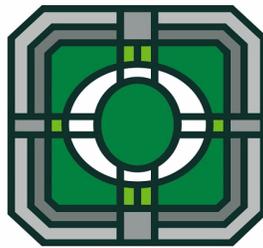


# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, December 15, 2025

6:00 PM

Village Hall

## Committee of the Whole

*Village President James V. Dodge, Jr.  
Village Clerk Mary Ryan Norwell  
Trustees, William R. Healy, Cynthia Nelson Katsenes, Michael R. Milani,  
Dina Lawrence, John Lawler and Joanna M. L. Leafblad*

## CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:00 P.M.

**Present:** 6 - Trustee Healy; Trustee Nelson Katsenes; Trustee Milani; Trustee Lawrence; Trustee Lawler and President Dodge, Jr.

**Absent:** 1 - Trustee M. L. Leafblad

## APPROVAL OF MINUTES

### 2025-1017 Approval of the December 1, 2025, Committee of the Whole Minutes

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of December 1, 2025.

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

## ITEMS FOR SEPARATE ACTION

### 2025-1021 2025 Sponsor Acknowledgement

In 2025, the Village received 278 sponsorships totaling over \$256,739.18 in support of Village special events, recreation facilities and programs.

The Village is appreciative of the generosity of businesses and organizations whose contributions enable the Village to offer high-quality special events, programs and facilities that directly enhance the lives of Orland Park residents.

It is with sincere gratitude the Village recognizes all the businesses and organizations for their support.

Those that sponsored events in the of \$500 or more in 2025 include:

1. Waste Management: \$50,000 - Platinum Level Sponsor
2. Northwestern Medicine: \$35,000 - Taste of Orland Park Presenting Sponsor
3. Comcast: \$20,000 - Independence Day Presenting Sponsor, Veterans Liberty Run & Walk
4. Aileen S. Andrew Foundation - \$17,500 - Platinum Level Sponsor, Veterans Golf Classic
5. Christopher B. Burke Engineering Ltd.: \$10,000 - Platinum Level Sponsor
6. Dave & Buster's Orland Park: \$10,000 - Platinum Level Sponsor

7. Edwards Realty Company: \$6,000 - Recreation & Parks Program Guide
8. V3 Companies: \$4,650 - Movies in the Park, Independence Day, Veterans Liberty Run & Walk, Taste of Orland Park, Centennial Park West Concerts Series, CPW Presents Events, Veterans Golf Classic, Great Pumpkin Party, Turkey Trot, Sportsplex and Ballfield Banner Sponsorship
9. Astound: \$4,675 - Taste of Orland Park, CPW Presents Events, Veterans Golf Classic, Great Pumpkin Party and Christmas Parade, Tree Lighting & Festival
10. Renewal by Andersen: \$4,350 - Taste of Orland Park, Independence Day, Veterans Liberty Run & Walk, Great Pumpkin Party, CPW Presents Events and the Christmas Parade, Tree Lighting & Festival.
11. ComEd - University Park: \$3,300 CPW Presents Event, Independence Day, Veterans Liberty Run & Walk, Veterans Golf Classic, Great Pumpkin Party, Turkey Trot, Christmas Parade, Tree Lighting & Festival and Sportsplex Banner Sponsorship
12. Skyline Orthopedics: \$3,300 - Independence Day, Veterans Liberty Run & Walk, Veterans Golf Classic, Sportsplex Sponsorship and Ballfield Banners Sponsorship.
13. Central Credit Union of Illinois: \$3,275 - Cinderella's Ball, Lucky Egg Hunt, North Pole Express and Veterans Golf Classic
14. Keith Pekau: \$3,000 - Centennial Park West Concert Series
15. O'Neill & Gaspardo LLC: \$3,000 - Centennial Park West Concert Series
16. Silver Lake Country Club, Inc.: \$2,800 - Sportsplex and Ballfield Banner Sponsorship, Independence Day, Veterans Liberty Run & Walk, Taste of Orland Park and Turkey Trot
17. Spaceco, Inc.: \$2,675 - Centennial Park West Concert Series, Taste of Orland Park, Veterans Golf Classic, Turkey Trot and Ballfield Banner
18. Smitty's Tree Service Inc: \$2,500 - Sportsplex Banner Sponsorship
19. JEM Medspa: \$2,300 - Sportsplex and Ballfield Banner Sponsorships
20. Sun Run: \$2,200 - Taste of Orland Park, Great Pumpkin Party and Christmas Parade, Tree Lighting & Festival
21. TVG-Medulla, LLC Dba Chiro One Wellness Centers: \$2,175 - Taste of Orland Park, Veterans Golf Classic
22. Peoples Bank: \$2,075 - Outdoor Movie Series, Taste of Orland Park, Great Pumpkin Party and Christmas Parade, Tree Lighting & Festival
23. Joint Relief Institute: \$2,025 - Veterans Golf Classic, Turkey Trot and Sportsplex Banner Sponsorship
24. Baxter & Woodman Consulting Engineers: \$1,500 - Veterans Golf Classic
25. Law Offices of Daniel Calandriello: \$1,500 - Children's New Year's Eve Celebration Presenting Sponsor
26. Precision Heating and Cooling: \$1,500 - Sportsplex Banner Sponsorship
27. Victory Realty LLC / Lena Matariyeh Homes: \$1,200 Sportsplex Banner Sponsorship
28. Polish & Slavic Federal Credit Union, Orland Park: \$1,500 - Taste of Orland Park
29. Power Home Remodeling: \$1,500 - Taste of Orland Park
30. Sewer & Tunnel Miners Union Laborers Local 2: \$1,500 - Veterans Golf

