

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, August 4, 2025

7:00 PM

Village Hall

## Board of Trustees

*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 7:03 P.M.

Mayor Pro Tem Leafblad conducted the meeting in President Dodge's absence.

**Present:** 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Lawrence, Trustee Lawler and Trustee M. L. Leafblad

**Absent:** 2 - Trustee Milani and Vice President Dodge Jr.

## VILLAGE CLERK'S OFFICE

### 2025-0634 Approval of the July 21, 2025, Regular Meeting Minutes

The Minutes of the Regular Meeting of July 21, 2025, were previously distributed to the members of the Board of Trustees. President Dodge asked if there were any corrections or additions to be made to said Minutes. There being no corrections or additions,

I move to approve the minutes of the Board of Trustees Meeting of July 21, 2025.

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

**Aye:** 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Lawrence, Trustee Lawler, and Trustee M. L. Leafblad

**Nay:** 0

**Absent:** 2 - Trustee Milani, and Vice President Dodge Jr.

## ACCOUNTS PAYABLE

### 2025-0635 Accounts Payable July 21, 2025, through August 4, 2025 - Approval

Trustee Katsenes had a question. (refer to audio)

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

The lists of Accounts Payable having been submitted to the Board of Trustees for approval and the lists having been determined by the Board of Trustees to be in order and having been approved by the various Department Heads,

I move to approve the Accounts Payable July 21, 2025, through August 4, 2025, in the amount of \$3,152,846.36.

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

**Aye:** 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Lawrence, Trustee Lawler, and Trustee M. L. Leafblad

**Nay:** 0

**Absent:** 2 - Trustee Milani, and Vice President Dodge Jr.

## CONSENT AGENDA

### Passed the Consent Agenda

**A motion was made by Trustee Healy, seconded by Trustee Lawler, to PASS THE CONSENT AGENDA, including all the following items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:**

**Aye:** 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Lawrence, Trustee Lawler, and Trustee M. L. Leafblad

**Nay:** 0

**Absent:** 2 - Trustee Milani, and Vice President Dodge Jr.

### 2025-0629 Payroll for July 18, 2025 - Approval

The lists of Payroll having been submitted to the Board of Trustees for approval and the lists having been determined by the Board of Trustees to be in order and having been approved by the various Department Heads,

I move to approve the Bi-Weekly Payroll for July 18, 2025, in the amount of \$2,249,085.09.

**This matter was APPROVED on the Consent Agenda.**

### 2025-0616 SCADA Support Services - Change Order #1 and Addendum A

The Village of Orland Park operates a water distribution system and sanitary/storm collection system across twenty-five (25) different locations. These sites include seven (7) water towers, three (3) booster stations, one (1) main pumping station, thirteen (13) lift stations, and one (1) storm station.

The Utility Division of Public Works has used the Supervisory Control and Data Acquisition (SCADA) system since 1985. The system provides twenty-four (24) hour monitoring and controls for the Village's water and sanitary system.

The Village executed a contract with Concentric Integration LLC of Crystal Lake, Illinois, for 2025 SCADA Support Services, but did not include a provision for time and material. Throughout the year, non-routine maintenance is needed due to damage or failure which is above and beyond the scope of the original contract. The cost of these repairs varies year by year, but typically does not exceed \$25,000 annually, and is determined on a case-by-case basis.

Staff is recommending adding \$12,500.00 to the original contract amount of \$42,620.00 for time and material for the rest of fiscal year 2025 to cover any damage or failures of the SCADA system not covered in the original contract.

I move to approve and authorize the execution of Change Order #1 and Addendum A to the current Professional Services Agreement dated December 16, 2024, with Concentric Integration LLC in the amount of \$12,500.00 for time and materials for a total not to exceed cost of \$55,120.00 for fiscal year 2025;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

**This matter was APPROVED on the Consent Agenda.**

**2025-0617 Professional Engineering Services - Master Service Agreements (2025-2030)**

On August 3, 2020, the Village Board approved a list of eighteen (18) professional engineering consultants from whom the Engineering Department and Public Works could solicit proposals for various Village engineering services, including but not limited to civil engineering, storm water engineering, roadway engineering (Phase I-III), and environmental planning (see 2020-0487). Master Service Agreements (MSAs) were subsequently established with the following consultants, and they are set expire on September 30, 2025:

- Baxter & Woodman
- BLA, Inc.
- Christopher B. Burke Engineering, Ltd.
- Ciorba Group Consulting Engineers
- CivilTech Engineering, Inc.
- Environmental Design International, Inc.
- Engineering Resource Associates
- HR Green, Inc.
- Intertek PSI
- Jacobs
- JSD Professional Services, Inc.
- Robinson Engineering
- Strand Associates
- Thomas Engineering Group
- TranSystems
- V3 Companies

It should be noted that two (2) of the approved consultants ultimately opted not to enter into MSAs with the Village. Also, while HR Green was approved, an MSA was never fully executed with them. When the Village utilizes HR Green for work,

separate contracts are executed for each project.

