92	\$1,391.29	\$1,987.56	\$1,768.93	\$1,629.80	\$1,646.71	\$1,471.92	\$2,052.98	\$1,533.22	\$1,812.70	
Employee +Children	\$1,239.74	\$1,335.11	\$1,907.30	\$1,697.49	\$1,563.99	\$1,576.55	\$1,408.82	\$1,966.41	\$1,467.64	\$1,739.49	
Family	\$1,918.14	\$2,065.69	\$2,950.98	\$2,626.38	\$2,419.80	\$2,443.76	\$2,184.25	\$3,046.96	\$2,275.26	\$2,691.36	
Medicare Primary	\$537.01	\$578.32	\$826.16	\$735.29	\$677.46	\$806.21	\$720.72	\$1,004.92	\$750.70	\$886.61	
Medicare + 1	\$1,074.03	\$1,156.64	\$1,652.35	\$1,470.59	\$1,354.93	\$1,646.71	\$1,471.92	\$2,052.98	\$1,533.22	\$1,812.70	
Monthly Premium	\$57,244.66	\$9,597.87	\$498,947.28	\$865.20	\$25,687.32	\$72,955.43	\$10,145.82	\$516,251.85	\$24,146.88	\$577,333.40	
Total Monthly Premium			\$592,342.33					\$623,499.98		\$577,333.40	
Total Annual Premium			\$7,108,107.96					\$7,481,999.76		\$6,928,000.80	
Premium Percent Change								\$373,891.80	5.26%	-\$180,107.16	
Annual HDHP/HSA Seed: \$1,000 S / \$2,000 F						\$25,000.00		\$30,000.00		\$25,000.00	
Implementation Credit								\$30,000.00		\$30,000.00	
Total Annual Premium with HDHP/HSA Seed			\$7,133,107.96					\$7,476,999.76		\$6,898,000.80	
Premium & Seed Change								\$343,891.80		-\$235,107.16	
Percent Change								4.82%		-3.30%	

*Out of Pocket Maximum includes all member costs: deductible, coinsurance, office visit copayments, emergency room copayments and prescription drug copayments.



**Village of Tinley Park
Cost Plus Health Review
January 1, 2026**

Presented by: Mike Wojcik

					PRELIMINARY		MATURE		
Presented by: Mike Wojcik					REQUIRES FINAL UNDERWRITING		ILLUSTRATIVE ONLY		
ADMINISTRATOR	CURRENT - FULLY INSURED BCBS		RENEWAL - FULLY INSURED BCBS		% Change	ALTERNATE 1 BCBS	% Change	ALTERNATE 2 BCBS	% Change
Reinsurance Carrier						BCBS		BCBS	
PPO Network						BCBS		BCBS	
Specific Deductible						\$120,000		\$120,000	
Specific Contract						IMMATURE		MATURE	
Specific Coverage						Medical & Rx		Medical & Rx	
Aggregate Contract						IMMATURE		MATURE	
Aggregate Coverage						Medical & Rx		Medical & Rx	
Lifetime Maximum						Unlimited		Unlimited	
Employee Census	PPO	HMO	PPO	HMO		PPO	BA HMO	PPO	BA HMO
Employee Only	97	28	97	28		97	28	97	28
Family Employees	174	29	174	29		174	29	174	29
Total	271	57	271	57		271	57	271	57
Fixed Costs									
Admin / PPO / UR / Commission						\$119.99	\$111.07	\$121.15	\$112.23
Rx Rebate						(\$141.04)	(\$141.04)	(\$141.04)	(\$141.04)
Medical Rebate Credit						(\$2.50)		(\$2.50)	
Net Admin Rate Fee						(\$23.55)	(\$29.97)	(\$22.39)	(\$28.81)
Total Monthly Admin						(\$8,090.34)		(\$7,709.86)	
Employee Only Specific Rate						\$355.73	\$153.43	\$404.56	\$174.49
Family Specific Rate						\$355.73	\$153.43	\$404.56	\$174.49
Total Monthly Specific Prem						\$105,148.34		\$119,581.69	
Total Monthly Admin & Stop Loss Costs:						\$97,058.00		\$111,871.83	
Annual Aggregate Premium						\$21,355.00	\$5,975.00	\$22,520.00	\$6,404.00
Total Annual Admin & SL Costs:						\$1,192,026.00		\$1,371,385.96	
Physician Service Fees									
HMO Managed Care Fee							\$14.23		\$14.23
Physician Service Fees - Direct							\$311.96		\$311.96
Physician Service Fees - Allocated							\$48.25		\$48.25
Total Monthly PSF Costs						\$21,343.08		\$21,343.08	
Total Annual PSF Costs						\$256,116.96		\$256,116.96	
Aggregate Liability									
Employee Only Aggregate Factor						\$2,280.10	\$1,020.43	\$2,404.59	\$1,093.63
Family Aggregate Factor						\$2,280.10	\$1,020.43	\$2,404.59	\$1,093.63
Total Monthly Aggregate Liability:						\$676,071.61		\$713,980.80	
Total Annual Aggregate Liability:						\$8,112,859.32		\$8,567,769.60	
Laser Liability						TBD		TBD	
Annual HDHP/HSA Seed: \$1,000 S / \$2,000 F	\$25,000.00		\$25,000.00		\$25,000.00		\$25,000.00		
Estimated ACA Taxes						\$2,528.61		\$2,528.61	
Maximum Plan Exposure (% Chg from Current)	\$7,133,107.96		\$8,241,966.64	15.5%	\$9,588,530.89	34.4%	\$10,222,801.13	43.3%	
Expected Plan Exposure (% Chg from Current)	\$7,133,107.96		\$8,241,966.64	15.5%	\$7,965,959.03	11.7%	\$8,509,247.21	19.3%	
\$ Change from Current Expected			\$1,108,858.68		\$832,851.07		\$1,376,139.25		

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Exposure Evaluation

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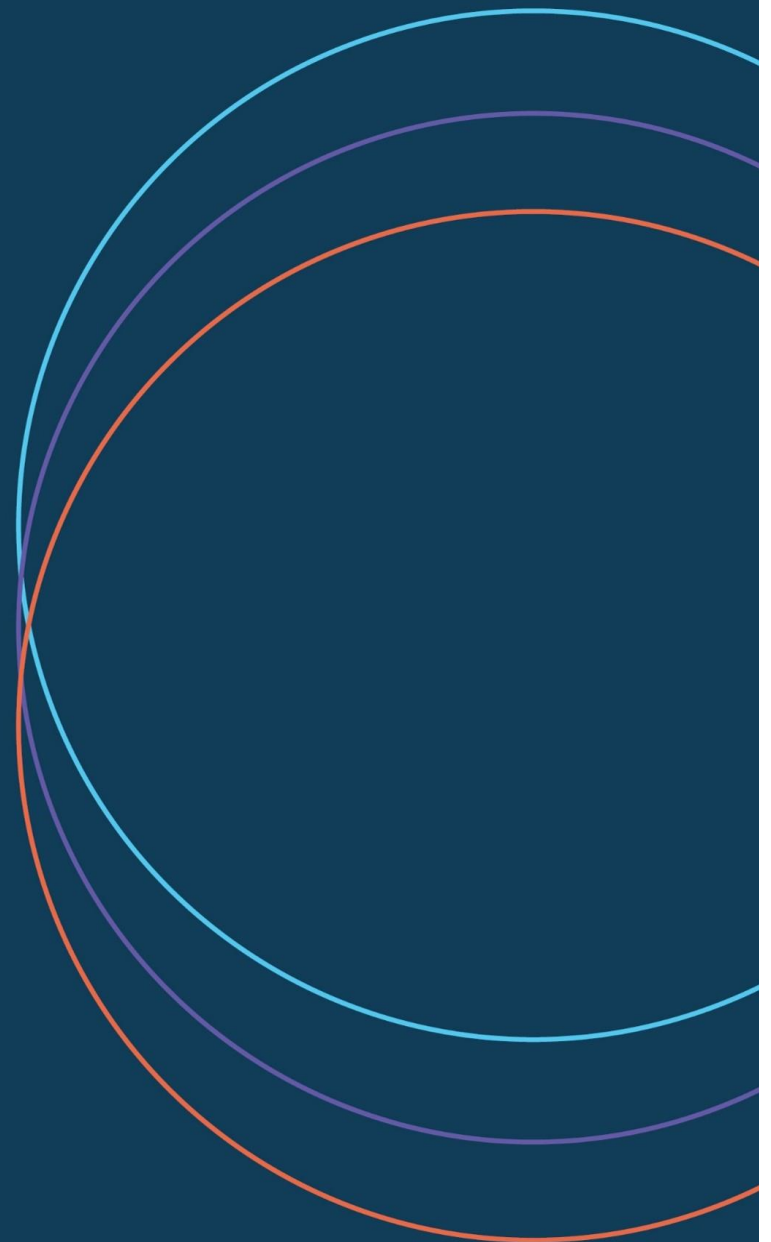


