

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, March 3, 2026, 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 FEBRUARY 17, 2026.
4. RECEIVE PRESENTATION OF THE FISCAL YEAR 2026 BUDGET.
5. DISCUSS THE 2024 INTERNATIONAL RESIDENTIAL CODE, 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE AND THE 2023 NATIONAL ELECTRICAL CODE.
6. DISCUSS APPROVAL OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) PERMITTING STANDARDS FOR WORK PERFORMED IN STATE RIGHTS OF WAY FOR THE YEARS 2026-2027.
7. DISCUSS A CONTRACT WITH PT FERRO CONSTRUCTION FOR THE 2026 PAVEMENT MANAGEMENT PROGRAM (PMP) RESURFACING PROJECT.
8. DISCUSS A PROFESSIONAL SERVICES AGREEMENT WITH SITE DESIGN GROUP, LTD FOR LAWN TREATMENTS - OVERSIGHT SERVICES.
9. DISCUSS A CONTRACT WITH TRUGREEN LIMITED PARTNERSHIP FOR THE 2026 LAWN TREATMENTS.
10. DISCUSS A PROFESSIONAL SERVICES AGREEMENT WITH ROBINSON ENGINEERING, LTD FOR THE BECHSTEIN PARKING LOT IMPROVEMENTS - ADDITIONAL ENGINEERING SERVICES.
11. DISCUSS A CONTRACT WITH MCGILL CONSTRUCTION LLC FOR THE BECHSTEIN PARKING LOT IMPROVEMENTS - CONSTRUCTION CHANGE ORDERS & PHASE III.
12. RECEIVE COMMENTS FROM THE PUBLIC.

ADJOURNMENT

NANCY M. O'CONNOR, VILLAGE CLERK

ROLL CALL

MINUTES
Meeting of the Committee of the Whole
February 17, 2026 – 5:45 p.m.
Village Hall - Council Chambers
16250 S Oak Park Ave.
Tinley Park, IL 60477

Item #1 - At 5:56 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
L. Godette, Deputy Village Clerk
W. Brady, Village Trustee
W. Brennan, Village Trustee
M. Mueller, Village Trustee
K. Shaw, Village Trustee
C. Sullivan, Village Trustee

Members Absent: N. O'Connor, Village Clerk
D. Mahoney, Village Trustee

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

Others Present:

Item #3 - CONSIDER APPROVAL OF THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD FEBRUARY 3, 2026 – Motion was made by Trustee Sullivan, seconded by Trustee Brady to approve the minutes of the Committee of the Whole meeting held on February 3, 2026. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #4 – DISCUSS LIQUOR LICENSE CODE AMENDMENT – Updates to the code reflect businesses that have closed. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Mueller, seconded by Trustee Sullivan to recommend the Liquor License Code Amendment be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #5 – DISCUSS A COLLECTIVE BARGAINING AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND METROPOLITAN ALLIANCE OF POLICE (MAP), TINLEY PARK POLICE CHAPTER #192 – The current agreement with Metropolitan Alliance of Police, Tinley Park Police Chapter #192 expired on April 30, 2024. After negotiations both parties reached a tentative agreement on January 20, 2026. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Mueller, seconded by Trustee Shaw to recommend a Collective Bargaining Agreement between the Village of Tinley Park and Metropolitan Alliance of Police

(MAP), Tinley Park Police Chapter #192 be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #6 – DISCUSS GENERAL LIABILITY INSURANCE ADDITIONAL COVERAGE – Staff requested to expand the current general liability limits by \$2,000,000 with the Village's current insurance provider, Illinois Municipal League's Risk Management Association (IML RMA.). President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Sullivan, seconded by Trustee Brady to recommend general liability insurance, additional coverage be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #7 – DISCUSS AN AMENDMENT OF THE VILLAGE CODE FOR EMERGENCY TELEPHONE SYSTEM BOARD (ETSB) – Staff recommended amending the Village Code to revise ETSB membership to include one public member who is a resident of Tinley Park within the 911 coverage area. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Mueller, seconded by Trustee Brennan to recommend an amendment of the Village Code for Emergency Telephone System Board (ETSB) be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #8 – DISCUSS REMEDIATION OF PROPERTY FOR HEALTH AND SAFETY CONCERNS – Mike Coleman, Community Development Director, gave an overview of a complaint that was received in November regarding a residence with excessive animals and unsanitary conditions. Police Department assist calls allowed documentation of interior conditions confirming approximately 19 animals were inside the home, in violation of Village code, along with significant animal feces, fleas, flies, and other hazardous conditions.

Notices were issued for the owner to remediate the property; however, no meaningful remediation occurred. The property owner has not appeared in court or responded to follow-up communications. Mr. Coleman emphasized that the structure itself is not abandoned or structurally condemned at this time; the issue is unsanitary interior conditions.