## Classic

31. Barbee Tax Consulting: \$1,400 - Sportsplex Banner Sponsorship
32. Bite Size Pediatric Dentistry: \$1,300 - Turkey Trot, Christmas Parade, Tree Lighting & Festival, Sportsplex and CPAC Banner Sponsorship
33. Park Smiles Dental: \$1,250 - Movies in the Park, Great Pumpkin Party and Christmas Parade, Tree Lighting & Festival
34. Moraine Valley College: \$1,200 - Centennial Park West Concert, CPAC Banner Sponsorship and Turkey Trot
35. Girl Scouts of Greater Chicago and Northwest Indiana: \$1,050 - Movies in the Park and Taste of Orland Park
36. Colonial Chapel Funeral Home & Crematory: \$1,025 - Independence Day, Veterans Liberty Run & Walk, Turkey Trot and Veterans Golf Classic
37. Big River Footwear Co: \$1000 - Independence Day, Veterans Liberty Run & Walk and Turkey Trot
38. F.E. Moran Mechanical Services: \$1,000 - Centennial Park West Concert
39. Power Wellness: \$1,000 - Veterans Golf Classic
40. Raising Canes: \$1,000 - Sportsplex Banner Sponsorship
41. Walsh & Son Plumbing & Sewer: \$1,000 - Independence Day, Veterans Liberty Run & Walk and Turkey Trot
42. Pioneer Athletic Association: \$900 - Sportsplex Banner Sponsorship
43. Skyhawks: \$900 - Sportsplex Banner Sponsorship
44. Orland Youth Association: \$875 - Independence Day, Veterans Liberty Run & Walk, Vintage Baseball Game and Turkey Trot
45. M.E. Simpson Company Inc. \$750 - Independence Day, Veterans Liberty Run & Walk, Taste of Orland Park
46. Relief Mental Health: \$750 - Independence Day, Veterans Liberty Run & Walk, Heritage Sites Events
47. Children's Therapy Connections: \$700 Great Pumpkin Party and Turkey Trot
48. LV Spa LLC: \$625 - Vintage Baseball Game, Independence Day, Veterans Liberty Run & Walk, and Turkey Trot
49. American Legion Orland Memorial Post 111: \$600 - Veterans Golf Classic
50. Veterans of Foreign Wars Orland-Palos Memorial Post #2604: \$600 - Veterans Golf Classic
51. Veterans Voices Military Group: \$600 - Veterans Golf Classic
52. Original Pancake House: \$525 - Vintage Baseball Game and Veterans Golf Classic
53. United Health Insure: \$525 - Veterans Golf Classic
54. Stan's Roofing: \$525 - Veterans Golf Classic
55. Wayne A Conley Insurance Agency: \$525 - Veterans Golf Classic
56. A.M.C. Mechanical Inc.: \$500 - Independence Day, Veterans Liberty Run & Walk, and Turkey Trot
57. Better Homes and Garden Real Estate: \$500 - Sportsplex Banner Sponsorship
58. Core & Main: \$500 - Independence Day, Veterans Liberty Run & Walk
59. Dr. Thomas Moss DDS: \$500 - Veterans Golf Classic
60. Gewalt Hamilton Associates, Inc: \$500 - Veterans Golf Classic

61. Health From Within: \$500 - Turkey Trot
62. Help at Home: \$500 - Veterans Golf Classic
63. Howard Intervention Center, An ABA Therapy and Developmental Center for Autism: \$500 - Christmas Parade, Tree Lighting & Festival
64. Meade: \$500 - Turkey Trot
65. Orland Park Orthodontics: \$500 - Christmas Parade, Tree Lighting & Festival
66. Ozinga: \$500 - Christmas Parade, Tree Lighting & Festival
67. PubliCity Communications: \$500 - Veterans Golf Classic
68. Sushi Nova: \$500 - Heritage Sites Events and Vintage Baseball Game
69. The Thriving You PLLC: \$500 - Independence Day, Veterans Liberty Run & Walk
70. Tom and Therese Dubelbeis: \$500 - Veterans Golf Classic
71. Universal Windows Direct: \$500 - Christmas Parade, Tree Lighting & Festival
72. Human Race Sports: \$500 In-kind - Independence Day, Veterans Liberty Run & Walk and Turkey Trot
73. Stan's Donuts: \$500 In-kind - Turkey Trot

Director of Recreation and Parks Ray Piattoni presented information on the matter.  
(refer to audio)

President Dodge made comments. (refer to audio)

Trustee Katsenes made comments. (refer to audio)

President Dodge presented the awards to the sponsors of 2025 Village events.  
(refer to audio)

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

## **RECESS**

President Dodge entertained a motion to recess for sponsor reception

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

## RECONVENE MEETING

The meeting was reconvened at 6:45 P.M.

**Present:** 6 - Trustee Healy; Trustee Nelson Katsenes; Trustee Milani; Trustee Lawrence; Trustee Lawler and President Dodge, Jr.

