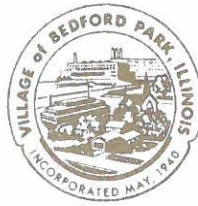


David R. Brady  
President

Yvette Zavala  
Village Clerk



## VILLAGE OF BEDFORD PARK

6701 South Archer Road  
Bedford Park, Illinois 60501  
Phone: (708) 458-2067 • Fax: (708) 458-2079  
www.villageofbedfordpark.com

*Trustees:*  
Anthony W. Kensik  
Sandra A. Maloy  
Dr. Thomas J. Pallardy  
Juanita Rodriguez  
Terry J. Stocks  
Nancy A. Wesolowski

**AGENDA**  
**REGULAR VILLAGE BOARD MEETING**  
**JUNE 15, 2026 at 7:00PM**  
**INSIDE THE COURTROOM – VILLAGE HALL**  
**& VIRTUAL: MEETING ID: 272 965 899 610 25**  
**PASSCODE: pS3Z7qb3**

- I. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL
- II. VISITORS' COMMENTS
- III. CONSENT AGENDA
  1. Approval of all correspondence.
  2. Approval of the Board Meeting Minutes for May 7<sup>th</sup>, 2026, and May 28<sup>th</sup>, 2026.
  3. Approval of quote and subsequent invoice for Rainbow Cone truck for the Village picnic on August 8<sup>th</sup>, 2026, in the amount of \$4,600.00.
  4. Approval to purchase eighty \$25 gift cards as prizes for bingo at the Village picnic.
  5. Approval of quote and subsequent invoice for Rich Braun to DJ village picnic on August 8<sup>th</sup>, 2026, in the amount of \$850.00.
  6. Approval to make a sponsorship donation for the upcoming Southwest Conference of Mayors golf outing in providing a \$300 hole sponsorship, and a gift prize of a \$500 Southwest gift card, consistent with prior years.
  7. Approval of quote and subsequent invoice for Uncle Bub's to cater the annual Village Picnic on August 8, 2026, not to exceed \$22,000.00.
  8. Approval of purchasing shirts for staff for the Village picnic from Out of Hand Graphics not to exceed \$1,200.00.
  9. Approval and subsequent invoice for a handheld valve exerciser from Jim Jolly Sales in the amount of \$7,373.00.
  10. Approval of estimate and subsequent invoice from FoamRush LLC for a foam and bubble party for the Village picnic in the amount of \$3,200.00.
  11. Approval to pay Tai Ginsberg & Associates, LLC (Invoice No. 3900) in the amount of \$9,250.00 for April 2026 consulting services.
  12. Approval to pay Chicago Southland Convention & Visitors Bureau June 2026 Invoice in the amount of \$10,833.00, per agreement execute on December 2, 2022.
  13. Approval to pay \$9,132.50 Clark Hill for legal services rendered through April 30, 2026.
  14. Approval to pay Concord Group Inv2024B518/25 for Phase 2 Owner's Rep services for March 2026, \$12,000.

15. Approval to pay Concord Group Inv2024B518/26 for Phase 2 Owner's Rep services for April 2026, \$12,000.
16. Approval to pay Concord Group Inv2024B518/27 for Phase 2 Owner's Rep services for May 2026, \$12,000.