Board members expressed support for pursuing action to protect the health and safety of the residents and surrounding neighbors, emphasizing the need to consider long-term compliance measures.

Any Village-incurred costs would be recovered through fines and/or liens on the property.

Motion was made by Trustee Shaw, seconded by Trustee Brennan to authorize the Village Attorney to apply to the Circuit Court of Cook County for action and remedy. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #9 – DISCUSS AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND CONSULTADD INC. FOR MICROSOFT OFFICE 365 LICENSING – Six (6) valid proposals were received in response to the Office 365 licensing bid. Consultadd, Inc. submitted the lowest responsive bid, with an annual subscription cost of \$114,400. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Sullivan, seconded by Trustee Shaw to recommend an agreement between the Village of Tinley Park and Consultadd Inc. For Microsoft Office 365 Licensing, be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #10 – DISCUSS KIRBY SCHOOL DISTRICT 140 INTERGOVERNMENTAL AGREEMENT WITH LAND TRANSFER AND EASEMENTS – Motion was made by Trustee Shaw, seconded by Trustee Sullivan to table Kirby School District 140 Intergovernmental Agreement with Land Transfer and Easements. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #11 – DISCUSS SUMMER TOURISM RECOMMENDATIONS, INCLUDING A CONTRACT WITH MANICZ MEDIA – Staff recommended an agreement with Manicz Media for a Summer 2026 Campaign. In addition, continued use of Blip Digital Billboard advertising, and partnering with WGN's Best of the Midwest program was recommended. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Sullivan, seconded by Trustee Brady to recommend a contract with Manicz Media for Summer Tourism be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #12 – DISCUSS AMBULANCE PURCHASE CONTRACT WITH NORTH CENTRAL EMERGENCY VEHICLES – Staff recommended the purchase of six (6) ambulances from North Central Emergency Vehicles (NCEV). The ambulances were previously secured through the NCEV pre-bid contract. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Mueller, seconded by Trustee Brennan to recommend an Ambulance Purchase Contract with North Central Emergency Vehicles be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #13 – DISCUSS A JOB ORDER CONTRACT (JOC) WITH BEAR CONSTRUCTION FOR THE REPLACEMENT OF THE SALLY PORT DOORS AT THE POLICE DEPARTMENT – This JOC with Bear construction is to replace the existing Sally Port doors. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Mueller, seconded by Trustee Brady to recommend a Job Order Contract (JOC) with Bear Construction for the replacement of the Sally Port Doors at the Police Department, be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #14 – DISCUSS A CHANGE ORDER WITH D CONSTRUCTION FOR THE HELIPAD AIRCRAFT PAVEMENT IMPROVEMENTS – This project is funded by the Rebuild Illinois Airport Capital Improvement Grant; however, the grant does not include certain pavement areas on the east side of the site and around the Fire Training Tower. These areas were in poor condition, and the contractor was directed to resurface them to prevent future deterioration. The cost of this work is \$31,968. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Mueller, seconded by Trustee Brennan to recommend a change order with D Construction for the Helipad Aircraft Pavement Improvements be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #15 – RECEIVE COMMENTS FROM THE PUBLIC – President Glotz asked if there were any comments from the public. There were none.

Motion was made by Trustee Mueller, seconded by Trustee Sullivan, to adjourn the Committee of the Whole. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the meeting adjourned at 6:26 p.m.

RECEIVE FISCAL YEAR 2026 BUDGET PRESENTATION



Interoffice Memo

Date: March 3, 2026
To: Committee of the Whole
From: Michael J. Coleman – Community Development Director / Building Official
Subject: Adoption of the 2024 International Residential Code, 2024 International Property Maintenance Code and the 2023 National Electrical Code.

Background

Staff is requesting to amend Ordinance #2024-O-008 in order to adopt the 2024 International Residential Code (IRC), 2024 International Property Maintenance Code, 2023 National Electrical Code and provide additional text amendments and code language revisions to the present Village Code Title XV Chapter 155. The last code update was in January 2024 for the adoption of the 2020 NEC electric code. Additionally, the village updated to the current codes International Residential code in

The building code is a minimum standard used to provide the occupants of structures and the built environment a safe haven for living, working and entertaining. The Village wants to maintain the latest code adoption for general safety of its citizens, businesses and visitors. This adoption of the codes will be working coincidentally with an application for an update or upgrade to the Village of Tinley park I.S.O rating. This request that is being prepared by the Community Development Department and the Public Works Department. I expect and anticipate to prepare and adopt the 2024 International Building Code (IBC), 2024 International Mechanical Code (IMC), 2024 International Fuel & Gas Code (IFGC), 2024 International Fire Code in early summer to complete our formal adoptions. Furthermore, the State of Illinois public act 103-0510 requires municipalities adopt or align with specific, up to date codes as mandated by the state. Basically, your adopted codes shall be within six years of the state baseline code. If these codes are adopted, the village will current for up to six years.