The Horton Group's

Marketing Proposal Additional Lines Coverage

Prepared for: Village of Tinley Park
January 2026

Presented By:
Mike Wojcik



Carrier Response

Carrier	Dental PPO	Vision Dual Option
BCBS of IL	Pending	X
Delta	DTQ	DTQ
EyeMed	Not Offered	X
Guardian	X	DTQ
MetLife	Incumbent	X
Mutual of Omaha	DTQ	DTQ
SunLife	DTQ	DTQ
Vision Service Plan	Not Offered	Incumbent

Financial Summary

<i>Dental PPO</i>	≡	MetLife - Current	MetLife - Renewal	BCBS of IL	EyeMed	Guardian	MetLife
Annual Premium		\$318,726	\$350,618			\$419,218	
Variance to current/renewal			10%			32% 22%	

<i>Vision Dual Option</i>	≡	Vision Service Plan - Current	Vision Service Plan - Renewal	BCBS of IL	EyeMed	Guardian	MetLife
Annual Premium		\$49,863	\$49,863	\$41,489	\$45,723		\$40,668
Variance to current/renewal			0%	-17% -17%	-8% -8%		-18% -18%

<i>Total</i>		Current	Renewal	BCBS of IL	EyeMed	Guardian	MetLife
Total Annual Premium		\$368,590	\$400,481	\$392,107	\$396,341	\$469,081	\$391,286
Variance to current/renewal			9%	6% -2%	8% -1%	27% 19%	6% -2%

* If a carrier cannot offer or declined to quote a line of coverage, the applicable current or renewal premium is assumed.

Dental PPO

FINAL Accepted Rates 1.26				
Carrier Name		MetLife - Current		Guardian
		In Network	Out of Network	In Network Out of Network
Individual Deductible		\$50	\$50	\$50 \$50
Family Deductible		\$150	\$150	\$150 \$150
Waived for Preventive		Yes		Yes
Deductible - Calendar Year or Lifetime		Calendar Year		Calendar Year
Annual Maximum		\$1,000		\$1,000
Preventive - Type 1		100%	100%	100% 100%
Basic - Type 2		80%	80%	80% 80%
Major - Type 3		50%	50%	50% 50%
Ortho - Type 4		50%		50%
Ortho Age Limit		Child(ren) Only - Age 26		Child(ren) Only - Age 26
Ortho Maximum		\$1,250		\$1,250
Endodontics		Basic		Basic
Periodontics - Non-Surgical		Basic		Basic
Periodontics - Surgical		Basic		Basic
Oral Surgery (Simple)		Basic		Basic
Oral Surgery (Complex)		Basic		Basic
Implants		Not Included		Not Included
Out-of-Network Reimbursement		90th UCR		90th UCR
Maximum Rollover		Not Included		Not Included
Waiting Periods		None		None
Employer Contribution		Contributory		Contributory
Participation Requirement		Assumes current		69% of eligible
Rate Guarantee / Rate Caps		1 year 2nd Year Rate Cap of 6%		1 year
Rate Summary		Current		Renewal
Enrollment illustrated from census				
Employee Only	140	\$36.66	\$40.33	\$48.22
Employee & Spouse	69	\$80.90	\$88.99	\$106.41
Employee & Child	37	\$77.65	\$85.42	\$102.13
Full Family	108	\$120.12	\$132.14	\$157.99
Monthly Premium		\$26,561	\$29,218	\$34,935
Annual Premium		\$318,726	\$350,618	\$419,218
Variance to current		10%		32%
Variance to renewal				22%

Vision Dual Option

			FINAL Accepted Rates 1.26							
Carrier Name	Vision Service Plan - Current		BCBS of IL		EyeMed		MetLife			
	Low Option	High Option	Low Option	High Option	Low Option	High Option	Low Option	High Option		
	In-Network Copays & Allowances	In-Network Copays & Allowances	In-Network Copays & Allowances	In-Network Copays & Allowances	In-Network Copays & Allowances	In-Network Copays & Allowances	In-Network Copays & Allowances	In-Network Copays & Allowances		
Network	VSP Choice	VSP Choice	EyeMed Select	EyeMed Select	EyeMed Insight	EyeMed Insight	VSP Choice	VSP Choice		
Exam Copay	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10		
Materials Copay	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25		
Frequency - Exam / Lenses / Frames	12/12/12	12/12/24	12/12/24	12/12/12	12/12/12	12/12/24	12/12/12	12/12/24		
Single Lenses - After Copay/Allowance	Covered in full after copay	Covered in full after copay	Covered in full after copay	Covered in full after copay	Covered in full after copay	Covered in full after copay	Covered in full after copay	Covered in full after copay		
Bifocal Lenses - After Copay/Allowance										
Trifocal Lenses - After Copay/Allowance										
Frames - After Copay	\$130 allowance	\$180 allowance	\$130 allowance (\$0 copay)	\$150 allowance (\$0 copay)	\$130 allowance (\$0 copay)	\$180 allowance (\$0 copay)	\$130 allowance	\$180 allowance		
Contacts (Elective)	\$130 allowance (no copay)	\$180 allowance (no copay)	\$130 allowance (\$0 copay)	\$150 allowance (\$0 copay)	\$130 allowance (\$0 copay)	\$180 allowance (\$0 copay)	\$130 allowance	\$180 allowance		
Employer Contribution	Voluntary	Voluntary	Voluntary	Voluntary	Voluntary	Voluntary	Voluntary	Voluntary		
Participation Requirement	Assumes current	Assumes current	10 employees	10 employees	10 lives	10 lives	58% of eligible	58% of eligible		
Rate Guarantee	Rates expire 1/1/2028	Rates expire 1/1/2028	4 years	4 years	4 years	4 years	2 years	2 years		
Enrollment illustrated from census			Current & Renewal		Low	High	Low	High		
Rate Summary	Low	High	Low	High	Low	High	Low	High		
Employee Only	31	58	\$8.45	\$11.64	\$6.79	\$8.45	\$7.44	\$10.82	\$6.89	\$9.49
Employee & Spouse	8	34	\$13.52	\$18.62	\$12.90	\$16.06	\$11.90	\$17.31	\$11.03	\$15.19
Employee & Child	10	18	\$13.80	\$19.01	\$13.58	\$16.91	\$12.15	\$17.67	\$11.25	\$15.50
Full Family	25	47	\$22.25	\$30.65	\$19.96	\$24.86	\$19.59	\$28.49	\$18.15	\$25.00
Monthly Premium	\$1,064	\$3,091	\$948	\$2,509	\$937	\$2,873	\$868	\$2,521		
Annual Premium	\$12,772	\$37,091	\$11,382	\$30,107	\$11,245	\$34,478	\$10,417	\$30,251		
CURRENT: Total Monthly Premium			\$4,155		\$3,457		\$3,810		\$3,389	
CURRENT: Total Annual Premium			\$49,863		\$41,489		\$45,723		\$40,668	
Variance to current					-17%		-8%		-18%	

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Interoffice Memo

Date: September 16, 2025
To: Village Board of Trustees
From: Hannah Lipman, Assistant Village Manager/Interim Finance Director
Cc: Patrick Carr, Village Manager

Subject: Proposal for TIF Administration and Development Advisory Services – SB Friedman

The Village has received a proposal from SB Friedman Development Advisors to assist with tax increment financing (TIF) administration and development advisory services. Their immediate role would focus on preparing the annual financial reports required by the Illinois State Comptroller for the Village's five active TIF districts. This work ensures compliance with State reporting deadlines and provides accurate documentation of district activity.

In addition to this reporting, SB Friedman can support the Village on an as-needed basis with services such as revenue forecasting, reviewing developer pro formas, analyzing TIF-eligible expenses, and providing negotiation support for redevelopment agreements. Their expertise is intended to supplement staff capacity, particularly where specialized financial and economic analysis is required.

The proposed arrangement is time-and-materials, with a not-to-exceed cap of \$50,000 unless further authorized by the Village. This structure gives flexibility in the level of service while maintaining cost control. Board discussion is requested on whether to proceed with engaging SB Friedman under these terms.



Interoffice Memo

Date: 9/9/2025

To: Committee of the Whole

From: Donna Framke

Subject: Ice Rink Subsurface Material

Per the attached recommendation from Cullen, we are seeking approval to purchase the subsurface material for the synthetic ice rink from Signature Systems for the full amount of \$237,610.

We are seeking approval at the September 16, 2025 Village Board meeting to allow sufficient time to secure the product in a timely manner.

Layout of ice rink attached.