An MSA was also executed with TYLin (formerly Greeley & Hansen LLC) in 2019, but was set up as an evergreen contract.

Since the inception of these agreements, only eight (8) consultants have regularly provided proposals and/or successfully completed work for the Village. Public Works has been satisfied with the quality of service delivered by each consultant, and wishes to maintain these established partnerships moving forward. Those consultants are:

- Baxter & Woodman
- Christopher B. Burke Engineering, Ltd.
- Engineering Resource Associates
- HR Green, Inc.
- Robinson Engineering
- Thomas Engineering Group
- TYLin
- V3 Companies

Public Works requests to establish new MSAs with the aforementioned eight (8) professional engineering consultants for services associated with Village engineering needs including but not limited to civil engineering, storm water engineering, roadway engineering (Phase I-III), and environmental planning.

Should other professional engineering consultants express interest in establishing an MSA in the future, Staff would review their credentials at that time. Professional engineering consultants without MSAs are also able to provide proposals for work, but would have to have a separate contract for each scope.

I move to approve and authorize the execution of a Master Services Agreement between the Village of Orland Park and Baxter & Woodman for professional engineering services associated with Village tree projects including but not limited to engineering needs including but not limited to civil engineering, storm water engineering, roadway engineering (Phase I-III), and environmental planning for three (3) years (2025-2028), with the option to extend for two (2) additional years (2029-2030);

AND

I move to approve and authorize the execution of a Master Services Agreement between the Village of Orland Park and Christopher B. Burke Engineering, Ltd. for professional engineering services associated with Village tree projects including but not limited to engineering needs including but not limited to civil engineering, storm water engineering, roadway engineering (Phase I-III), and environmental planning for three (3) years (2025-2028), with the option to extend for two (2)

additional years (2029-2030);

AND

I move to approve and authorize the execution of a Master Services Agreement between the Village of Orland Park and Engineering Resource Associates for professional engineering services associated with Village tree projects including but not limited to engineering needs including but not limited to civil engineering, storm water engineering, roadway engineering (Phase I-III), and environmental planning for three (3) years (2025-2028), with the option to extend for two (2) additional years (2029-2030);

AND

I move to approve and authorize the execution of a Master Services Agreement between the Village of Orland Park and HR Green, Inc. for professional engineering services associated with Village tree projects including but not limited to engineering needs including but not limited to civil engineering, storm water engineering, roadway engineering (Phase I-III), and environmental planning for three (3) years (2025-2028), with the option to extend for two (2) additional years (2029-2030);

AND

I move to approve and authorize the execution of a Master Services Agreement between the Village of Orland Park and Robinson Engineering for professional engineering services associated with Village tree projects including but not limited to engineering needs including but not limited to civil engineering, storm water engineering, roadway engineering (Phase I-III), and environmental planning for three (3) years (2025-2028), with the option to extend for two (2) additional years (2029-2030);

AND

I move to approve and authorize the execution of a Master Services Agreement between the Village of Orland Park and Thomas Engineering Group for professional engineering services associated with Village tree projects including but not limited to engineering needs including but not limited to civil engineering, storm water engineering, roadway engineering (Phase I-III), and environmental planning for three (3) years (2025-2028), with the option to extend for two (2) additional years (2029-2030);

AND

I move to approve and authorize the execution of a Master Services Agreement

between the Village of Orland Park and TYLin for professional engineering services associated with Village tree projects including but not limited to engineering needs including but not limited to civil engineering, storm water engineering, roadway engineering (Phase I-III), and environmental planning for three (3) years (2025-2028), with the option to extend for two (2) additional years (2029-2030);

AND

I move to approve and authorize the execution of a Master Services Agreement between the Village of Orland Park and V3 Companies for professional engineering services associated with Village tree projects including but not limited to engineering needs including but not limited to civil engineering, storm water engineering, roadway engineering (Phase I-III), and environmental planning for three (3) years (2025-2028), with the option to extend for two (2) additional years (2029-2030);

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

**This matter was APPROVED on the Consent Agenda.**

#### **2025-0615 Purchase of Replacement of Police Vehicle**

On June 25, 2025, Police vehicle 1466 was involved in an accident, and the vehicle sustained substantial damage. The vehicle is a 2020 Ford Explorer Police Utility Interceptor.

The vehicle appeared to be a total loss upon initial inspection. An insurance adjuster was requested to verify the total loss. RAC Adjustments, Inc. inspected the vehicle, and submitted a repair estimate of \$30,395.16.

The vehicle valuation is \$19,300.00. The cost of repairs is 157% of the vehicle's value, and the vehicle is considered a total loss.

It is staff's recommendation to utilize the Illinois State Contract #22-416CMS-BOSS4-B-27256 for the purchase of one (1) 2025 model year Ford Explorer Police Utility Interceptor vehicle from Sutton Ford of Matteson, Illinois to replace the totaled vehicle.

The totaled vehicle will be sold at auction. Funds recovered from the auction will be returned to the general fund to offset the total purchase price of the replacement vehicle.