**Absent:** 1 - Trustee M. L. Leafblad

### **2025-1007 Police Department, Main Pump Station, and Main Pump Station North Intake Building Fire Alarm System Upgrade Project**

Funding was budgeted in FY2026 for fire alarm system upgrades at the Police Department (PD), Main Pump Station (MPS), and Main Pump Station North Intake Building (MPSNI). The existing fire alarm systems at these facilities do not meet current fire alarm standards nor ADA mass notification requirements as noted by recent inspections by both Village-contracted inspectors and the Orland Fire Prevention District.

The scope of work for the PD, MPS, and MPSNI Fire Alarm System Upgrade Project includes the replacement of all existing fire alarm devices and installation of a code-compliant mass notification system, smoke detectors, pull stations, carbon monoxide detectors, and Notification Appliance Control (NAC) Panels. Also included in the scope is all electrical wiring needed to complete the upgrades, building permit drawings, and fire system programming/testing.

#### Cooperative Purchasing / Contracting Programs

The Village utilizes a variety of cooperative programs (e.g. Omnia, Sourcewell, HGACBuy, State of Illinois Joint Purchase Program) to obtain proposals for goods and services. While not always the chosen approach, cooperative purchasing simplifies the procurement and service process for public agencies by allowing them to purchase through existing contracts negotiated by other public agencies. In other words, cooperative purchasing contracts have already gone through a competitive solicitation, evaluation process and been awarded to a supplier. The benefits of cooperative purchasing for public agencies include reduced procurement costs, greater time efficiency and the ability to obtain value-add and higher-quality products and services at industry-leading pricing.

For further reference, additional information regarding cooperative purchasing has been included in the Committee packet as supporting documentation.

#### Proposal

Dav-Com Electric, Inc. ("Dav-Com"), a participant in the joint purchasing program Omnia Affiliate Compliance Management Contract #02-139, submitted a proposal to complete the Police Department, MPS, and MPS North Intake Fire Alarm System Upgrade Project. Additional information about this Omnia contract is attached for reference. A summary of Dav-Com's proposal price is provided below:

### Proposal Summary

Police Department Fire Alarm System Upgrade: \$307,500.00

Main Pump Station Fire Alarm System Upgrade: \$164,300.00

Main Pump Station North Intake Building Fire Alarm System Upgrade: \$88,300.00

Project Total: \$560,100.00

The proposal price provided by Dav-Com was reviewed by Omina Affiliated Compliance Management against industry standard pricing of RS Means. This quality assurance ensures that pricing is fair and reasonable compared to other competitors' pricing. As such, based on the provided co-op proposal price and company qualifications, staff recommends approving the proposals from Dav-Com for a total of \$560,100.00. A contingency is not requested for this project.

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

Public Works Director Joel Van Essen made comments on the matter. (refer to audio)

Trustee Milani had questions. (refer to audio)

Public Works Director Van Essen responded to Trustee Milani. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

Public Works Director Van Essen responded to Trustee Katsenes. (refer to audio)

President Dodge had questions. (refer to audio)

Village Manager George Koczwara responded to President Dodge. (refer to audio)

I move to recommend to the Village Board to approve participation in joint purchasing cooperative Omnia Partners pursuant to Contract #02-139 and authorize the approval and execution of a vendor contract with Dav-Com Electric, Inc. for the Police Department, MPS, and MPS North Intake Fire Alarm System Upgrade Project, based on Dav-Com Electric, Inc.'s proposals #25-167-05, #25-167-04 and #25-167-03, for a total not-to-exceed contract price of \$560,100.00.

**A motion was made by Trustee Lawrence, seconded by Trustee Milani, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

## **2025-0982 Police Department Generator Project**

The Police Department's existing 500kW diesel-powered backup generator was installed in 2006 and is capable of supplying the facility with sufficient energy to maintain normal operations during a power outage, including all critical hardwired systems such as HVAC, computers, and security systems. Although the generator has been maintained annually through a preventative maintenance program, it has reached the end of its twenty (20) year service life and is scheduled for replacement in 2026.

The proposed 500kW, 3-Phase, 1,800-gallon diesel generator includes a five (5) year standard warranty and digital remote-control panel. The generator will be located in the same position as the existing unit and will be screened from view by the existing fence and housed within a sound-attenuating weatherproof enclosure. As a result, the new generator is expected to produce similar noise levels to the current unit during operation.

Additionally, the existing 1600A Automatic Transfer Switch (ATS) associated with the backup generator has also exceeded its service life. The ATS has caused several maintenance issues over the past several years, including a temporary shutdown of the Police Department in August 2025. An ATS is an electrical switch that automatically transfers power from the primary source (utility power) to a secondary source (backup generator) when a power outage or interruption is detected. The new 7000 series transfer switch will be located inside the building's electrical room, adjacent to the uninterruptible power supply (UPS) that was installed in 2021.

These improvements will result in a more reliable, efficient, and safer backup electrical power system at the Police Department. The existing generator and transfer switch will be relocated to Public Works for auction once removed.