September 8, 2025

Letter of Recommendation: Ice Rink Subsurface Material

Dear Village Board,

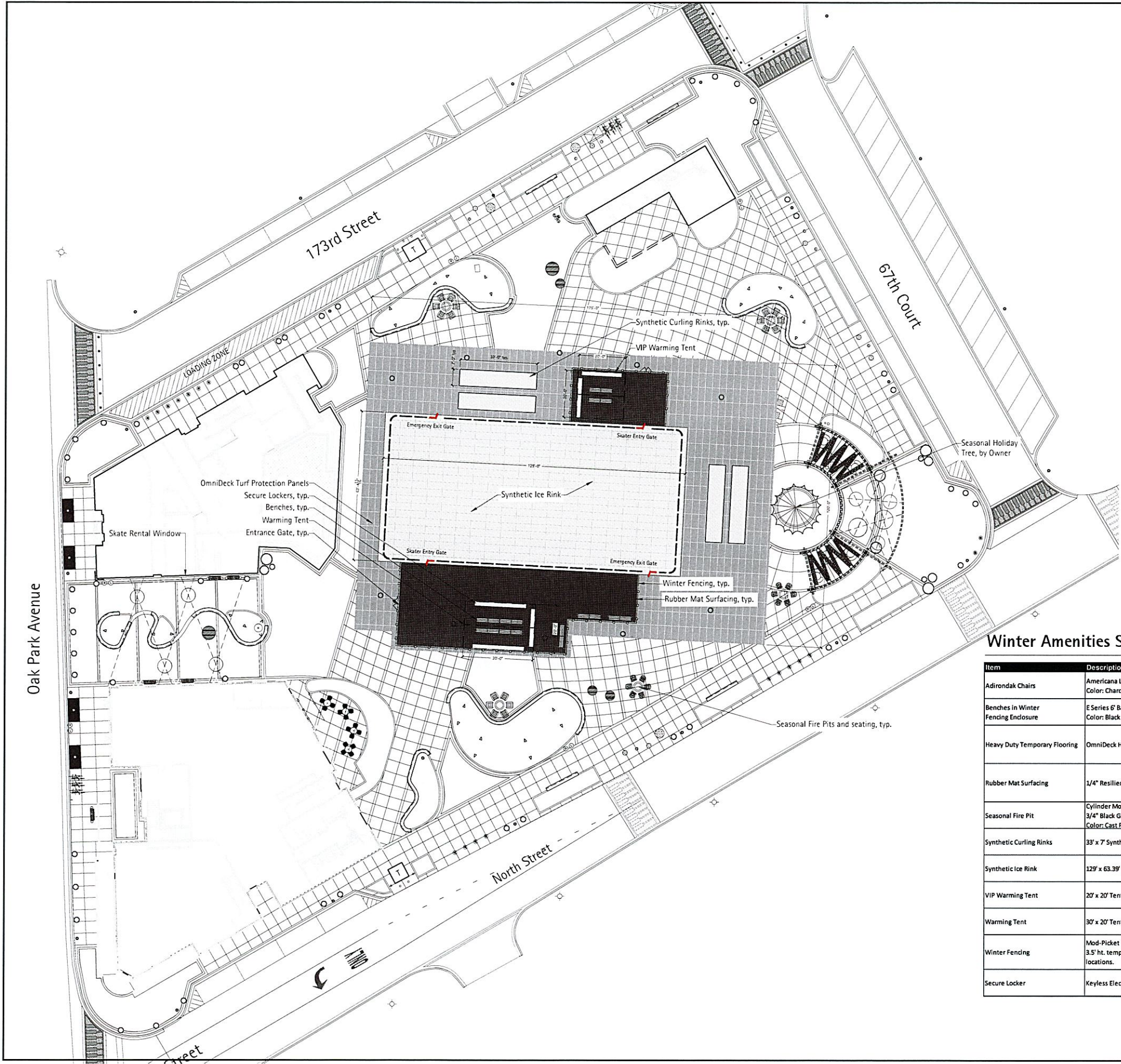
RFP 005 Addendum #1 was issued in April 2025 to request proposals for an ice rink subsurface material to be used at the Harmony Square Plaza during the 2025 Winter Programming. We received one (1) response to the RFP from Signature Systems.

This subsurface material will be installed over the entirety of the turf area to both protect the turf and to provide a solid platform for the ice rink and curling lanes to be installed over. All perimeter edges will be ramped to avoid trip hazards. While the primary use of this subsurface material will be for the ice rink and curling lanes, this stadium flooring product can be used for any events within the plaza or around Tinley Park that may require a protective solid surface to be installed.

Please be advised that time is of the essence. We are seeking approval for the full amount of \$237,610 at the September 16, 2025 Village Board meeting to support a November 2025 delivery and installation.

Sincerely,

Tony Bohr
Senior Project Manager
Cullen Construction Management
tony.bohr@cullencm.com
Cell:630-885-4200



Legend

- Synthetic Ice, typ.
- Rubber Mat Surfacing, typ.
- Heavy Duty Temporary Flooring, typ.
- Seasonal Benches, typ.
- Seasonal Fire Pit and Seating, typ.

Notes

- See Winter Amenities Schedule for seasonal amenities and furnishings.
- Contractor to coordinate seasonal amenities and furnishings with Owner.
- Field verify all dimensions and quantities before procuring seasonal amenities and furnishings.
- Layout for winter amenities is conceptual and subject to change per Owner discretion and needs.

Winter Amenities Schedule

Item	Description	Quantity	Manufacturer	Contact
Adirondak Chairs	Americana Lounge Chair Color: Charcoal Grey	12	Landscape Forms	Jennifer Woods P. (800) 430-6206 xt. 1336 E. jenniferw@landscapeforms.com
Benches in Winter Fencing Enclosure	E Series 6' Backless Park Bench Color: Black	9	Belson, or approved equal	https://www.belson.com/
Heavy Duty Temporary Flooring	OmniDeck HD Panels	21,791 SF	Signature Systems	https://www.signature-systems.com/omnideck
Rubber Mat Surfacing	1/4" Resilient Interlocking Rubber Tiles	To be determined based on approx. 260 LF. Field verify.	Flooring Inc., or approved equal	https://www.flooringinc.com/
Seasonal Fire Pit	Cylinder Moveable Fire Pit with 3/4" Black Granite Top Color: Cast Pewter	2	Ore Design	https://ore.design/
Synthetic Curling Rinks	33' x 7' Synthetic Curling Rink	4	Glice, or approved equal	https://www.glicerink.com/
Synthetic Ice Rink	129' x 63.39' Synthetic Rink	1	Unreal Ice	https://unrealicerinks.com/
VIP Warming Tent	20' x 20' Tent	1	-	-
Warming Tent	30' x 20' Tent	1	-	-
Winter Fencing	Mod-Picket Fencing 3.5' ht. temporary freestanding fence. 2 gate locations.	To be determined based on approx. 260 LF. Field verify.	Mod-Fence, or approved equal	https://www.mod-fence.com/
Secure Locker	Keyless Electronic Locker	To be determined by Owner.	The Locker Network, or approved equal	https://thelockernetwork.com/



TRIA
ARCHITECTURE

CLARA ENGINEERING
1400 W. 116th St., Suite 100
Oak Park, IL 60454
TEL: (708) 331-1100
FAX: (708) 331-1101
WWW.CLARAENGINEERING.COM

ELARA ENGINEERING
1400 W. 116th St., Suite 100
Oak Park, IL 60454
TEL: (708) 331-1100
FAX: (708) 331-1101
WWW.ELARAENGINEERING.COM

5 Larson Engineering, Inc.
1400 W. 116th St., Suite 100
Oak Park, IL 60454
TEL: (708) 331-1100
FAX: (708) 331-1101
WWW.LARSONENGINEERING.COM

BB
1400 W. 116th St., Suite 100
Oak Park, IL 60454
TEL: (708) 331-1100
FAX: (708) 331-1101
WWW.BBENGINEERING.COM

edge associates inc.
1400 W. 116th St., Suite 100
Oak Park, IL 60454
TEL: (708) 331-1100
FAX: (708) 331-1101
WWW.EDGEASSOCIATESINC.COM

Robinson
1400 W. 116th St., Suite 100
Oak Park, IL 60454
TEL: (708) 331-1100
FAX: (708) 331-1101
WWW.ROBINSONENGINEERING.COM

VILLAGE OF TINLEY PARK
HARMONY SQUARE
BUILDING A - HOSPITALITY BUILDING B - STAGE BUILDING C - V.I.P.

REVISIONS
PROJECT NUMBER: 31-007
PROJECT NAME: K.C./N.C.
DRAWN BY: C.J.P.
CHECKED BY: C.J.P.
DATE FOR CONSTRUCTION: 7/15/24

WINTER LAYOUT PLAN

L1.5



Interoffice Memo

Date: August 28, 2025
To: John Urbanski, Public Works Director
From: Kelly Mulqueeny, Streets & Fleet Superintendent
Subject: Downtown Holiday Decorations – Service Contract Award (Year 2 of 3)

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

Scope of Work:

This service contract is for a qualified contractor to provide installation, maintenance, removal, packaging and transport of holiday decorations. In addition, the contractor will provide additional purchases as requires such as additional ornaments, lights and decorations.