I move to approve participation in a joint purchasing cooperative and authorize the

approval and participation in the State of Illinois Joint Purchasing Master contract #22-416CMS-BOSS4-B-27256 for the purchase of one (1) 2025 Ford Explorer Police Utility Interceptor with administrator package from Sutton Ford of Matteson, Illinois, for an amount not to exceed \$47,633.00;

AND

Authorize the Village Manager to execute all related contracts, subject to the Village Attorney review.

**This matter was APPROVED on the Consent Agenda.**

**2025-0638 Private Parking Enforcement Agreement - Pete's Fresh Market**

From time to time, the Village has entered into enforcement agreements with private property owners to be able to enforce traffic and parking regulations within their private property; i.e. in parking lots or on private streets. After the opening of Pete's Fresh Market at the northwest corner of 151st Street and LaGrange Road, the Village was approached about entering into a private enforcement agreement in order to better regulate and control that parking lot. The Agreement gives the Village enforcement rights within the private property, but does not contain any particular undertaking of duty for ongoing monitoring or maintenance that would obligate the Village in excess of normal operational measures. In addition, the Agreement allows the Village access to the property (including air rights) for any proper law enforcement purpose, and addresses both current and after-acquired or developed technologies.

This Agreement will be used as a template for consideration with additional private property owners.

I move to approve and authorize the execution of an agreement entitled "AN AGREEMENT MADE BETWEEN THE VILLAGE OF ORLAND PARK AND PETE'S FRESH MARKET ORLAND PARK CORPORATION REGULATING PRIVATE PARKING LOT USE, PARKING OF MOTOR VEHICLES, AND CONTROL OF MOTOR VEHICLE TRAFFIC IN THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS" subject to Village Attorney review.

**This matter was APPROVED on the Consent Agenda.**

**2025-0624 Civic Plus Website Accessibility Solutions**

On April 24, 2024, the Federal Register published the Department of Justice's (Department) final rule updating its regulations for Title II of the Americans with Disabilities Act (ADA), which includes the Web Content Accessibility Guidelines (WCAG) Version 2.1. The WCAG is the technical standard for web content and mobile apps and sets a specific technical standard that state and local governments must follow to meet their existing obligations under Title II of the ADA

. The rules are being phased in based on the size of the local government. As the Village of Orland Park has over 50,000 residents, the Village must meet the requirement by April 24, 2026 or risk being out of compliance.

The Communications and Marketing team along with DoIT have been investigating solutions to make the website fully compliant. Originally the Village's current website provider, Granicus, was contacted to help bring the Village's website into compliance but due to ambiguity on the work they were willing to complete and if the website would be compliant by the deadline, it was determined that other solutions should be investigated.

After reviewing solutions, Marketing and Communications and DoIT are recommending a three software suite from CivicPlus that provides an automated tool to bring the Village's website into compliance and provide the ability to review PDF attachments on the website that will allow the Village identify those that need to be brought up to the standard.

The full platform includes three main parts;

Acquia Optimize reviews the website and identifies misspellings, broken links and overall website compatibility and provides recommendations. During the review phase, CivicPlus analyzed a portion of the Village website for compatibility and found it on 65.69% (see Attachment 1) compliant and was at 40% for quality assurance (see Attachment 2).

AudioEye, an automation platform that according to CivicPlus "delivering trusted ADA and WCAG accessibility compliance. Our software finds and fixes accessibility issues on websites and provides all necessary ADA compliance must-haves for local governments. analyzes and recommends website fixes for compliance." In addition, it provides a Visual Toolkit overlay that sits on top of the Village website that provides visitors the ability to improve their experience by allowing them to alter the look of the website based on their needs.

Alliant is an automated document remediation software integrates with Microsoft and Adobe to help bring documents into WCAG 2.1 standards.

The current year cost for Year 1 annual subscription is \$24,999.30 with 2026 cost being \$27,779.30 plus a 5% annual uplift for a total Year 2 annual subscription of \$29,168.27.

The CivicPlus software suite is a temporary solution to enable the Village web site to meet the WCAG compliance rules until a full redesign of the website can be completed.

I move to approve the waiver of the competitive bid process to authorize the approval and execution of a sole source vendor contract for the purchase of Web

Accessibility, AudioEye, Alliant and Acquia from CivicPlus in the amount of \$24,999.30 for Year 1; with the option to extend for 1 additional year at a cost of \$29,168.27 for Year 2 - for an overall not-to-exceed contract amount of \$54,167.57.

AND

To authorize the Village Manager to execute all related contracts subject to Village Attorney review.

**This matter was APPROVED on the Consent Agenda.**

**2025-0512 Special Use Permit for a Restaurant - PopCones Gourmet Popcorn and Ice cream**

Purpose: The petitioner is seeking approval of a Special Use Permit for a Restaurant within 300' of a residential parcel. The restaurant is proposed in a vacant tenant space in the El Cameno Shopping Center.