### **Cooperative Purchasing / Contracting Programs**

The Village utilizes a variety of cooperative programs (e.g. Omnia, Sourcewell, HGACBuy, State of Illinois Joint Purchase Program) to obtain proposals for goods and services. While not always the chosen approach, cooperative purchasing simplifies the procurement and service process for public agencies by allowing them to purchase through existing contracts negotiated by other public agencies. In other words, cooperative purchasing contracts have already gone through a competitive solicitation, evaluation process and been awarded to a supplier. The benefits of cooperative purchasing for public agencies include reduced procurement costs, greater time efficiency and the ability to obtain value-add and higher-quality products and services at industry-leading pricing.

Dav-Com Electric, Inc. ("Dav-Com"), who also is familiar with the Police

Department from previous projects and who participates in joint purchasing cooperative Omnia Partners Contract #02-139, submitted a proposal for the Police Department Generator Project in the amount of \$498,700.00. Due to the long lead time for the procurement of this equipment, approval for this request is being made as early as possible.

The proposal price provided by Dav-Com Electric, Inc. was reviewed by Omnia Affiliated Compliance Management against industry standard pricing of RS Means. This quality assurance ensures that pricing is fair and reasonable compared to other competitors' pricing.

As such, based on proposal pricing and company qualifications, staff recommends approving the proposal from Dav-Com Electric, Inc., for \$498,700.00. A contingency is not requested for this project.

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

Village Manager George Koczwara made comments on the matter. (refer to audio)

Public Works Director Joel Van Essen made comments on the matter. (refer to audio)

Trustee Lawler had questions. (refer to audio)

Public Works Director Van Essen responded to Trustee Lawrence. (refer to audio)

Trustee Milani had questions. (refer to audio)

Public Works Director Van Essen responded to Trustee Milani. (refer to audio)

President Dodge had questions. (refer to audio)

Public Works Director Van Essen responded to President Dodge. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

Public Works Director Van Essen responded to Trustee Katsenes. (refer to audio)

I move to recommend to the Village Board to approve participation in joint purchasing cooperative Omnia pursuant to Contract #02-139 and authorize the approval and execution of a vendor contract with Dav-Com Electric, Inc. for the Police Department Generator Project, based on Dav-Com Electric, Inc.'s proposal #26-167-02 dated November 6, 2025 for a total not-to-exceed contract

-price of \$498,700.00.

**A motion was made by Trustee Milani, seconded by Trustee Lawrence, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees.**

**The motion carried by the following vote:**

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

### **2025-0980 Police Department and Civic Center Flooring Project**

Guided by the 2022 "Facilities Condition Assessment," the Public Works Department has been working on carpeting replacement projects at various Village buildings, including the Civic Center, Orland Park Health and Fitness Center, FLC, SportsPlex, Public Works, Veteran's Center, and Village Hall. Public Works has worked with Midway Flooring, Inc., who participate in Sourcwell Contract #080819, on many of these flooring projects. On all accounts, the staff from Midway Flooring have provided excellent customer service and high-quality installation services.

As such, Public Works requested proposals from Midway Flooring, Inc. to complete the replacement of the flooring at the Police Department and Civic Center Annex ("Police Department and Civic Center Flooring Project"). The submitted proposals are based on Sourcwell Contract #061323-SII. Plans showing the location of the flooring replacement areas are attached for reference and a summary of the proposal prices is provided below:

#### Proposal Summary

Police Department Flooring: \$273,303.45

Civic Center Annex Flooring: \$50,018.90

Total: \$323,322.35

Based on the provided co-op (Sourcwell) proposal prices and company qualifications, staff recommend approving proposals from Midway Flooring for a total of \$323,322.35. A contingency of \$20,000.00 is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the proposal was signed, for a total contract price not to exceed \$343,322.35.

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

Public Works Director Joel Van Essen presented information on the matter. (refer to audio)

I move to recommend to the Village Board to approve of participation in joint purchasing cooperative Sourcewell pursuant to Contract #061323-SII and authorize the approval and execution of a vendor contract with Midway Flooring, Inc. for the Police Department and Civic Center Annex Flooring Project, based on Midway Flooring, Inc.'s proposals JE005154-001 and JE005500-001, both dated 11/04/2025, for a total of \$323,322.35 plus a \$20,000.00 contingency for a not-to-exceed contract price of \$343,322.35.

**A motion was made by Trustee Lawrence, seconded by Trustee Lawler, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

**2025-1023 Resolution Approving the Orland Park Police Department's ("OPPD") Patrol Cruise Lights Pilot Program by Activating Steady Blue and Red Cruise Lights on Marked Police Vehicles to Increase Visibility and Deter Crime.**

The Orland Park Police Department's ("OPPD") is proposing to implement a Patrol Cruise Lights Pilot Program, which would activate steady blue and red cruise lights on marked police vehicles during routine patrol. The objective of the pilot program is to increase officer visibility, enhance public safety, and deter criminal activity through highly visible law enforcement presence.

Over the past year, the Village has received numerous comments from residents expressing a desire for increased police visibility throughout the community. Research has consistently shown that a visible law enforcement presence serves as a significant deterrent to criminal behavior. This is supported by the Routine Activity Theory, which notes that the presence of a "capable guardian" in this case police patrols reduces opportunities for crime.

Several police departments across the country, including those in Williamson County (IL), Wilmington (NC), Miami (FL), Kansas City (MO), and Worcester (MA), have adopted steady cruise light programs as part of their proactive public safety strategies. These jurisdictions have reported measurable reductions in offenses such as burglaries, vehicle thefts, and other opportunistic crimes.