The holiday decorating tentative sites:

- Oak Park Ave. Train Station- decorations on building and platform.
- Harmony Square- 42' Christmas tree, 3-D decorations and lights, pre-lit trees.
- Oak Park Ave. & Hickory St.- Decorate evergreen tree.
- Vogt Plaza- tentative pre-lit trees.
- 80th Ave. Train Station- pre-lit trees and garland on buildings.
- Street light poles- trumpet decoration installation.

Description:

Public works is recommending that we approve a contract to Principle Lighting, Inc. who were rated very highly because of their experience and overall price. This would be the second year of the contract with the option of 2 (two) - 1 (one) year renewals.

Budget / Finance: Funding is budgeted in the FY26 Budget.

Budget Available	01-35-000-73112	\$75,000.00
Year 2 of 3 contract		(\$65,915.33)
Difference (under budget)		\$9,084.67

Staff Direction Request:

1. Approve the 2nd year service contract for the FY26 Downtown Holiday Decoration Contract with Principle Lighting, Inc. of New Lenox, IL in the amount of \$65,915.33.
2. Direct Staff as necessary.



Interoffice Memo

Date: September 8, 2025
To: John Urbanski, Public Works Director
From: Kelly Mulqueeney, Streets Superintendent
Subject: Snow Removal - Parking Lots – Service Contract Award (Year 2 of 3)

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

Scope of Work: This service contract includes the removal of snow by a qualified contractor for the 23 parking lots and sidewalk locations throughout the Village of Tinley Park.

Description: Public Works is recommending extending our current contract to Beverly Snow & Ice, Inc. for snow removal in our parking lots and sidewalks at various locations in Village of Tinley Park. The contract has the option of 2 (two) - 1 (one) year renewals. This will be the second (2nd) year for this contract. The past 10 years Beverly Snow & Ice has proven to be professional, reliable contractor with reasonable rates.

Budget / Finance: Funding is available in the approved FY26 budget, Road & Bridge operations, and maintenance fund 01-26-23-72785.

Total Budget Available	\$425,000
Lowest responsible bidder for 25 events	<u>\$293,200</u>
Difference (under budget)	\$131,800

- * The total contract amount shall not exceed the funding available as determined by the Village Board and applied at the unit costs established in the bidding documents for work authorized for each snow event. For comparative purposes in the bidding setting, 20 events were selected.
- * Due to low ridership a reduction of service in CPL lots may be warranted.

Staff Direction Request:

1. Approve the service contract with Beverly Snow & Ice, Inc. for the FY26 Parking Lot Snow Removal Contract in the amount not to exceed the total FY26 funding amount of \$425,000 but can vary based on the frequency and amount of snow and ice control required.
2. Direct Staff as necessary.



Interoffice Memo

Date: September 9, 2025
To: John Urbanski, Public Works Director
From: Kelly Mulqueeney, Streets Superintendent
Subject: Snow Removal - Cul-De-Sacs - Service Contract Award (Year 3 of 3)

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

Scope of Work: This service contract is a renewal for snow removal by a qualified contractor from the 252 cul-de-sacs and eyebrows throughout the Village of Tinley Park.

Description: Public works is recommending that we extend our current contract for an additional year for snow removal in our 255 cul-de-sacs and eyebrows in various locations in Village of Tinley Park. The contract has the option of 2 (two) - 1 (one) year renewals. This would be the second extension out of a possible 2 (two) extensions.

Budget / Finance: Funding is available in the approved FY26 budget, Road & Bridge operations, and maintenance fund 01-26-23-72785.

Total Budget Available	\$212,000.00
Year 3 of possible 3 contract (based on 12 events)	<u>\$209,607.30</u>
Difference (under budget)	\$2,392.70

* The total contract amount shall not exceed the funding available as determined by the Village Board and applied at the unit costs established in the bidding documents for work authorized for each snow event. For comparative purposes in the bidding setting, 12 events were selected.

Staff Direction Request:

1. Approve the service contract with Roy Zenere Trucking & Excavating for the FY26 Snow Removal-Cul-de-sacs Contract in the amount not to exceed the total FY26 funding amount of \$212,000.00 but can vary based on the frequency and amount of snow and ice control required.
2. Direct Staff as necessary.



Interoffice Memo

Date: September 9, 2025

To: John Urbanski, Public Works Director

From: Joe Fitzpatrick, Water & Sewer Superintendent

Subject: Post 2 (18301 Ridgeland Avenue) Electrical Improvements - Construction

Presented for Committee of the Whole consideration and action.

Description: Project consists of replacing all the outdated electrical components and cabinetry within the pumping station to reduce the possibility of major failures and emergency repairs to keep the pumping station running normally.

Background: Post #2 pumping station was constructed over 25 years ago and pumps about 65% of the water throughout Tinley Park and to other municipalities we supply water to. The electrical components have reached the end of the life expectancy and need to be replaced. The improvements will include replacing the four variable frequency drives (VFDs), motor control center, automatic transfer switch, new wiring throughout, new electrical and SCADA cabinets, and bringing all components up to the current electrical code.

<u>Contractor:</u>	<u>Location:</u>	<u>Bid:</u>
Airy's Inc.	Joliet, IL	\$1,077,776
Dahme Eng.	Arlington Heights, IL	\$1,268,888

Budget/ Finance: Funding in the amount on \$1,077,776 is available for use in the approved FY2026 Capital Improvements Budget.

Staff Direction Request: Approve a contract with Airy's, Inc. in the amount of \$1,077,776.

Attachments:



Interoffice Memo

Date: September 9, 2025

To: John Urbanski, Public Works Director

From: Joe Fitzpatrick, Water & Sewer Superintendent

Subject: Post 19 (174th Street & Ozark Avenue) Improvements - Construction

Presented for Committee of the Whole consideration and action.

Description: This project includes the replacement of the control panel, pumps, valve vault, wet well and installing an emergency back-up generator.

Background: Post 19 sanitary sewer lift station has experienced multiple failures with pumps, electrical parts, and SCADA components. The improvements will include replacing all control panel housing and all components inside of the housing. An emergency back-up generator will be installed as a second power source in the event we experience a ComEd failure, which ensures the station can still operate normally. A bid opening was held on September 9, 2025 with Clerks' Office, Consulting Engineer, and Water & Sewer Superintendent present. The following bids were received:

<u>Contractor:</u>	<u>Location:</u>	<u>Bid:</u>
Airy's Inc.	Joliet, IL	\$655,000
Steve Spiess Const.	Frankfort, IL	\$719,898
Performance Const. & Eng.	Plano, IL	\$945,777

Budget/ Finance: Funding in the amount of \$655,000 is available for use in the approved FY2026 Capital Improvement Budget.

Staff Direction Request: Approve a contract with Airy's, Inc. in the amount of \$655,000.

Attachments:



Interoffice Memo

Date: September 9, 2025

To: Pat Carr – Village Manager
Hannah Lipman – Asst. Village Manager

From: Thomas Tilton – Chief of Police

Subject: Discuss a Resolution Approving an Intergovernmental Agreement (IGA) Between the Village of Tinley Park and School District 230 Regarding the School Resource Officer (SRO) Position

Presented at the Committee of the Whole for Discussion and Action.

Description: This resolution seeks to approve the Intergovernmental Agreement (IGA) between the Village of Tinley Park and Consolidated School District 230 for the School Resource Officer (SRO) position at Victor J. Andrew High School. The agreement has been reviewed by both legal counsel and is designed to continue annually unless there are changes in the law or either party notifies the other of their intent to end the agreement.

Background: The IGA has been in place between the school district and the Village and is subject to regular review.

Attachments:

1. Resolution 2025-R-000
2. Intergovernmental Agreement (IGA)

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

**RESOLUTION
NO. 2025-R-XXX**

**A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT BETWEEN
THE VILLAGE OF TINLEY PARK AND CONSOLIDATED HIGH SCHOOL DISTRICT NO.
230 FOR SCHOOL RESOURCE OFFICER SERVICES**

**MICHAEL W. GLOTZ, PRESIDENT
NANCY M. O'CONNOR, VILLAGE CLERK**

**WILLIAM P. BRADY
WILLIAM A. BRENNAN
DENNIS P. MAHONEY
MICHAEL G. MUELLER
KENNETH E. SHAW
COLLEEN M. SULLIVAN
Board of Trustees**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park

RESOLUTION NO. 2025-R-XXX

**A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE
VILLAGE OF TINLEY PARK AND CONSOLIDATED HIGH SCHOOL DISTRICT NO. 230 FOR
SCHOOL RESOURCE OFFICER SERVICES**

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have considered entering into an Intergovernmental Agreement with Consolidated High School District No. 230, a true and correct copy of such Intergovernmental Agreement being attached hereto and made a part hereof as **EXHIBIT 1**; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Intergovernmental Agreement be entered into by the Village of Tinley Park, and but for the provision of the inducements therein the property would not be developed as provided therein;

NOW, THEREFORE, Be It Resolved by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid "Intergovernmental Agreement" be entered into and executed by said Village of Tinley Park, with said Agreement to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1**.