For reference the following municipalities with compatible area and populations have the following code updates:

- Oak Forest 2018 ICC Codes, 2021 Illinois Energy Code and the 2018 Chicago electrical code.
- Orland Park 2018 ICC Codes, 2021 Illinois Energy Code and the 2017 NEC electrical code.
- Bolingbrook 2018 ICC Codes, 2021 Illinois Energy Code and the 2017 NEC electrical code.
- Itasca 2018 ICC Codes, 2021 Illinois Energy Code and the 2017 NEC electrical code.
- Frankfort 2021 ICC Codes, 2021 Illinois Energy Code and the 2020 NEC electrical code.

Staff direction request:

Direct staff to prepare ordinances based on to amend Title XV Chapter 155 of the Village of Tinley Park Municipal code and the officially adopt the 2024 International Residential Code, 2024 International property Code and the 2023 National Electrical Code.



Interoffice Memo

Date: February 12, 2026

To: Pat Carr, Village Manager

From: John Urbanski, Public Works Director

Subject: Illinois Department of Transportation (IDOT) Permitting Standards for Work Performed in State Rights of Way for the years 2026-2027

Presented at the March 3, 2026 Committee of the Whole and Village Board meetings for consideration and possible action.

Description: Public Works seeks approval of a Resolution for the years 2026-2027 with the Illinois Department of Transportation (IDOT). This Resolution permits standards for work performed in the State right of way. This will allow Public Works to be able to work on water main, sanitary sewers, street lighting and repairs in the State right of ways in order to maintain assets and infrastructure. Requesting immediate approval as existing 2025 agreement expired in 2025.

Staff Direction Request:

1. Approve Illinois Department of Transportation (IDOT) Resolution Permitting Standards for Work Performed in State Rights of Way for the years 2026-2027.



Interoffice Memo

Date: February 17, 2026
To: John Urbanski, Public Works Director
From: Darlene Milanowicz, Engineering Project Manager
Subject: 2026 PMP Resurfacing Project – Contract Award

Presented at the Committee of the Whole and Village Board meetings on March 3, 2026, for consideration and possible action.

Scope of Work: The Village's PMP Resurfacing Program is an annual program that includes asphalt resurfacing, removal and replacement of selected areas of concrete sidewalk, curb and gutter removal and replacement, pavement striping, and other miscellaneous items of work. This year's program includes approximately 6.8 miles of pavement improvements.

Background: This bid was advertised on January 22, 2026 in accordance with state bidding laws; seven (7) sealed bids were received by the deadline on February 5, 2026, and recorded by the Village Clerk's office. The Deputy Clerk, Director of Public Works, Assistant Director of Public Works, Village Engineer and Engineering Project Manager were present at the bid opening.

<u>Contractor</u>	<u>Location</u>	<u>Base Bid Total</u>
PT Ferro Construction Company	Joliet, IL	\$3,192,007.85
Iroquois Paving Corporation	Watseka, IL	\$3,354,202.40
Lindahl Brother, Inc	Bensenville, IL	\$3,397,772.23
Austin Tyler Construction, Inc	Thornton, IL	\$3,528,383.99
K-Five Construction Corp,	Westmont, IL	\$3,736,319.38
Gallagher Asphalt	Thornton, IL	\$3,793,576.27
McGill Construction LLC	Frankfort, IL	\$3,818,306.46
Engineer's Estimate		\$4,780,728.10

The lowest, responsible bidder is PT Ferro Construction Company in the amount of \$3,192,007.85 after the bids were reviewed and verified.

Description: Staff is recommending we approve the contract with PT Ferro Construction Company, Joliet, IL for the 2026 PMP Resurfacing Project at tonight's Committee of the Whole and Village Board meeting, ensuring the project starts after IDOT grants final approval of the contract.

Budget / Finance: Funding is budgeted for in the FY27 Budget with MFT and non-MFT funds. To adjust for the excellent bid results, the project will add additional streets to fit within the actual budget available with Change Order #1. Additionally, in efforts to continue to have the ability to bid the project prior to the construction season to obtain the best possible unit pricing and compete the project early in the year, the remaining funding will be carried over into the following year 2027.

Budget Available:	\$4,500,000.00 (not to exceed)
Lowest Responsible Bidder:	- \$3,192,007.85
Material Testing (QA):	- \$25,000.00
Additional Streets	- \$700,000.00 Change Order #1
Contingency (2027 Carryover) Amount:	\$582,992.15

Staff Direction Request:

1. Approve low bid and award the project to PT Ferro Construction Company, Joliet, IL, in the amount of \$3,192,007.85 along with Change Order #1 and the Contingency (2027 Carryover) amount.
2. Direct Staff as necessary.