Additionally, an evaluation from BetaGov, part of NYU's Marron Institute of Urban Management, found that steady cruise lights demonstrate a deterrent effect, particularly for property-related crimes. These findings support the value of high-visibility policing through simple, low-cost measures.

Currently, marked OPPD vehicles are already equipped with the necessary

steady blue and red cruise light technology. Therefore, implementing a pilot program does not require additional capital investment.

The proposed pilot program would authorize officers to activate steady blue and red cruise lights on marked vehicles during routine patrol activities. These lights are not emergency response lights; rather, they serve as a method of increasing visibility without requiring sirens or emergency-level illumination.

The program will specifically exclude the use of steady cruise lights during:

- Emergency response
- Traffic stops
- Tactical or undercover operations
- Situations in which officer visibility could compromise safety

Before initiation of the pilot program, OPPD will conduct public education awareness efforts through social media, press releases, the Village's website, community presentations, and providing FAQs. The aim is to ensure the public understands the purpose of steady lights and does not confuse them with emergency responses.

At the conclusion of the pilot period, OPPD will evaluate the program and present comprehensive assessment to the Village Board and recommendation regarding permanent implementation or discontinuation of the program.

Village Manager George Koczwara introduced a video on the matter. (refer to audio)

President Dodge had questions. (refer to audio)

Police Chief Eric Rossi responded to President Dodge. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

Police Chief Rossi responded to Trustee Katsenes. (refer to audio)

Trustee Milani had questions. (refer to audio)

Police Chief Rossi responded to Trustee Milani. (refer to audio)

Trustee Lawler had questions. (refer to audio)

Police Chief Rossi responded to Trustee Lawler. (refer to audio)

Trustee Healy had questions. (refer to audio)

Police Chief Rossi responded to Trustee Healy. (refer to audio)

Trustee Milani had questions. (refer to audio)

Police Chief Rossi responded to Trustee Milani. (refer to audio)

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

Police Chief Eric Rossi responded to President Dodge. (refer to audio)

I move to recommend to the Village Board to pass a Resolution entitled:  
RESOLUTION APPROVING THE ORLAND PARK POLICE DEPARTMENT'S  
("OPPD") PATROL CRUISE LIGHTS PILOT PROGRAM BY ACTIVATING STEADY  
BLUE AND RED CRUISE LIGHTS ON MARKED POLICE VEHICLES TO  
INCREASE VISIBILITY AND DETER CRIME.

**A motion was made by Trustee Lawler, seconded by Trustee Lawrence, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

**2025-1018 Ordinance for Eminent Domain of a portion of 9805 159th Street - Chermak Property**

The Village of Orland Park has been working with the property owner at 9801 W. 159th Street to acquire a portion of property necessary to connect the Ravinia Avenue extension to LaGrange Road. The Village has previously acquired the right-of-way necessary to connect to LaGrange Road through the former Petey's property. Given the retail development that is seeking entitlements at the SWC of 159th and LaGrange Road, it is important to secure this right-of-way in order to help mitigate the traffic impacts of this development.

The Village has been in negotiations with the property owner but has not been able to come to an agreement. After repeated attempts, to negotiate with the property owner, the Village is no closer to obtaining the right-of-way. The Village Board has pursued a very restrictive policy of using eminent domain only when it is "clearly necessary" to do so.

The Village is now requesting that the Village Board of Trustees approve an ordinance that allows staff to pursue eminent domain to acquire the right-of-way necessary to complete the extension of Ravinia Avenue. The exact property to be acquired is depicted on the attached Exhibit I titled, "Ravinia Extension," which depicts the "Subject Property." Acquisition of the Subject Property will accommodate the extension of Ravinia Avenue. The portion of right-of way

necessary to complete the extension accounts for 25,684 square feet or .590 acres. This is the minimum right-of-way necessary to complete the road extension.

Should the Village acquire the right-of-way, the Village will construct the new Ravinia Avenue extension as well as a traffic light at the new intersection at 161st and LaGrange Road. The project is currently in design, which should be completed in the next couple of months. Construction is anticipated to start in April or May of 2026.

This item is now before the Committee of the Whole for Consideration.

Village Manager George Koczwara made comments on the matter. (refer to audio)

Trustee Lawler had questions. (refer to audio)

Village Manager Koczwara and Engineering Director Khurshid Hoda responded to Trustee Lawler. (refer to audio)

Trustee Lawler had questions. (refer to audio)

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

Trustee Healy had questions. (refer to audio)

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

President Dodge had questions. (refer to audio)

Village Manager Koczwara and Engineering Director Hoda responded to President Dodge. (refer to audio)

President Dodge had questions. (refer to audio)

Engineering Director Hoda responded to President Dodge. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

Village Manager Koczwara and Engineering Director Khurshid Hoda responded to Trustee Katsenes. (refer to audio)

President Dodge had questions. (refer to audio)

Engineering Director Hoda responded to President Dodge. (refer to audio)

Trustee Katsenes made comments. (refer to audio)

I move to recommend to the Village Board of Trustees to adopt an Ordinance entitled: AN ORDINANCE AUTHORIZING ACQUISITION OF PROPERTY BY EMINENT DOMAIN

**A motion was made by Trustee Lawler, seconded by Trustee Lawrence, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

**2025-1014 Resolution Authorizing the Acquisition of Real Estate - 17171 Wolf Road - Former El Cortez Property**

In December 2023, the current property owner OF 17171 Wolf Road (former El Cortez) purchased the property from a Cook County Annual Tax Sale and subsequently contacted Village staff regarding plans to improve the property and return it to a viable commercial use.