**BACKGROUND**

PopCones Gourmet Popcorn and Ice cream is proposing to occupy approximately 600SF vacant commercial space within the El Cameno commercial center. The planned hours of operation are 11:00 a.m. to 7:00 p.m., seven (7) days a week, and the business will have two employees. The proposed restaurant will have a front sales area for ice-cream and popcorn, with a sales counter, ice cream display freezer, slushy machine etc. The rear of the restaurant will house a popcorn prep room with cheese and caramel popcorn makers, and a utility space with a restroom.

**PLAN COMMISSION DISCUSSION**

Present at the Plan Commission were seven (7) Commissioners, the petitioner, and members of staff. Following the staff presentation, the commissioners discussed that they are happy that the vacant tenant space will be filled at the El Cameno Center and welcomed the business.

The Commissioners noted that in the future, if the petitioner were to be interested in potential outdoor seating, there is no room on the sidewalk to accommodate this request.

PopCones will be remodeling the tenant space for the restaurant use, and will apply for building permits for such work. No exterior work has been proposed at this time. The Plan Commission unanimously recommended approval of the special use permit with 7 ayes, 0 nays. This item is now before the Board for consideration.

**SPECIAL USE STANDARDS**

When reviewing an application for a Special Use Permit, the decision-making

body shall review the following standards for consideration. The petitioner has submitted responses to the standards, which are attached to this case file. Staff finds the petitioner responses satisfactory and recommends approval of the Special Use Permit, allowing a restaurant within 300' of a residential property. The standards below come from Section 5-105.E of the Land Development Code:

1. Will the special use be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan, and adopted overlay plan and these regulations?
2. Will the special use be consistent with the community character of the immediate vicinity of the parcel proposed for development?
3. Will the design minimize adverse effects, including visual impacts on adjacent properties?
4. Will the proposed use have an adverse effect on the value of adjacent property?
5. Has the applicant demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service?
6. Has the applicant made adequate legal provisions to guarantee the provision and development of any open space and other improvements associated with the proposed development?
7. Will the development adversely affect a known archeological, historical, or cultural resource?
8. Will the proposed use comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the Village?

In their responses, the Petitioner discusses that the restaurant use complies with the intent of the Comprehensive Plan and is consistent with the character of the shopping center. They also emphasized that their business will not adversely impact the surrounding uses and that they are committed to following all Village regulations.

Regarding Case Number 2025-0512, also known as Special Use Permit for a Restaurant for PopCones Gourmet Popcorn and Ice cream, I move to approve the Plan Commission Recommended Action for this case;

AND

I move to adopt Ordinance 6029, entitled ORDINANCE GRANTING A SPECIAL USE FOR A RESTAURANT WITHIN 300 FEET OF A RESIDENTIAL PROPERTY (POPCONES GOURMET POPCORN AND ICE CREAM - 9979 W. 151st STREET).

**This matter was APPROVED on the Consent Agenda.**

**2025-0625 A Resolution Approving The Local Public Agency Agreement For Federal Participation To Be Entered Into By The Village Of Orland Park And The Illinois Department Of Transportation (“IDOT”) And For The Appropriation Of Village Funds For The Purpose Of Paying For The Local Agency Share Related To The Land Acquisition for the Off-Street Multi-Use Asphalt Path Along The South Side Of 167th Street From Steeplechase Parkway To The Orland Grasslands Trail At 104th Avenue Under IDOT Project Number 1MQE (343), State Job No. R-90-003-25, Section No. 19-00084-00-BT**

The Village desires to participate in the federally funded Transportation Alternative Program (TAP) Grant Program for the purpose of funding the land acquisition for the continuous off-street multi-use asphalt path along the south side of 167th Street from Steeplechase Parkway to the Orland Grasslands Trail at 104th Avenue (“the Project”) in accordance with the terms set forth in the Local Public Agency Agreement for Federal Participation (the “LPA Agreement”), a copy of which is attached hereto and made a part hereof Exhibit “A”. The total cost for land acquisition is estimated to be \$249,550.00.

The Federal Highway Administration (“FHWA”), through IDOT, has agreed to provide funding for the land acquisition of the Project at a participation level of 80% of the actual land acquisition costs, but not to exceed an amount equal to \$98,885.00 in accordance with the terms set forth in the attached LPA Agreement (Exhibit “A”). The Village agrees to pay the local share of the Project, which equals 100% of all related Project land acquisition costs in excess of the Federal not to exceed amount.

If approved, the President and Board of Trustees of the Village of Orland Park agree to appropriate and authorize the expenditure of an amount equal to \$150,665.00, to pay the Village’s share of all related land acquisition costs for the Project improvements under IDOT Project Number 1MQE (343), State Job No. R-90-003-25, Section No. 19-00084-00-BT.

In addition, the President and Board of Trustees of the Village of Orland Park have the authority to approve and enter into the attached LPA Agreement (Exhibit “A”) and to appropriate and authorize the expenditure of its Funds for the Project pursuant to its home rule powers and contracting authority provided by Article VII, Sections 6 and 10(a) of the Illinois Constitution of 1970, as well as the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.), and finds that entering into the LPA Agreement is in the best interests of the Village.