Interoffice Memo

Date: February 19, 2026
To: John Urbanski – Public Works Director
From: Colby C. Zemaitis, PE, CFM – Asst. Public Works Director
Subject: Lawn Treatments – Oversight Services

Prepared for the March 3, 2026 Committee of the Whole and Village Board Meeting for consideration and possible action.

Description: Site Design Group Ltd. provides the Village various Landscape Architect services. The previous service agreement with Site Design Group, LTD has expired and an update was needed. Site Design Group, LTD has provided great service and continually exceeds expectations. The Professional Services Agreement includes rates effective January 1, 2026.

Staff Direction Request:

1. Approve the Professional Services Agreement with Site Design Group LTD. for Lawn Treatments – Oversight Services in the not to exceed amount of \$1,500.
2. Direct Staff as necessary.



Interoffice Memo

Date: February 19, 2026
To: John Urbanski, Public Works Director
From: Colby C. Zemaitis, PE, CFM – Asst. Public Works Director
Subject: Lawn Treatments - 2026 Service Contract Renewal (Year 3 of 3)

Presented at the March 3, 2026 Committee of the Whole and Village Board Meetings for consideration and possible action.

Scope of Work: This service contract is a renewal for a qualified contractor to provide lawn treatments to the Villages 234 acres of lawn areas throughout Tinley Park. The scope varies by location.

Description: Public Works is recommending that we approve the renewal contract for lawn treatments at various locations in Tinley Park. The contract has the option of two (2) – one (1) year renewals. This would be the second (2nd) and final renewal.

Budget / Finance: Funding in the amount of \$45,000 is requested in the FY27 Budget; Road and Bridge.

Budget Available	\$45,000
Bid Amount	<u>\$41,589</u>
Difference (Under Budget)	\$3,411

Staff Direction Request:

1. Approve the service contract for FY27 mowing contract for TruGreen Limited Partnership in the amount of \$41,589.
2. Direct Staff as necessary.



Interoffice Memo

Date: February 23, 2026

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

From: Kyle Vester, Village Engineer

Subject: Bechstein Parking Lot Improvements – Additional Engineering Services

Prepared for the March 3, 2026 Committee of the Whole and April 7, 2026 Village Board Meeting for consideration and possible action.

Description: Robinson Engineering, Ltd. has provided the Village a recent proposal for providing Engineering services for Phase III of the Bechstein Parking Lot Improvements. Robinson provided Design and Construction Engineering for the previous phases of this project.

The scope of the proposed work includes Lead Abatement Project Management and Construction Engineering for the last phase of the construction project.

Budget: The FY26 Budget includes \$2,000,000 for the Construction for Parking Lots and Facility Needs at Bechstein Property and \$933,256 in bonds for Construction for Parking Lots at Bechstein Property. The previous invoices have been charged to the bond fund and most future expenditures would be charged to the capital fund.

Staff Direction Request:

1. Approve the Professional Services Agreement with Robinson Engineering, Ltd. in the amount not to exceed \$80,000 (which includes ~10% contingency).
2. Direct Staff as necessary.



Interoffice Memo

Date: February 23, 2026

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

From: Kyle Vester, Village Engineer

Subject: Bechstein Parking Lot Improvements – Construction Change Orders & Phase III

Prepared for the March 3, 2026 Committee of the Whole and April 7, 2026 Village Board Meeting for consideration and possible action.

Description: The Village Board approved a contract with McGill Construction LLC of Frankfort, IL for the construction of Phases I and II of the Former Bechstein Site Parking Lot for a total of \$1,206,589.11 on August 19, 2025. During construction, unanticipated costs related to the underground storage tanks and disposal of contaminated soils, in addition to needed changes to the electrical service, fiber optic installation, and stormwater infrastructure were found.

Due to the pricing we received with the bidding and the overall available budget, we have sufficient funding for Phase III of the parking lot improvements that includes abatement and demolition of the existing gun range and construction of additional parking area connecting to the Phase I and II improvements.

Description	Amount
Electrical modifications – undergrounding of existing service	\$39,103.00
Addition of trench drain & storm sewer	\$27,224.82
Fiber conduit, and handholes	\$53,556.75
Underground storage tanks, soil disposal, gun range abatement and demolition, Phase III parking lot improvements + contingency	\$483,000
Total:	\$602,884.57

We are requesting approval of an additional \$602,884.57 be added to the construction contract for a total not-to-exceed contract value of \$1,809,473.68 which includes approximately 13% contingency. This would be an increase of 49.97% to the original contract.

Staff Direction Request:

1. Approve change orders and Phase III addition to the construction contract with McGill Construction LLC in the not-to-exceed amount of \$1,809,473.68.
2. Direct Staff as necessary.

PUBLIC COMMENT