#### IV. ATTORNEY REQUESTS

1. Review of Class 6 Resolution/5701 W. 73rd Street, PPP Holdings, LLC.
2. Review of Memorandum of Understanding with Bedford Park Clearing Industrial Association.
3. Review and approval of ordinance Regarding Short-Term Rentals.
4. Review of Class 6B Renewal for PPP Holdings/Four Seasons at 5701 W. 73<sup>rd</sup> St.
5. Review of Request by Ngan Ho regarding a Homeowner Incentive for 7730 W. 66<sup>th</sup> Pl.
6. Review of title transfer to Alpa/PavDrexel, LLC.
7. Review of Class B Resolution request for Astro Plastic Containers, Inc. located at 6735 S Old Harlem.
8. Approval of Change Order request #1 for the Multiuse Instruction Center and Restaurant Space in the amount of \$67,887.50.
9. Approval to award the Bedford Park Solar project for Wintrust Phase 2 to GEC – General Energy Corporation in the amount of \$1,510,437.00.
10. Approval to authorize execution of the Illinois Shines Disclosure document for the Bedford Park Solar project for Wintrust Phase 2.
11. Approval to authorize spending 10% of the total Bedford Park Solar project cost in the amount of \$151,043.70.
12. Approval of the new subdivision plat for BT-OH LLC at 6700 W. 73<sup>rd</sup> Street.
13. Review of 2025 financial audit report.
14. Approval to pay RSM, inv # CI-11497030 in the amount of \$47,612.43 for 2025 audit readiness and financial statement preparation.
15. WGBP Hotels, LLC draw #2 on loan in the amount of \$267,584.90.
16. Concord Group Add Service Request #1 for Owner's Representative Work to increase fees by \$96,000 to cover Phase 2 schedule extension due to project changes.
17. Approval to extend Phase 2 builder's risk insurance through CNA for a total of \$14,540.00.
18. Motion to approve an Omnibus Vote for line items 19-36, relating to payouts and change directives, for the Phase 2 Wintrust Sports Complex.
19. Per the recommendation from The Concord Group, approval to pay ALPA Construction for work completed for Construction Services on the Wintrust Sports Complex Phase 2 addition project presented in the Combined Pay Application #27 - May 2026, for a total payment amount of \$2,850,550.51.
20. Per the recommendation from The Concord Group, approval to pay ALPA Construction for retainage release for Construction Services on the Wintrust Sports Complex Phase 2 addition project presented in the Retention Release Pay Application #26 for May 2026, for a total payment amount of \$311,662.39.
21. Per the recommendation from PMA, approval to pay ALPA Invoice #22079033\_T&M for Additional Design Services for the Chicago Sky Portion of the Wintrust Sports Complex Phase 2 addition project for \$15,551.59.

22. Per the recommendation from The Concord Group, approval of the Revised Proposal from Proven IT for IT System Installation and Integration on the Wintrust Sports Complex Phase 2 addition project, for a total amount of \$106,739.54.
23. Per the recommendation from The Concord Group, approval to pay Proven IT for IT System Installation and Integration at the Wintrust Sports Complex Phase 2 addition project presented in the Invoice #464552, for a payment of \$91,964.54.
24. Per the recommendation from The Concord Group, approving the Change Order #3 for Pioneer Engineering and Environmental Services LLC's for Additional Material Testing services on the Wintrust Sports Complex Phase 2 addition project for an estimated \$17,410.
25. Per the recommendation from The Concord Group, we recommend approval of the Allowance Usage Package #1 from ALPA Construction on the Wintrust Sports Complex Phase 2 project, proposed for funding of \$102,679.55 through the existing ALPA GMP Contract Allowances, which would result in a net \$0 change order to the overall ALPA contract value.
26. Per the recommendation from The Concord Group, we recommend approval of the Allowance Usage Package #2 from ALPA Construction on the Wintrust Sports Complex Phase 2 project, proposed for funding of \$186,991.85 through the existing ALPA GMP Contract Allowances, which would result in a net \$0 change order to the overall ALPA contract value.
27. Per the recommendation from The Concord Group, we recommend approval of the Allowance Usage Package #3 from ALPA Construction on the Wintrust Sports Complex Phase 2 project, proposed for funding of \$87,564.26 through the existing ALPA GMP Contract Allowances, which would result in a net \$0 change order to the overall ALPA contract value.
28. Per the recommendation from PMA, approval to proceed with work identified in Construction Change Directive (CCD) #14 by ALPA for the Chicago Sky Portion of the Wintrust Sports Complex Phase 2 addition project for an estimated amount of \$46,280, to be reconciled with a Change Order document once the scope of work is complete.
29. Per the recommendation from PMA, approval to proceed with Painting work identified in Construction Change Directive (CCD) #28 by ALPA for the Chicago Sky Portion of the Wintrust Sports Complex Phase 2 addition project for an estimated amount of \$7,083 to be reconciled with a Change Order document once the scope of work is complete.
30. Per the recommendation from PMA, approval to proceed with work identified in Construction Change Directive (CCD) #30 by ALPA for the Chicago Sky Portion of the Wintrust Sports Complex Phase 2 addition project for an estimated amount of \$66,693.23 to be reconciled with a Change Order document once the scope of work is complete.
31. Per the recommendation from PMA, approval to proceed the framing rework identified in Construction Change Directive (CCD) #31 by ALPA for the Chicago Sky Portion of the Wintrust Sports Complex Phase 2 addition project for an estimated amount of \$5,716.62, to be reconciled with a Change Order document once the scope of work is complete.
32. Per the recommendation from PMA, approval to proceed with the addition of cable operated dampers identified in Construction Change Directive (CCD) #33 by ALPA for the Chicago Sky Portion of the Wintrust Sports Complex Phase 2 addition project