I move to pass Resolution 2521, entitled: A RESOLUTION APPROVING THE LOCAL PUBLIC AGENCY AGREEMENT FOR STATE OF ILLINOIS PARTICIPATION TO BE ENTERED INTO BY THE VILLAGE OF ORLAND PARK AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION (“IDOT”) AND FOR THE APPROPRIATION OF VILLAGE FUNDS FOR THE PURPOSE OF PAYING

FOR THE LOCAL AGENCY SHARE RELATED TO THE LAND ACQUISITION OF A CONTINUOUS OFF-STREET MULTI-USE ASPHALT PATH ALONG THE SOUTH SIDE OF 167TH STREET FROM STEEPLECHASE PARKWAY TO THE ORLAND GRASSLANDS TRAIL AT 104TH AVENUE UNDER IDOT PROJECT NUMBER 1MQE (343), STATE JOB NO. R-90-003-25, SECTION NO. 19-00084-00-BT.

**This matter was PASSED on the Consent Agenda.**

## **PUBLIC SAFETY**

**2025-0283 An Intergovernmental Agreement between the Village of Orland Park, and the Village of Tinley Park to install and maintain radio equipment on Orland Park Water Tower (Tank #10), which is located at 8800 West 159th, Orland Park, Illinois.**

The Orland Park Water Tower (Tank #10) presents an opportunity to enhance communications infrastructure for Tinley Park's police, fire, and public safety operations. By leveraging its height and location, the tower can serve as a hub for essential communication equipment, including radio antennas, microwave links, and cellular network enhancements. Additionally, the installation of License Plate Recognition (LPR) LINKS on or near the structure would provide expanded surveillance coverage, aiding in real-time crime prevention and traffic monitoring. This initiative would improve emergency response coordination, strengthen regional security, and optimize the effectiveness of public safety efforts in Tinley Park and surrounding areas.

I move to approve the Intergovernmental Agreement between the Village of Orland Park, and the Village of Tinley Park;

AND

Move to authorize the Village Manager to execute the agreement upon approval of the Board.

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

**Aye:** 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Lawrence, Trustee Lawler, and Trustee M. L. Leafblad

**Nay:** 0

**Absent:** 2 - Trustee Milani, and Vice President Dodge Jr.

## DEVELOPMENT SERVICES

### **2025-0553 Certificate of Appropriateness for Accessibility and other Improvements to a Landmark Structure - John Humphrey House - 9830 W. 144th Place**

The Recreation and Park's Department proposes a series of minor work items to the Humphrey House. The east vestibule expansion, the main entry door widenings on the eastern façade, HVAC installation, and the walkway expansion and replacement connecting the parking lot along Beacon Avenue to the main entrance for ADA compliance, require a Certificate of Appropriateness approval and are the focus of this report.

The proposal is to remove the existing door, salvage it and return it to the Recreation and Park's Department. Once removed, the door's casing is to be carefully removed and repaired as needed to be reused on the replacement. The door dimension is proposed to enlarge from 2' 6" to 3' in width for ADA compliance. The replacement door will be painted to match existing and the door's detailing will also be replicated to match existing. The hardware for the door is to be transferred to the new door. Once widened, the top and side casings for the doorway will re-installed using the existing casings wherever possible and using salvaged wood for an authentic like-for-like replacement as needed.

The external walkway is proposed to be constructed on concrete and is to widen from its current width of 2'-4" to an ADA-compliant 4'. The walkway's route is to match existing. ADA access will be ensured through the use of a deployable ramp over the walkway to the eastern porch.

Additionally, the parking lot is currently unstriped. The Petitioner proposes to restripe the lot establishing the southernmost space as handicap accessible. The handicap accessible space will measure 11' x 18' and provide a 5' wide access lane along the southern edge directly connected to the walkway. Other spaces will measure 9' x 18'.

The proposed HVAC system will require a condensing unit to be placed outside the structure. The Petitioner proposes to locate this condensing unit on the northern façade of the building to minimize visibility from the right-of-way and lessen any impact to the structure's visible facades.

### PLAN COMMISSION DISCUSSION

Present at the Plan Commission were seven (7) Commissioners in person and members of staff. Discussion covered project details and the scope of work. Plan Commissioners voiced reservations about parking stall dimensions which were shown as undersized on the plan at the time of the meeting. Those dimensions were determined at the meeting to be incorrect on the plan, and have since been revised on the plan to meet the standard parking stall dimensions required per

Village Code.

Plan Commissioners also expressed interest in a permanent ramp being installed instead of the deployable ramp. The Parks Department agreed to investigate the option and have since determined that the deployable ramp remains their proposal. As both the permanent and deployable ramps satisfy the ADA requirements, the Parks Department opines that the deployable ramp will minimize physical and visual impact on the historic property, providing necessary accessibility without introducing irreversible alterations to the structure or landscape. Furthermore, the Parks Department finds this approach not only preserves the historic appearance but also allows the Village to remain flexible in their use of the site in the future.

Plan Commissioners unanimously recommended approval of the Certificate of Appropriateness.