Section 3: That the President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and on behalf of said Village of Tinley Park the aforesaid Intergovernmental Agreement.

Section 4: That this Resolution shall take effect from and after its adoption and approval.

ADOPTED this XX day of XXX, 2025, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this XX day of XXX, 2025, by the President of the Village of Tinley Park.

Village President

ATTEST:

Village Clerk

EXHIBIT 1

IGA, Exhibit A-C

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, NANCY M. O’CONNOR, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 20XX-R-XXX, “**A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND CONSOLIDATED HIGH SCHOOL DISTRICT NO. 230 FOR SCHOOL RESOURCE OFFICER SERVICES** ,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on XXX, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this XX day of XXX, 2025.

VILLAGE CLERK

**INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN
BOARD OF EDUCATION OF CONSOLIDATED HIGH SCHOOL
DISTRICT NO. 230 AND
VILLAGE OF TINLEY PARK**

FOR SCHOOL RESOURCE OFFICER SERVICES

This Intergovernmental Agreement is made this 21 day of August, 2025 by and between the Board of Education of Consolidated High School District No. 230 ("Board" or "District") and the Village of Tinley Park ("Village").

WITNESSETH

WHEREAS, the Board operates Andrew High School ("Andrew High School") in the boundaries of the Village; and

WHEREAS, the Village operates the Tinley Park Police Department ("Police Department"); and

WHEREAS, Article VII, Section 10 of the 1970 Constitution of the State of Illinois and the *Intergovernmental Cooperation Act*, 5 ILCS 220/1 *et seq.*, provide that units of local government and school districts may contract with one another to perform any activity authorized by law; and

WHEREAS, the Village and the Board are public agencies pursuant to Section 2 of the *Intergovernmental Cooperation Act*, 5 ILCS 220/2; and

WHEREAS, pursuant to Section 10-20.14 of the *School Code* (105 ILCS 5/10-20.14), school districts are encouraged to create memoranda of understanding with local law enforcement agencies that clearly define law enforcement's role in schools; and

WHEREAS, as provided in Section 10-20.68 of the *School Code* (105 ILCS 5/10-20.14), a School Resource Officer is a law enforcement officer who has been primarily assigned to a school or school district under an agreement with a local law enforcement agency, and the assignment of a law enforcement officer to a school as a school resource officer shall be under a memorandum of understanding between a school and law enforcement agency that defines the role, duties, and responsibilities of the school resource officer and contains other required provisions; and

WHEREAS, the Village and the Board have previously entered into an Intergovernmental Agreement regarding the assignment of a police officer employed by the Village to perform the duties of a School Resource Officer at Andrew High School; and

WHEREAS, the Board desires to have the services of a police officer at Andrew High School as a School Resource Officer ("SRO"); and

WHEREAS, the Village and the Board have determined it to be in the best interests of all parties to enter into this Agreement.

Now, therefore, the parties hereto agree as follows:

1.0 Goals and Objectives - It is understood and agreed that the Board and the Village share the following goals and objectives with regard to the SRO program:

- 1.1** To increase the reporting of all crimes committed against youth and their property; and to increase the reporting of physical and sexual child abuse and neglect.
 - 1.1.1** To develop and project a positive attitude and image, and establish lines of communication as well as a sound relationship with the students, teachers and staff of Andrew High School.
 - 1.1.2** To provide a convenient and confidential setting wherein a student may feel at ease with a trusted individual in reporting crimes.
 - 1.1.3** Upon request of Andrew High School's counseling staff and/or community service agencies, assist students in dealing with individual problems and concerns as is appropriate.
 - 1.1.4** To provide an opportunity for the SRO to help educators become aware of reportable crimes against youth.
- 1.2** To further reduce the number of crimes committed in schools or near school property.
 - 1.2.1** To provide a preventative and responsive presence in the school area in order to increase safety and security. The SRO's legal responsibilities lie in the area of the law and he/she will not be used as an arm of school discipline.
 - 1.2.2** To provide a preventative presence for special school functions such as athletic events, school dances, band concerts, and summer educational programs, as detailed in this Agreement.

2.0 Employment and Assignment of School Resource Officers

- 2.1** The Village shall assign one police officer from the Police Department to act as an SRO at Andrew High School.
- 2.2** The SRO shall remain an employee of the Village and shall be subject to the administration, supervision and control of the Police Department, except as such administration, supervision and control is subject to the terms and conditions of this Agreement. The Village shall at all times be considered the SRO's employer and shall retain direction and control of the work and conduct of the SRO and shall be solely responsible for payment and provision to the SRO of salary and any other benefits, including overtime, to which the SRO is entitled as an employee of the Police Department. The Village is responsible for making necessary tax and other withholdings from the SRO's pay, and for making all necessary tax and other employment-related payments and filings. The Village shall also maintain payroll, attendance, and performance evaluation records of the SRO. The SRO shall be covered by the Village's worker's compensation insurance.

- 2.3 The Board agrees to pay the Village an annual sum for the SRO's services ("Payment"). For the Initial Term (August 1, 2025 - July 31, 2026), the Payment shall be \$114,236.83. For subsequent terms (each August 1 -July 31), the Payment shall be increased annually, commencing August 1, 2026, by two and one-half percent (2.5%). For the Initial Term and any subsequent term, the District shall pay the Village in equal monthly installments, upon receipt of a monthly invoice from the Village.
- 2.4 Because the SRO is an employee of the Police Department, the Police Department, in its discretion, shall have the power and authority to hire, discharge and discipline the police officer who serves as the SRO. The SRO shall be subject to all other personnel policies and practices of the Police Department except as such policies or practices may have to be modified to comply with the terms and conditions of this Agreement.
- 2.5 In the event that the SRO is absent from work, the SRO shall notify the Principal (or his/her designee) of Andrew High School. In such event, the Village shall assign another police officer who meets the qualifications listed in Section 4.0 below and Exhibit A to temporarily perform the SRO duties, at no additional cost to the District.
- 2.6 The SRO reports directly to the Commander of Investigations, his designee, or the patrol shift commander of the Police Department in that order.

3.0 Duty Hours

- 3.1 The SRO shall be a regular employee of the Police Department, but shall provide services to Andrew High School during the following hours: 7:30 a.m. to 3:30 p.m. on all days that teachers are scheduled to be in attendance. The District will provide the Village with a copy of the school calendar prior to the start of each school year (and within seven days of the effective date of this Agreement).
- 3.2 When the SRO is performing SRO duties but is away from Andrew High School premises, he/she will maintain communication with the school either by telephone or radio.
- 3.3 It is understood and agreed that the time spent by the SRO attending court, pursuing juvenile or criminal cases arising from and/or out of their duties as an SRO shall be considered as hours worked under this agreement.

4.0 Qualifications of the SRO. To be an SRO, an officer must first meet all of the following basic qualifications as well as the qualifications set forth in the SRO Job Description, attached hereto as Exhibit A and incorporated herein:

4.1 General Qualifications

- 4.1.1 Shall be a commissioned officer and have a minimum of three years of certified, full-time (or five years of certified, part-time) law enforcement experience;
- 4.1.2 Shall be a certified juvenile officer;

- 4.1.3 Shall possess a sufficient knowledge of the applicable Federal and State laws, Village ordinances, and Board policies and regulations;
- 4.1.4 Shall be capable of conducting in-depth criminal investigations;
- 4.1.5 Shall possess an even temperament and set a good example for students; and
- 4.1.6 Shall possess communication skills that would enable the officer to function effectively within the school environment, including the ability to teach.
- 4.1.7 Shall obtain and maintain SRO training certification, and any necessary renewals, in accordance with the *School Code* (105 ILCS 5/10-20.68) and the *Illinois Police Training Act* (50 ILCS 705/10.22), which shall include specific training on working with students with disabilities to ensure appropriate and effective interactions that support their educational and behavioral needs. The Village shall not apply for a waiver of this training requirement for the SRO to be assigned to the District without the consent of the Superintendent. This and any other SRO training required by law for the SRO to act as a law enforcement officer in the schools, such as firearm recertification training, shall be at the expense of the Village.

4.2 Replacement of SRO

The SRO may be replaced 1) in the event the SRO becomes unavailable for assignment at the District, or 2) upon a request by the District, in writing, requesting and setting forth the specific reason for replacement of the current SRO and after a meeting with the Chief of Police or his designee, the Village. In either case, the Chief of Police shall identify candidates for a replacement officer satisfying the requirements in Section 4.0 and Exhibit A to serve as SRO under this Agreement. The District will participate in the candidate interview process. A replacement officer will not be assigned without approval of the Superintendent or designee.