The owner was informed that the entire property is within a Regulatory Floodway with requirements that need to be met at the federal, state, and local levels in regard to the level of investment that can be made to the structure. Staff worked with the Illinois Environmental Protection Agency (IEPA) regarding eligible costs, procedures to follow, and forms to be completed.

The significant level of investment to make the building suitable for occupancy is deemed a "substantial improvement", which includes the requirement to make flood-resistant improvements to the existing building to protect it from future storm events up to the Flood Protection Elevation (FPE) which is 2' above the Base Flood Elevation (BFE), identified by a Flood Insurance Rate Map (FIRM), prepared by the Federal Emergency Management Agency (FEMA).

On September 2, 2025, the subject site was included in the discussion of case 2025-0702, including the annexation and flood mitigation plans for the surrounding south Wolf Road area.

The owner of the property and the Village have been unable to come to terms on the purchase of the property. As a result, on September 15, 2025, the Village Board passed an ordinance granting the ability to utilize eminent domain to acquire the property.

Since that time the Village continued to negotiate with the owner for the purchase of the property. The Village and the property owner have come to terms on the

purchase of the property.

The Village has the opportunity to purchase the property for its appraised value, \$290,000. After acquisition, the Village will return the site to its native condition and will make storm water enhancements to the surrounding area. The resolution authorizing the acquisition of real estate is now before the Committee of the Whole for consideration.

Village Manager George Koczwara presented information on the matter. (refer to audio)

Trustee Milani had questions. (refer to audio)

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

Trustee Katsenes had questions. (refer to audio)

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

President Dodge had questions. (refer to audio)

Village Manager Koczwara responded to President Dodge. (refer to audio)

I move to recommend to the Village Board to adopt Resolution entitled, A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL ESTATE

**A motion was made by Trustee Lawler, seconded by Trustee Lawrence, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

**2025-0913 A Resolution Authorizing the Initiation of Building Code Litigation - 15151 Harlem Avenue**

The property at 15151 Harlem Avenue, known as the Prairie House, has fallen into disrepair. Upon recent inspection, it has been determined that the property has been tax delinquent for 2 or more years or bills for water service for the property have been outstanding for 2 or more years. The property is unoccupied by persons legally in possession and the property's condition impairs the public health, safety, or welfare for the following reasons:

-The property is littered with garbage and debris in violation of 6-2-2-4(4) of the Village Code.

- The property has extensive grass and weeds in violation of Section 6-2-2-7(2) of the Village Code.
- There is an unsanitary building on the property in violation of 6-6-2-3(6) of the Village Code.
- There is a dangerous building on the property in violation of 6-6-2-3(8) of the Village Code.
- The aforementioned building is an unsafe structure in danger of collapse in violation of Section 1-108.1.1 of the International Property Maintenance Code.
- There are vacant structures located on the property, and they are not being maintained in a clean, safe, secure, and sanitary condition in violation Section 3-01.3 of the International Property Maintenance Code.

These violations were documented and confirmed by the Village's Code Enforcement Officers. This item is requesting that the Village Board authorize pursuing litigation in the Circuit Court of Cook County to have the property declared abandoned and compel the correction of the existing violations.

Pursuant to 65 ILCS 5/11-31-1(d) an abandonment complaint is allowed where the property taxes or water bill has been unpaid for two or more years. According to the title report, except for the 2019 and 2020 first installments property taxes have not been paid since 2014.

Abandonment is significantly quicker than going through the code violation process. Assuming no one appears to contest that the property is abandoned, the judge hearing the case will enter an order declaring the property to be abandoned.

Once that order is entered, a notice is sent to any interested parties stating that they do not intend to abandon the property. If no one responds to the notice, the judge will issue a judicial deed to the Village. The effect of the deed is to wipe out any back taxes or other liens affecting the property.

The Village would then acquire the property. This would give the Village the ability to correct the violations, which could include demolition of the unsafe structure. The Village could then sell the property to recoup the money spent correcting the violations and or demolition.

This item is now before the Committee of the Whole for consideration

Village Manager George Koczwara had comments. (refer to audio)

President Dodge had questions. (refer to audio)

Development Services Director Steve Marciani responded to President Dodge. (refer to audio)

President Dodge had questions. (refer to audio)

Village Attorney Michael Stillman responded to President Dodge. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

Attorney Stillman responded to Trustee Katsenes. (refer to audio)

Trustee Healy had questions. (refer to audio)

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

Trustee Healy made comments. (refer to audio)

Development Services Director Steve Marciani made comments. (refer to audio)

Attorney Stillman made comments. (refer to audio)

Trustee Milani had questions. (refer to audio)

Attorney Stillman responded to Trustee Milani. (refer to audio)

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

Trustee Healy had comments. (refer to audio)

Village Manager Koczwara had comments. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

President Dodge responded to Trustee Katsenes. (refer to audio)

Village Manager Koczwara and Development Services Director Marciani responded to Trustee Katsenes. (refer to audio)