Director of Development Services Steve Marciani presented information regarding this matter. (refer to audio)

Trustee Healy had questions. (refer to audio)

Director Marciani responded to Trustee Healy. (refer to audio)

I move to approve the Plan Commission recommended action for case number 2025-0553, also known as the John Humphrey House Accessibility Improvements to a Landmark Structure at 9830 144th Place;

AND

I move to approve a Certificate of Appropriateness.

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

**Aye:** 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Lawrence, Trustee Lawler, and Trustee M. L. Leafblad

**Nay:** 0

**Absent:** 2 - Trustee Milani, and Vice President Dodge Jr.

### **2025-0621 Original Pancake House Inducement Agreement - Update**

The Original Pancake House is relocating from 15256 LaGrange Road to 16153 LaGrange Road. 16153 LaGrange Road is the former home to Houlihan's restaurant. The property at 16153 LaGrange Road has been vacant since the end of 2019. The petitioner has indicated that relocation to this space would not happen without financial assistance from the Village. On April 21, 2025, the

Village Board Approved a request for the Back-Fill Vacant Restaurant Incentive Program. The terms were as follows:

The Back-Fill Vacant Restaurant Incentive Program would allow Original Pancake House to receive 50% of the sales tax generated at their location for 10 years up to a maximum amount of \$500,000. The following is a summary of the proposed terms:

-Original Pancake House Project Build-Out - is anticipated to be approximately \$2,000,000

-50% sharing of sales tax

-Ten-year term or Maximum 25% of certified project costs whichever comes first

These terms are consistent with other inducement agreements.

The proposed Inducement Agreement is attached. This request is now before the Village Board for consideration.

The original agreement required that the improvements be complete by August 18, 2025. Due to delays with permitting and building materials the petitioner is requesting an extension to complete the improvements by November 18, 2025.

Trustee Katsenes had comments. (refer to audio)

I move to approve the revised Restaurant Back-Fill Incentive inducement agreement with Original Pancake House as outlined above;

AND

Authorize the Village Manager to execute the Inducement Agreement, subject to Village Attorney Review.

**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:** 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Lawrence, Trustee Lawler, and Trustee M. L. Leafblad

**Nay:** 0

**Absent:** 2 - Trustee Milani, and Vice President Dodge Jr.

**2025-0620 Egg Harbor - Inducement Agreement**

Egg Harbor restaurant has occupied 14301 S. LaGrange Road in Orland Park. In March of 2024, representatives from Egg Harbor reached out to staff to discuss opening a restaurant in Orland Park. At that time the Egg Harbor staff were deciding between multiple locations in the south suburbs. The subject property was eligible for the back-fill vacant restaurant incentive since the previous tenant City Barbeque had closed in April of 2023. Representatives from Egg Harbor have indicated that the incentive was a major reason why they selected Orland Park over other locations.

The Back-Fill Vacant Restaurant Incentive Program would allow Egg Harbor to receive 50% of the sales tax generated at their location for 10 years up to a maximum amount of \$225,000. The following is a summary of the proposed terms:

- Egg Harbor Project Build-Out - approximately \$900,000.
- 50% sharing of sales tax
- Ten-year term or Maximum 25% of certified project costs whichever comes first

These terms are consistent with other inducement agreements.

The proposed Inducement Agreement is attached. This request is now before the Village Board for consideration.

Trustee Katsenes had comments. (refer to audio)

Trustee Lawler had questions. (refer to audio)

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

Trustee Katsenes had questions. (refer to audio)

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

I move to approve a sales tax sharing Inducement Agreement with Egg Harbor as outlined above pending approval of all Village planning, zoning, and building requirements;

AND

Authorize the Village Manager to execute the Inducement Agreement, subject to Village Attorney Review.

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

**Aye:** 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Lawrence, Trustee Lawler, and Trustee M. L. Leafblad

**Nay:** 0

**Absent:** 2 - Trustee Milani, and Vice President Dodge Jr.

**2025-0636 Special Event Permit for St. Michael Parish Fall Festival (1000 people)**

At the December 6, 2021, Board meeting, the Village Board approved an ordinance amending the Special Events Permit authorizing the Village Manager to approve events under 100 persons and requires Village Board approval for larger events. Special events held on Village grounds are processed through Recreation and Parks, while events held not on Village grounds are processed through Development Services.

St. Michael Parish has submitted a Special Event permit request to host a fall festival. The event will include a carnival, raffle, food, games, and live entertainment. The event will take place September 25-28, 2025, from 6:00 pm to 10:00 pm - Thursday and Friday, and 1:00 pm to 10:00 pm - Saturday, and 1:00 pm to 8:00 pm - Sunday. An estimated 1000 people are expected to attend. A detailed security plan has been discussed with the Village Manager's Office, Orland Park Police, and Fire.

Trustee Katsenes had comments and questions. (refer to audio)

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

I move to approve permitting St. Michael Parish to host a fall festival from September 25-28, 2025, contingent upon meeting all of the Village's permitting requirements, payment of fees, and inspections.