5.0 Duties of the School Resource Officers

5.1 General Duties. The duties of the SRO are set forth on the SRO Job Description in Exhibit A, and also include the following obligations:

- 5.1.1 To protect school property, students, school personnel and visitors from criminal activity by patrolling the school building and grounds and attending school functions.
- 5.1.2 To enforce State and Local criminal laws and ordinances to the extent authorized by law.
- 5.1.3 To establish a close-working relationship with school officials at Andrew High School.

- 5.1.4 To take appropriate action on violations of the law involving students.
- 5.1.5 To work with the Andrew High School Administration and teaching staff concerning safety, drug education, conduct, counseling and preventative discipline.
- 5.1.6 To work with the Andrew High School Administration in the implementation of police-community school programs.
- 5.1.7 To be available to organizations within the community to assist in explaining the SRO Program and its philosophy.
- 5.1.8 To prepare necessary records and reports as requested by the Andrew High School Administration.
- 5.1.9 To answer questions in the law-related education field.
- 5.1.10 To perform daily or periodic risk assessment duties as defined by the District.
- 5.1.11 To coordinate with the Principal or designee regarding law enforcement referral data as required by 105 ILCS 5/2-3.206.
- 5.1.12 To follow protocols for detention and questioning of students on school grounds in compliance with the *School Code (105 ILCS 5/22-85)* and Board Policy 7:150 *Agency and Police Interviews* and 7:150AP *Administrative Procedure-Agency and Police Interviews*. The SRO will notify parents/guardians of students under the age of 18 of any detainment and questioning on school grounds. Before detaining and questioning a student on school grounds who is under 18 years of age and who is suspected of committing a criminal act, the SRO must do all of the following:
 - 5.1.12.1 Ensure that notification or attempted notification of the student's parent or guardian is made.
 - 5.1.12.2 Document the time and manner in which the notification or attempted notification under paragraph (1) occurred.
 - 5.1.12.3 Make reasonable efforts to ensure that the student's parent or guardian is present during the questioning or, if the parent or guardian is not present, ensure that school personnel, including, but not limited to, a school social worker, a school psychologist, a school nurse, a school guidance counselor, or any other mental health professional, are present during the questioning.
- 5.2 **Ticketing Limitation.** The Parties recognize that, in accordance with the *School Code* Section 10-22.6 (105 ILCS 10-22.6), a student must not be issued a monetary fine, fee, ticket, or citation as a school-based disciplinary consequence or for a municipal code violation occurring on school grounds during school hours or while taking school transportation.
- 5.3 **SRO Role.** The Parties acknowledge that the SRO is responsible for criminal law issues, not school discipline issues (see Section 1.2.1 above). Thus, absent a real and

immediate threat to student, teacher, or public safety, incidents involving public order offenses including, but not limited to, disorderly conduct; disturbance/disruption of the Schools or public assembly; trespass; loitering; profanity; and fighting that does not involve immediate physical injury or a weapon, shall be considered school discipline issues to be solely handled by School officials, rather than criminal law issues warranting formal law enforcement intervention (e.g., issuance of a criminal citation, ticket, or summons, filing of a delinquency petition, referral to a probation officer, or actual arrest). If the SRO becomes aware of a student discipline issue, he/she shall refer the issue to the School's Principal or designee. If the SRO does proceed with law enforcement actions, he/she shall adhere to Board policy, police policy and legal requirements with regard to investigations, interviews of students and arrests of students that occur or are planned to occur on District property. There shall be no student booking station established or maintained on the grounds of the school district.

6.0 Chain of Command

- 6.1** The SRO, as an employee of the Police Department, will be directly responsible to the Commander of Investigations, his designee or the patrol shift commander in that order.
- 6.2** In the performance of his/her duties, the SRO shall coordinate and communicate with the Principal (or the Principal's designee) of Andrew High School.

7.0 Training/Briefing

- 7.1** The SRO shall be required by the Police Department to attend monthly training and briefing sessions. These sessions will be held at the direction of the Police Department. Briefing sessions will be conducted to provide for the exchange of information between the Police Department and the SROs. Notwithstanding the foregoing, the Police Department and the SRO must comply with the student records access parameters and obligations set forth in Section 11.0 and the terms of any Reciprocal Reporting System Agreement in place between the Parties.
- 7.2** The Village and the District acknowledge that the SRO must receive appropriate and current training in order to fulfill his/her duties as a school resource officer. The Parties shall work cooperatively to ensure the SRO receives appropriate in-service and other training, including, but not limited to, training in implicit bias and racial and ethnic sensitivity, CRI and de-escalation techniques, safety, mental health, administration of epinephrine auto injector, use of opioid antagonists, and training specific to the duties of a school resource officer and working with students. The District also may request the SRO to attend other relevant trainings, including but not limited to, those trainings that may be mandated by future legislation, implementation of Board policies, and the District's regulations and procedures.
- 7.3** The Village shall provide to the District a certificate of completion issued by the Illinois Law Enforcement Training Standards Board under Section 10.22 of the *Illinois Police Training Act* (50 ILCS 705/10.22) indicating that the subject officer has completed the

requisite course of instruction, and evidence of the SRO's completion of annual refresher training required to maintain this certification.

8.0 Dress Code

- 8.1** The SRO may be required by the District to wear a Police Department issued uniform for the first 2 weeks of the school year.
- 8.2** After the first 2 weeks of the school year, the SRO may, at the discretion of the Police Department and the Principal of Andrew High School, wear "soft" clothes. Notwithstanding the above, the SRO must be identifiable as a Police Officer when on duty as an SRO.

9.0 Supplies and Equipment

- 9.1** Motor vehicles. The Police Department will provide a squad car for use by the SRO in performance of his/her duties.
- 9.2** Safety Equipment. The Police Department shall provide any safety equipment to the SRO that it determines to be necessary. Andrew High School will provide the SRO with keys and swipe cards to access all classrooms and other areas in the building.
- 9.3** Office Supplies. Andrew High School agrees to provide the SRO with the usual and customary office supplies and forms required in the performance of his/her duties. In addition, the SRO shall be provided a private office within Andrew High School that is accessible by the students. The SRO shall also be provided a computer, access to a printer, and access to a private fax machine for confidential intelligence sharing. This office shall not be used as a booking station in violation of Section 10-20.60 of the *School Code* (105 ILCS 5/10-20.60).

10.0 Operating Procedures

The SRO shall comply with applicable Board policies and procedures in the course of his/her duties.

11.0 Access to Education Records

The District and the Village acknowledge and agree that all student, personnel, medical, and District-related business records generated by District employees or students shall be the property of the District. The Parties agree to comply with all state and federal laws, including, but not limited to, the *Illinois Student Records Act*, the *Illinois Mental Health and Developmental Disabilities Confidentiality Act*, the federal *Family Educational Rights and Privacy Act*, the *Health Insurance Portability and Accountability Act of 1996*, , the *Illinois Personnel Records Review Act*, and all rules and regulations governing the release of student, personnel, and medical records, as well as the terms and conditions contained in the Reciprocal Reporting System Agreement entered into by the Parties on December 20, 2012 as it may be amended, or any successor agreement ("Reciprocal Reporting Agreement"). The SRO will

have access to student records under the terms set forth in Exhibit B incorporated herein, and as otherwise allowed or restricted by applicable law.

To the extent the SRO has access to student records to perform his/her duties, he/she shall not divulge such records to any third party outside of the conditions outlined above without the District's consent, parental consent, or as permitted or required by law. The District and the Village acknowledge and agree that all records that are both generated and maintained solely by the SRO in connection with the performance of services under this Agreement shall constitute law enforcement records and shall be the property of the Village and shall not be student records. Notwithstanding the termination of this Agreement for any reason, the confidentiality provisions of this paragraph will continue in full force and effect following such termination.

12.0 Term of Agreement - The Initial Term of this agreement will commence on the date the Agreement has been signed by both the District and Village and shall continue through July 31, 2026. This Agreement will be automatically renewed for additional one (1) year Terms until terminated as provided herein. The Agreement may be terminated by either party for convenience upon sixty (60) days' written notice.

13.0 Insurance and Indemnification

13.1 Indemnity:

The District shall indemnify and hold the Village and its officers and employees harmless from any and all losses, costs, demands, damages, actions or causes of action, including reasonable attorney's fees arising out of, proximately caused by or incurred by reason of any of negligent or willful and wanton acts or omissions of the District and its employees related to this Agreement; subject, however, to any defenses or limitations of liability permitted under the *Local Governmental and Governmental Employees Tort Immunity Act*, 745 ILCS 10/1 *et seq.*, or otherwise provided by law.

The Village shall indemnify, defend and hold the District, its individual Board members and employees harmless of and from any and all losses, costs, demands, damages, actions or causes of action, including reasonable attorneys' fees arising out of, proximately caused by or incurred by reasons of any negligent or willful and wanton act or omission by the SRO, or breach of this Agreement; subject, however, to any defenses or limitations of liability permitted under the *Local Governmental and Governmental Employees Tort Immunity Act*, 745 ILCS 10/1 *et seq.*, or otherwise provided by law.