I move to recommend to the Village Board to adopt a Resolution entitled: A RESOLUTION AUTHORIZING THE INITIATION OF BUILDING CODE LITIGATION WITH RESPECT TO THE PROPERTY COMMONLY KNOWN AS 15151 SOUTH HARLEM AVENUE, ORLAND PARK, ILLINOIS

**A motion was made by Trustee Lawler, seconded by Trustee Lawrence, that this matter be RECOMMENDED FOR PASSAGE to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

**2025-1022 Union Pacific / Norfolk Southern Merger - Update to the Committee of the Whole**

On July 29, 2025, Union Pacific Corporation and Norfolk Southern Corporation announced a merger that would unite two major U.S. railroads, creating what would be the first transcontinental railroad linking the Atlantic and Pacific coasts. The companies intend to file their merger application with Surface Transportation Board (STB) the week of December 15, 2025, with a targeted merger completion date of early 2027.

Village staff attended a zoom meeting organized by the Metropolitan Mayors Caucus and Union Pacific. When questioned about any specific expansion plans in Orland Park and surrounding areas, Union Pacific responded that there are no specific plans right now, and for staff to review the merger application paperwork that will be submitted to STB for further information.

Attached presentation outlines details and potential effects of the merger, along with information on upcoming railroad property annexations.

Village Manager George Koczvara made comments. (refer to audio)

Village of Orland Park Planner Sangita Santhanam presented information on the matter. (refer to audio)

Trustee Milani had questions. (refer to audio)

Planner Santhanam responded to Trustee Milani. (refer to audio)

Trustee Milani had questions. (refer to audio)

Development Services Director Steve Marciani and President Dodge responded to Trustee Milani. (refer to audio)

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

Village Attorney Michael Stillman responded to President Dodge. (refer to audio)

President Dodge had questions. (refer to audio)

Development Services Director Marciani and Attorney Stillman responded to President Dodge. (refer to audio)

President Dodge had questions. (refer to audio)

Development Services Director Marciani responded to President Dodge. (refer to audio)

President Dodge had comments. (refer to audio)

**This Item was for discussion only. NO ACTION was required.**

### **2025-1012 Facility Master Plan Update**

Public Works Director Joel Van Essen provided an overview and recap of the Villages' Facilities Capital Plan 2023-2027. As part of the plan, one of the projects is on the board agenda for December 15, 2025. The board item is a bid rejection of an Invitation to Bid (ITB) for a new salt barn at Public Works, which resulted in no bids being received. The current salt barn is corroding as a result of salt exposure. Since Motor Fuel Tax (MFT) funds are being used to pay for the new salt barn, the Village must follow IDOT's procurement process. Since no bids were received, IDOT has authorized the Village to follow an alternate, less arduous solicitation process. Please see attached slides for more information.

Village Manager George Koczwara had comments. (refer to audio)

Public Works Director Joel Van Essen presented information on the matter. (refer to audio)

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

Public Works Director Van Essen responded to President Dodge. (refer to audio)

Trustee Milani had questions. (refer to audio)

Public Works Director Van Essen and Village Manager Koczwara responded to Trustee Milani. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

Public Works Director Van Essen responded to Trustee Katsenes. (refer to audio)

Trustee Healy had questions. (refer to audio)

Public Works Director Van Essen responded to Trustee Healy. (refer to audio)

Village Manager Koczwara made comments. (refer to audio)

Trustee Milani had questions. (refer to audio)

Public Works Director Van Essen responded to Trustee Milani. (refer to audio)

President Dodge made comments. (refer to audio)

Trustee Milani made comments. (refer to audio)

President Dodge made comments. (refer to audio)

**This item was for discussion only. NO ACTION was required.**

**2025-1039 Consideration and action on an ordinance providing for the issuance of not to exceed \$40,500,000 General Obligation Bonds, Taxable 2026A and Tax-Exempt 2026B GO Bonds for Capital and Redevelopment, to finance various capital improvements in and for the Village, providing for the levy of taxes to pay said bonds, and authorizing the sale of said bonds to the purchaser thereof.**

The proposed parameters ordinance authorizes the Village of Orland Park to issue up to \$40,500,000 in taxable and tax-exempt General Obligation Bonds to finance a series of priority capital, redevelopment, and economic development initiatives (collectively, the "Project"). The Village has identified several major capital and redevelopment needs and does not have sufficient available funds to complete them without borrowing.

**2026 General Obligation Bonds**

Parameters for the Taxable General Obligation Bonds, Series 2026A and General Obligation Bonds, Series 2026B

- Maximum issue size: \$40,500,000
- Maximum maturity date: December 1, 2051
- Authorization to sell Bonds expires: June 15, 2026
- Maximum interest rate: 7% taxable/5.50% tax-exempt
- Optional call dates: Allowed, will be set forth in Notification of Sale, but not later than 10 ½ years from the date of issuance (2036). May call portions of maturities in increments of \$5,000.
- Designated Officers: Village President and one of the Village Manager or Finance Director, or any other officer or employee of the Village so designated by a written instrument signed by the President or the Finance Director.
- Method of Sale: Competitive Sale.