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

**Aye:** 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Lawrence, Trustee Lawler, and Trustee M. L. Leafblad

**Nay:** 0

**Absent:** 2 - Trustee Milani, and Vice President Dodge Jr.

## ENGINEERING

### **2025-0364 Downtown Orland Park Utility Relocation, Construction Observation Engineering Services, Contract Award Recommendation**

Downtown Orland Park is a proposed development at the northwest corner of LaGrange Road and 143rd Street with Village-owned sanitary, storm sewer, and watermain being undertaken as part of the project. RFP #25-028 - Downtown Orland Park Utility Relocation Construction Observation Services (attached) was issued on March 14, 2025, to solicit proposals from qualified and experienced engineering firms to provide construction observation services to ensure that the relocation of Village-owned utilities is completed in accordance with the approved contract plans and documents.

The scope of work includes observation of utility relocations to ensure completion in accordance with the approved contract plans and documents, communication with residents and businesses, attending weekly meetings with the contractor and the Village, maintaining daily records of construction activities and field changes, monitoring all required material testing, reviewing maintenance of traffic plans, reviewing pay estimates, working with the developer's engineer to deliver as-built drawings, and other services as necessary.

There were no complete proposals received during the original solicitation period. As a result, staff made an additional effort to reach out directly to prequalified consultants on the preferred vendor list to solicit proposals. The following five (5) proposals were received.

1. Baxter & Woodman, Inc. - \$60,738.00
2. Eagle Engineering International P.C. - \$96,800.00
3. Fehr Graham & Associates, LLC - \$38,000.00
4. Patrick Engineering Inc. (dba RINA) - \$48,308.00
5. Thomas Engineering Group, LLC - \$45,275.47

The selection committee evaluated the RFP responses based on price, qualifications, and additional factors deemed relevant to the project. Some proposals were determined to not meet the Village's needs due to concerns with limited financial control under a lump sum contract structure and/or insufficient proposed hours to adequately cover the project. As a result, these proposals were not advanced for further consideration.

Based on the overall value offered to the Village, staff is recommending that Patrick Engineering Inc. (dba RINA) be approved as the consultant for Downtown Orland Park Utility Relocation Construction Observation Services for a total not-to-exceed professional fee of \$48,308.00. The fee will be based on hourly billing rates for the actual work performed.

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

Trustee Katsenes had comments and questions. (refer to audio)

Village Engineer Aladdin Husain and Village Manager Koczwara responded to Trustee Katsenes. (refer to audio)

Mayor Pro Tem Leafblad had comments and questions. (refer to audio)

Village Manager Koczwara responded to Mayor Pro Tem Leafblad. (refer to audio)

I move to approve and authorize the execution of a Professional Services Agreement between the Village of Orland Park and Patrick Engineering Inc. (dba RINA) of Chicago, Illinois for Downtown Orland Utility Relocation, Construction Observation Services for a total not-to-exceed amount of \$48,308.00;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

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

**Aye:** 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Lawrence, Trustee Lawler, and Trustee M. L. Leafblad

**Nay:** 0

**Absent:** 2 - Trustee Milani, and Vice President Dodge Jr.

## RECREATION AND PARKS

### 2025-0627 2026 Winter/Spring Program Lists

Recreation and Parks produces three seasonal program guides per year which include programs and events offered during a particular season. Guides include Winter/Spring, Summer and Fall.

The lists (attached) of programs and events by each Recreation and Parks supervisor details previous season enrollment, revenue and contractual expenses for each program that will be offered during the winter and spring program sessions.

The document titled 2026 Winter/Spring Program Lists - Summary of Changes (attached) details new and discontinued programs.

Staff seeks Board approval for all programs and events including payments to contractual vendors and instructors totaling \$25,000 or greater during the winter/spring program guide season.

Recreation program expenses are offset by participant registration fees. Total revenues and expenses are dependent upon the actual number of participants.

Additionally, late summer/early fall, a new floor will be installed in the Franklin Loebe Center (FLC) gym. The new floor will include striping for three pickleball courts. This allows for an opportunity to introduce a new drop-in pickleball program at FLC. Staff seeks Board approval to begin offering this program in November 2025.

The Veterans Commission offers a Hometown Heroes banner program in which veterans are featured on banners attached to light poles lining Ravinia Ave. from 143rd St. to 159th St. In 2025, the cost of participation was \$125. In 2026, the Veterans Commission seeks Board permission to lower the cost to \$75, and to allow banners in good condition to be reused at a cost of \$25.

I move to approve the Winter/Spring 2026 Recreation and Parks and Veterans Commission programs, and events consistent with the lists in Legistar Item 2025-0267, reducing the 2026 cost to participate in the Hometown Heroes Banner program from \$125 to \$75, to allow Hometown Heroes banners in good condition to be reused at a cost of \$25, the introduction of a new drop-in pickleball program at the Franklin Loebe Center beginning November 2025 and to authorize payments to the contractual vendors and instructors at the time of invoicing;

AND

Authorize the Village Manager to execute all agreements with contractual vendors and instructors listed in the Winter/Spring 2026 Program Guide, subject to Village Attorney review.