13.2 Insurance:

Each Party shall keep in force at all times during the term of this Agreement, Commercial General Liability Insurance, on an occurrence basis, with limits of not less than \$3,000,000 per occurrence and in the aggregate and at all times naming the other party to this Agreement, its individual Board members, employees, and agents as additional insureds thereon. Such coverage shall include each Party's indemnification

obligation under Paragraph 13.1 of this Agreement. Within five (5) days of the last Party's execution of this Agreement, each Party shall furnish to the other a certificate of the insurance evidencing the insurance required under this Agreement

14.0 Evaluation of the SRO and SRO Program:

14.1 The Principal (or designee) shall evaluate the SRO on an annual basis in the manner jointly developed by the parties. The Principal's evaluation shall be advisory only and the Police Department retains the final authority to evaluate the SRO's performance.

14.2 Each year, the District will solicit stakeholder and community input on the Program, which may be accomplished through an existing Committee or other means as determined by the District. The Superintendent or designee and Police Chief or designee will then meet or otherwise communicate to review and evaluate the Program, including consideration of any stakeholder and community input. As a result of this review and evaluation, the Superintendent and Chief may revise Exhibit A *School Resource Officer Job Description* to address any resulting changes in duties that do not require revision to the terms of the Agreement or propose that the current Agreement be amended, if needed.

15.0 Body Cameras: Should the SRO be required by the Village to wear a body camera while on duty at Andrew High School, the SRO shall comply with all laws and regulations applicable to the wearing of such cameras. The protocols for implementation of body camera use by the SRO are set forth in Exhibit C incorporated herein.

16.0 Storage of SRO Papers and Equipment: The District shall provide the SRO a space for storage of paperwork, personal effects, and small items of equipment. The SRO shall not store ammunition or weapons on school property except with the express permission of the Superintendent. If the Superintendent approves storage of ammunition and equipment on school property, the parties shall agree to specific written protocols for such storage, including a locked area, safety precautions, and access and inventory protocols.

17.0 Access to Security Videos and Secure Radio Channels: To the extent the District operates security video systems or secure radio channels, the District may give the SRO regular access to view live security video and secure radio channels as deemed appropriate by the District. Recorded security videos in and outside Andrew High School may constitute student records protected by state and federal laws, and recorded security videos on school buses constitute confidential records under the Criminal Code, thus access to recorded videos shall be given only in keeping with those laws. See Exhibit B.

18.0 Notices: Any notices may be sent to the respective parties at the following respective addresses:

To the Village:

Chief of Police
Tinley Park Police Department
7850 W. 183rd Street
Tinley Park, IL 60477

To the District:

Superintendent
Consolidated High School District No. 230
15100 S. 94th Avenue
Orland Park, IL 60462

or at such other addresses as the parties may indicate in writing to the other either by personal delivery, courier, or by registered mail, return receipt requested, with proof of delivery thereof. Mailed notices shall be deemed effective on the third day after mailing; all other notices shall be effective when delivered.

19.0 Complete Understanding and Amendments: With the exception of the Reciprocal Reporting Agreement, this Agreement sets forth all the terms and conditions, and agreements and understandings between the Parties relative to the subject matter hereof. No modifications, amendments, or waiver of any provision hereto shall be valid and binding unless in writing and signed by all Parties.

20.0 Termination of Prior Agreements: All existing agreements between the Parties concerning the provision of a School Resource Officer, including, the Intergovernmental Agreement Between Consolidated High School District 230 and the Village of Tinley Park Providing for a School Resource Officer, dated August 1, 2024, are hereby terminated.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals all as of the day and year written below.

**BOARD OF EDUCATION OF
CONSOLIDATED HIGH SCHOOL
DISTRICT NO. 230**

VILLAGE OF TINLEY PARK

By: _____
Its: Board President

By: _____
Its: Chief

Date: _____

Date: _____

Attest:

By: _____
Its: Board Secretary

Date: _____

EXHIBIT A

Consolidated High School District 230

Job Description
School Resource Officer

Position: **School Resource Officer (SRO)**

QUALIFICATIONS:

- A. A commissioned officer with a minimum of three years law enforcement experience
- B. A certified school resource officer and certified juvenile officer
- C. Evidence of a sufficient knowledge of applicable Federal and State laws, Village Ordinances, and Board of Education policies and regulations
- D. Capable of conducting in depth criminal investigations
- E. Even temperament and a role model for students
- F. Have sufficient communication skills that would enable the officer to function effectively within the school environment

REPORTS TO:

The SRO, as an employee of the Tinley Park Police Department will be directly responsible to the Commander of Investigations, his designee or the patrol shift commander in that order, who shall designate and/or authorize any variation in the officers' normal work schedule or assignments in consultation with the building principal.

POSITION GOALS:

- A. Works in a collaborative manner to assist with the promotion of positive student behavior and self-discipline
- B. Fosters to maintain a positive working relationship between the Students, employees, and school community
- C. Plays a pivotal role in the prevention of criminal activities during the School day, at school events as assigned, and in or near school property
- D. Acts as a member of the school crisis team and link between school officials and the police department in any crisis situation, including the investigation of any threats of school personnel or members of the school community
- E. Acts in accordance with the Intergovernmental Agreement between the Village of Tinley Park and the Board of Education of Consolidated High School District No. 230 for School Resource

Officer Services

PERFORMANCE RESPONSIBILITIES:

- A. Protect school property, students, school personnel and visitors from criminal Activity by patrolling the school building and grounds and attending school functions such as athletic events, dances, concerts, and educational programs as required
- B. To enforce state, and local criminal laws and ordinances. In accordance with Section 10-22.6 of the *School Code*, the SRO is prohibited from issuing tickets or citations as a school-based disciplinary consequence or for a municipal code violation occurring on school grounds during school hours or while taking school transportation.
- C. To establish a close working relationship with school officials in the Andrew attendance area
- D. The SRO will be responsible for taking appropriate action on violations of the law involving students in accordance with the SRO's scope of duties
- E. Work with the school administration and teaching staff, assisting those members concerned with safety, drug education, conduct, counseling and preventative discipline
- F. Work with the Andrew High School Administration in the implementation of Police-community school programs
- G. To prepare necessary records and reports as requested by the Andrew High School Principal or designee
- H. To assist other law enforcement officers with outside investigations concerning students attending Andrew High School
- I. Serve as a member of the District's district-level and school-level threat assessment teams in accordance with the School Safety Drill Act and Board of Education Policy and procedures
- J. Observe and assist the District with the annual law enforcement drill to address a school shooting incident as required by the School Safety Drill Act, 105 ILCS 128/20(c)
- K. Participate, advise and consult in the annual review of the school's emergency and crisis response plan, protocols, and procedure, including procedures regarding the school district's threat assessment team pursuant to Section 25 of the School Safety Drill Act, 105 ILCS 128/25
- L. Serve as a counselor and/or referral source for students with problems in which the SRO's law enforcement expertise may be helpful
- M. Provide and encourage programs and presentations designed to promote student and faculty understanding of the law and other public safety issues with the intended goal of allowing young people to become better informed and effective citizen within and outside the academic environment, including conducting presentations and/or trainings on law, law enforcement issues, individual liberties and social responsibilities

- N. Be available to students, faculty, parents, and School and community organizations as a resource
- O. Work with parents, law enforcement, and social service agencies on matters that may affect the Schools
- P. Work cooperatively with other law enforcement agencies, including neighboring law enforcement entities, to fulfill the duties described hereunder
- Q. Enforce State and Local criminal laws and ordinances and to take appropriate action in response to violations of the law
- R. The SRO is encouraged to maintain a high level of visibility during school entrance and dismissal times as well as during passing periods
- S. Meet with building administrators to advise them of potentially dangerous situations and plan for the safe resolution of those situations
- T. Follow building and district behavior policies, deferring to school administration for discipline and enforcement of student handbook and policies, referring students for further law enforcement processing when requested by the District or required by law, and using law enforcement authority in necessary situations
- U. Protect school property, students, school personnel and visitors from criminal activity by patrolling the school building and grounds and attending school functions during and outside the school day (athletic events, dance, parent-teacher conferences) as required
- V. Present lessons in appropriate courses, as requested by the District (e.g., internet safety, drug education)
- W. Assist the school administration in the development of plans and strategies which minimize dangerous situations including those related to student or community unrest which impact the schools
- X. Provide students and their families, administrators, staff and faculty with information concerning various community support agencies, including:
 - a. family counseling services
 - b. drug and alcohol treatment facilities
 - c. psychological services
 - d. legal assistance
 - e. other information that may be appropriate under given circumstances
- Y. The SRO shall provide information, records, and testimony when the SRO is directly involved in an incident and when requested by the District administration for student expulsion proceedings
- Z. The SRO may assist District personnel with student residency investigations as requested by the District

- AA. The SRO will comply with all District health protocols
- BB. The SRO will provide to the District each month copies of the following reports required to be filed with the Department of State Police by the *Safety, Accountability, Fairness and Equity - Today Act* (SAFE-T Act) (50 ILCS 709/5-12):
 - a. data on offenses and incidents reported by District schools to local law enforcement. The data shall include offenses defined as an attack against school personnel, intimidation offenses, drug incidents, and incidents involving weapons; and
 - b. a report on any incident where a law enforcement officer was dispatched to deal with a person experiencing a mental health crisis or incident in District schools.