**Use of Bond Proceeds:**

Bond proceeds may be used to fund the following components of the Project:

**1. Dick's House of Sports (Repaid Through TIF)**

- A. \$6.8 million (taxable) - Incentive to Dick's House of Sports

- RDA planned for approved at 12/1/25 BOT meeting.
  - \$6.8M must be funded into escrow by 2/27/26. Dick's target opening: Spring 2029.
  - First 3 years of principal & interest capitalized.
- B. \$3 million (nontaxable) Public Infrastructure
- \$2M: stormwater improvements (Orland Square Mall area).
  - \$1M: traffic signal replacement at Regent/153rd.
2. Ravinia Extension (Repaid Through TIF)
- A. \$4.7 million (nontaxable) Project Costs
- Covers:
    - o \$200K ROW acquisition
    - o \$3M roadway construction
    - o \$1.5M traffic signals at LaGrange Rd/161st St.
  - First 3 years of principal & interest capitalized.
- B. Additional Project
- \$3.8 million (nontaxable) undergrounding of electrical transmission lines (159th St./LaGrange Rd. to the west of Costco).
3. Former Riviera Property (Referendum)
- A. \$3.2 million (nontaxable) Acquisition & Improvements
- \$2.2M property purchase (tentative agreement).
  - Additional \$1M for partial demolition, repairs, planning.
  - Referendum planned Spring 2027 for potential recreation center/senior center.
  - If referendum fails → sell property for residential development.
  - First 3 years of principal & interest capitalized.
4. Planned Capital Improvement Program Debt per Adopted Fiscal Year 2026 Budget
- A. \$10 million (nontaxable) (Repaid Through General Government Funds)
- Approved as part of June 5, 2023 Capital Improvement Plan & Five-Year Financial Plan.
  - Listed in Plan as FY 2026 new debt authorization.
- B. \$9 million (nontaxable) Planned Water Infrastructure Improvement Debt (Repaid Through Water & Sewer Fund)
- Approved as part of June 5, 2023 Capital Improvement Plan & Five-Year Financial Plan.
  - Listed in Plan as FY 2026 new debt authorization.

This overview kicks off the process to issue bonds to fund this year's capital

program as well as other new developments planned and budgeted for 2026. The tentative schedule is as follows:

#### Bond Sale Timetable

- December 15, 2025: Board adopts parameters ordinance
- January 26, 2026: Bond Sale (interest rates are locked in)
- February 16, 2026: Closing. Bond Proceeds received

The Parameters ordinance identifies officials that may execute the bond sale, and the criteria upon which the bonds may be sold. These criteria include the time frame, maximum interest rate, term of repayment, among others. With recent market conditions, the parameters ordinance will provide a longer window to allow the sale. This will give the Village the opportunity to delay the sale if market conditions are not favorable.

#### Capital Improvement Plan

Of the total \$40.5 million in bond authority, \$10 million for General Capital Fund and \$9 million included within the Water & Sewer Fund (a combined \$19 million) were already anticipated and incorporated into the Village's 2023 Capital Improvement Plan (CIP). These amounts were identified as necessary to fund long-range infrastructure projects-including watermain, roadway, and facility improvements-and were included as part of the Village's multiyear financing strategy.

The remaining bond capacity addresses additional project components and redevelopment opportunities that were not fully funded in the original plan but are now necessary to advance priority Village initiatives.

The ordinance set forth authorizes the Village to abate all or a portion of the bond & interest levies and use other lawfully available funds to repay the bonds. In fact, the Village's plan of finance includes utilizing property tax revenues generated by the proposed TIF districts for the repayment of any debt issued to finance the development of those proposed TIF districts. The Village also intends to abate a portion of the bond & interest levy for projects that are a part of the original 2023 CIP and use revenues generated from the incremental 0.5% home rule sales and new utility taxes that were authorized in 2023.

Village Manager George Koczvara presented information on the matter. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

Village Manager Koczvara and Director of Finance Chris Frankenfield responded

to Trustee Katsenes. (refer to audio)

Trustee Healy had questions. (refer to audio)

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

Trustee Lawler had questions. (refer to audio)

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

Trustee Milani had comments. (refer to audio)

Trustee Lawrence had questions. (refer to audio)

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

President Dodge had comments. (refer to audio)

Village Manager Koczwara responded to President Dodge. (refer to audio)

President Dodge had comments. (refer to audio)

Director of Finance Frankenfield responded to President Dodge. (refer to audio)

President Dodge had comments. (refer to audio)

I move to recommend to the Village Board adopting an Ordinance entitled: AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$40,500,000 GENERAL OBLIGATION BONDS, SERIES 2026A AND 2026B, OF THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS, FOR THE PURPOSE OF FINANCING VARIOUS CAPITAL IMPROVEMENTS, PROVIDING FOR THE LEVY AND COLLECTION OF A DIRECT ANNUAL TAX SUFFICIENT FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS AND PROVIDING FOR THE SALE OF SAID BONDS TO THE PURCHASER THEREOF.

**A motion was made by Trustee Lawrence, seconded by Trustee Lawler, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:**

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

**ADJOURNMENT 8:14 P.M.**

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

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, and President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee M. L. Leafblad

**2026-0029 Audio Recording for the December 15, 2025 Committee of the Whole Meeting**

**NO ACTION**

**/BC**

APPROVED: January 19, 2025

Respectfully Submitted,

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**Mary Ryan Norwell, Village Clerk**