- for an estimated amount of \$27,417.38, to be reconciled with a Change Order document once the scope of work is complete.
33. Per the recommendation from PMA, approval to proceed with adding the Steam Generator for the Steam room identified in Construction Change Directive (CCD) #35 by ALPA for the Chicago Sky Portion of the Wintrust Sports Complex Phase 2 addition project for an estimated amount of \$22,802.89 to be reconciled with a Change Order document once the scope of work is complete.
  34. Per the recommendation from PMA, approval to proceed with AV work identified in Construction Change Directive (CCD) #36 by ALPA for the Chicago Sky Portion of the Wintrust Sports Complex Phase 2 addition project for an estimated amount of \$51,131.87 to be reconciled with a Change Order document once the scope of work is complete.
  35. Per the recommendation from PMA, approval to proceed with Framing rework identified in Construction Change Directive (CCD) #38 by ALPA for the Chicago Sky Portion of the Wintrust Sports Complex Phase 2 addition project for an estimated amount of \$1,845.38 to be reconciled with a Change Order document once the scope of work is complete.
  36. Per the recommendation from PMA, approval for Change Order #27 from ALPA for Construction Services in the Chicago Sky space of the Wintrust Sports Complex Phase 2 for \$358,134.44.

#### V. ADMINISTRATOR REQUESTS

#### VI. COMMITTEE REQUESTS

##### Trustee Maloy – Bills and Claims

1. Approval of bills, claims, and payroll expenses as presented.

##### Trustee Kensik – Police Department

1. Approval to accept the retirement notification letter from Officer Michael Coppelillo with a retirement date of December 2<sup>nd</sup>, 2027, and authorize Officer Coppelillo to receive the Senior Officer 1 service benefit per the collective bargaining agreement.

##### Trustee Stocks – Fire Department

1. Approval to pay invoice #22126 to Matrix Coating Solutions for Epoxy Protective Floor coating at Station 2 in the amount of \$30,532.00.

##### Trustee Rodriguez – Policy

1. Building Department – Approval of all Business Licenses, Certificate of Occupations, Building Permits and Accessory Use Permits as presented.
2. Approval of the application and reimbursement for the Flood Reduction/Drainage Incentive for 7703 W. 66<sup>th</sup> Street.

##### Trustee Pallardy – Public Works

1. Approval of proposal and subsequent invoice from Chicago Elevator & Lift Inc. for a new elevator lift at the police department in the amount of \$29,357.00. This proposal was the lowest of the three received.

Trustee Wesolowski – Water Department

1. Approval to accept the letter of resignation from water operator Jason Jurkones with an effective date of June 12, 2026.
2. Approval to hire 2 new employees off the Public Works/Water Department eligibility list for positions opening in each department. Per Village code the positions would be posted internally for the required 5 days.
3. Approval for final payout on invoice #5229, to C.R. Schmidt fir the Harlem Avenue reservoir retaining wall improvement project in the amount of \$124,031.90.

VII. PRESIDENT’S REQUEST

1. Approval to pay invoice 18283E to Parvin-Clauss Sign Company in the amount of \$89,432.50 which is a 50% deposit of a total of \$178,865.00 for village signs.
2. Approval of speed bump plan.
3. Personnel, updates to annual appointment list, salaries, hiring procedures, and pending litigation to be discussed in executive session.

VIII. ENGINEER’S REPORT

IX. DEPARTMENT OR SUPERVISORS’ QUESTIONS OR COMMENTS

X. ANY OTHER REQUESTS FROM BOARD MEMBERS & COMMITTEES

XI. EXECUTIVE SESSION

1. Legal/Litigation - 5ILCS 120/2(c)(11)
2. Appointment, Employment, Compensation, Discipline, Performance of Specific Employee - 5ILCS 120/2(c)(1)

XII. RECONVENE BOARD MEETING

XIII. POSSIBLE ACTION TO BE TAKEN AFTER EXECUTIVE SESSION

1. Annual Appointment List
2. Personnel
3. Litigation

XIV. ADJOURNMENT