COMMUNICATIONS:

- A. Serves as liaison between school administration and police department
- B. Maintains an ongoing dialogue with secondary school administrators, deans, counselors, social workers, and health service personnel regarding student Behavior
- C. Maintains complete confidentiality as defined and required by state law in regards to student conduct and criminal cases that arise from his/her employment
- D. **Referral Data Reporting.** At monthly or other regularly scheduled meetings between the SRO and the Principal of their assigned School or his or her designee, the SRO and Principal will review and confirm documentation of the “referrals to law enforcement” as defined in School Code Section 2-3.206 (105 ILCS 5/2-3.206) with respect to the students of that School to support the District’s disaggregated data reporting requirements under that Code section.

EXHIBIT B

SRO ACCESS TO RECORDS

- A. **District Records.** The Parties acknowledge and agree that all student, personnel, medical, and District-related business records generated by District employees or students shall be the property of the District. The Parties agree to comply with all state and federal laws, including, but not limited to, the *Illinois School Student Records Act* (105 ILCS 10/1 et seq.), the *Illinois Mental Health and Developmental Disabilities Confidentiality Act* (740 ILCS 110/1 et seq.), the federal *Family Educational Rights and Privacy Act* (20 U.S.C. § 1232g; 34 C.F.R. Part 99), *Health Insurance Portability and Accountability Act of 1996* (45 C.F.R. Parts 160 and 164), the *Illinois Personnel Records Review Act* (820 ILCS 40/1 et seq.), and all rules and regulations governing the release of student, personnel, and medical records. The SRO may have access to personally identifiable information ("PI") in student records as follows:
1. **Security Camera Feeds.** The SRO may have access to live feed of security cameras in the District pursuant to authorization of the Superintendent or Principal. Recorded camera footage may constitute student record information if identifiable students are the focus of the footage. As such, recorded camera footage (except for school bus camera footage) will be treated as student record information pursuant to Paragraph A.3 and A.4 below. School bus camera footage is treated as a confidential record pursuant to the *Illinois Eavesdropping Act*, and restricted access rules apply. The SRO shall be permitted to access bus security camera audio and video recordings only with permission of the Superintendent.
 2. **Directory Information.** The SRO may have access to "directory information" of students as needed to perform duties.
 3. **Non-Directory Student Records.** The SRO may have access to other (non-directory) student record information pursuant to the following legal guidelines, as interpreted and approved by the Superintendent or Principal:
 - i) **As a School Official.** The SRO may receive PII from the District as a "school official" performing SRO duties under this Agreement when the SRO has a direct and legitimate educational interest in the student. A "legitimate educational interest" shall include promoting school safety and physical security of the students. The PII must remain under the direct control of the District, and the SRO may use information obtained as a school official only for the school official purposes for which it is obtained, and will not disclose such information to third parties, including other employees of the Police Department who are not acting as school officials, unless consent of the parent (or student age 18 or older) is obtained or an exception to the statutory consent rule applies.
 - ii) **Pursuant to Reciprocal Reporting.** The SRO may receive from the District PII related to student criminal activity pursuant to an applicable reciprocal reporting agreement entered into between the District and the Village ("Reciprocal Reporting Agreement"), when necessary for the discharge of

his/her official duties to effectively serve, prior to adjudication, the student whose records are released. Such a record release is subject to the terms of the Reciprocal Reporting Agreement, and the SRO will not disclose that information to third parties outside the Police Department.

- iii) **Emergencies.** In an emergency, as determined by the Superintendent or School Principal.

Notwithstanding the termination of this Agreement for any reason, the confidentiality provisions set forth in this Agreement shall continue in full force and effect following such termination.

- B. **Law Enforcement Records.** The Parties acknowledge and agree that all records generated by the SRO in connection with the performance of services under this Agreement may constitute law enforcement records. In accordance with law, all records generated and maintained solely by the SRO and the Village shall not constitute student records. If the SRO utilizes a body camera, it shall be used in accordance with the *Law Enforcement Officer-Worn Body Camera Act* (50 ILCS 706/10-1 et seq.) and other applicable federal and Illinois law, and the protocols in Exhibit D shall apply.
- C. **Other Applicable Agreements.** The records and confidentiality provisions in this Agreement shall be interpreted in conjunction with other applicable agreements in effect between the District and the Village, including, but not limited to, the Reciprocal Reporting Agreement.

EXHIBIT C

OFFICER-WORN BODY CAMERA PROTOCOLS

1. If the SRO is equipped with a body worn camera (BWC) provided by the Village to utilize the BWC during the course of their official duties when on School District Property, this Exhibit shall apply. An SRO's wearing and use of the BWC shall comply with the *Law Enforcement Officer-Worn Body Camera Act*, 50 ILCS 706/10-20 *et seq.*, the Law Enforcement Training Standard Board's guidelines, and the Village's written policies.
2. Prior to the SRO's use of a BWC in the District schools, the Village shall provide to the District a copy of the Police Department's written policy regarding the use of body cameras adopted in accordance with the foregoing Act.
3. The responsibilities of the SRO in the schools consist mainly of the performance of non-enforcement related activities, including community caretaking, educational, and other non-law enforcement activities contemplated in this Agreement. As such, the SRO's BWC will normally remain in an inactivated (buffering) mode unless responding to calls for service or engaged in any law enforcement-related encounter or activity.
4. If a BWC is activated for any reason during a school day, the SRO shall provide verbal notice of recording as required by law and shall notify the applicable school principal or administrator of its activation as soon as practicable.
5. All recordings made by such BWC shall constitute and be construed as records created and maintained by the Village and all recordings resulting therefrom shall be retained and maintained by the Village as required by law.
6. BWC camera recordings obtained on school grounds shall not be utilized for law enforcement training purposes, except with the express consent of the Superintendent, and shall not be disseminated by the Police Department or Village for any non-law enforcement purpose other than to comply with court-issued orders, subpoenas, or all State and federal laws and this Agreement. BWC camera recordings obtained on school grounds via the SRO's body camera shall also be released to the School District at the request of the School District Superintendent or designee and pursuant to the authority of the Reciprocal Reporting Agreement entered into by and between the School District and the Village pursuant to statutory authority including, but not limited to, the *School Code*, the *Criminal Code*, and the *Juvenile Court Act*. School District administrators also may request the Village to "flag" certain body worn camera footage to ensure a longer retention of such footage under the Act.
7. The Village shall notify the Superintendent promptly if a recording taken on District property with the SRO's body camera is "flagged" in conformance with Section 10-20 of the *Law Enforcement Officer-Worn Body Camera Act*, 50 ILCS 706/10-20(a)(7)(B). The Village shall notify the Superintendent prior to releasing to the public or any third party any recording from the SRO's body camera taken on District property for reasons including, but not limited to, a *Freedom of Information Act* request.



Interoffice Memo

Date: September 16, 2025
To: Village Board
From: Anthony Ardolino, Director of Information Technology
Cc: Patrick Carr, Village Manager, Hannah Lipman, Assistant Village Manager/Interim Finance Director

Subject: Purchase of Technology Equipment for New Police Department Vehicles

The Police Department is replacing six vehicles in its fleet. The technology installed in the outgoing vehicles has reached the end of its useful life, and the new vehicles must be outfitted with equipment that aligns with the Village's current standards for laptops and in-car video systems.

A Request for Proposal (RFP) was previously issued to obtain competitive pricing and specifications for laptop hardware. Seven vendors submitted proposals, and the **Getac S410 laptop**, supplied by **Midwest Public Safety**, was selected as the preferred solution based on cost, specifications, and overall value.

The quote from Midwest Public Safety includes the complete technology setup for six police vehicles. This package provides Getac S410 laptops with cellular capability, a five-year bumper-to-bumper warranty, Havis vehicle docks, Getac in-car video DVRs, cameras, trigger boxes for body-worn camera integration, antennas, mounting brackets, Getac Cloud Storage, and other necessary accessories.

Midwest Public Safety has an established relationship with the Police Department, having previously provided the Getac in-car video system, body-worn camera system, and additional Getac laptop devices. Continuing with this vendor ensures consistency, compatibility, and operational efficiency for the Department.

The cost of this technology is included within the approved FY26 budget as part of the Police Department's vehicle capital requests.