**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:** 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Lawrence, Trustee Lawler, and Trustee M. L. Leafblad

**Nay:** 0

**Absent:** 2 - Trustee Milani, and Vice President Dodge Jr.

**2025-0626 Centennial Park West Concert Series Vantage Production Group Contract Addendum B and Change Order #3**

On March 18, 2024, the Village awarded a three-year contract (Legistar #2024-0203) to Sound Works Productions dba Vantage Production Group to provide lighting, sound, truss, rigging and other stage equipment and labor for the Centennial Park West (CPW) Concert Series.

This included a cost not to exceed \$88,950.00 plus a contingency of \$2,669.00 for a total not to exceed \$91,619.00 for 2024 and the Board approved budgeted amounts for 2025 and 2026.

In 2025, \$100,000 was budgeted for sound and lights production for the CPW Concert Series.

On May 19, 2025, the Board approved Change Order #2 and Addendum A in the amount of \$32,800.00 plus a \$5,000.00 contingency for a new total not to exceed amount of \$137,800.00.

Remaining 2025 Centennial Park West Concerts include:

August 8, 2025  
4Cast  
Molly Hatchet  
Lynyrd Skynyrd

August 30, 2025  
Evan Fox  
Jessie Haines  
Morgan Evans  
Trace Adkins

The production of each concert requires motors, light and sound rigging to be hung from the CPW roof structure. To minimize risk liability, Vantage will be required to rent and operate a rental lift rather than utilizing a Village lift.

Vantage has provided quotes (attached) in the amount of \$2,800.00/date for the rental of the lifts for the remaining two concert dates.

Staff seek approval to execute Contract Addendum B (attached) and Change order #3 (attached) to increase contract value by \$600.00 for a new total not-to-exceed amount of \$138,400.00 for FY2025.

I move to approve and authorize the execution of Change Order # 3 and Addendum B to the original contract dated March 18, 2024 with Sound Works dba Vantage Productions Group of Lemont, IL for the rental of lifts in support of light

and sound rigging for the August 8, and 30, 2025 Centennial Park West Concert as outlined in Proposals dated July 29, 2025, to increase the contract amount of \$137,800.00 by \$600.00 for a new not-to-exceed amount of \$138,400.00;

AND

To authorize the Village Manager to execute all related contracts, subject to Village Attorney review;

AND

Authorize the Village Manager to approve change orders related to this contract within the authorized amount.

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

**Aye:** 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Lawrence, Trustee Lawler, and Trustee M. L. Leafblad

**Nay:** 0

**Absent:** 2 - Trustee Milani, and Vice President Dodge Jr.

#### **2025-0614 Indestructo Change Order #2 and Addendum B**

On April 1, 2024 the Village Board approved item 2024-0252, Taste of Orland Park Tents, Tables and Other Equipment to be awarded to Indestructo Rental Company, Inc. to provide tents, tables and rental supplies for Taste of Orland Park (Taste) at a cost of \$19,628.00 per year, plus a 15% contingency of \$2,994.20 per year for 2024, 2025 and 2026, and at the Board approved budgeted amount for 2027 and 2028.

Budgets for the 2025 Taste were determined during the 2024 budget process. Projected costs were set based on holding the Taste at CPW. In 2025, the Taste returned to the Village Green using the Village Hall and Civic Center parking lots. Tents in these lots require weights rather than spikes to avoid damage to the asphalt. Additionally, event demands resulted in the use of additional tents, lights, tables and chairs than was initially planned.

The rental of additional equipment resulted in an expense of \$11,003.80.

Staff seeks approval to execute Change Order #2 and Addendum B (attached) by \$11,003.80 for a not-to-exceed amount of \$33,576.00 for FY 2025.

I move to approve and authorize the execution of Change Order #2 and Addendum B with Indestructo Rental Company, Inc. of Des Plaines, IL for the rental of tent weights, additional tents, lights, tables and chairs for the 2025 Taste

of Orland Park as outlined in the proposal dated July 29, 2025, to increase the total not to exceed contract amount of \$22,572.20 by \$11,003.80 for a new total not to exceed contract amount of \$33,576.00;

AND

To authorize the Village Manager to execute all related contracts, subject to Village Attorney review;

AND

Authorize the Village Manager to approve change orders related to this contract within the authorized amount.

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

**Aye:** 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Lawrence, Trustee Lawler, and Trustee M. L. Leafblad

**Nay:** 0

**Absent:** 2 - Trustee Milani, and Vice President Dodge Jr.

#### **2025-0628 Special Event Permit Dean's Greens Saturday Markets**

Dean's Greens, operated by Dean Drougas entered in a three-year lease agreement to operate a farm stand at Boley Farm on April 21, 2025 offering a wide variety of plants, produce and seasonal items.

Dean's Greens has submitted a Special Event permit request to host four Saturday Markets at Boley Farm beginning August 9, 2025. Specific dates have not been set. Markets will be consecutive or every other week. The Market will run from 9 a.m. to 3 p.m. each date. Set-up preparations would begin at 8 a.m.

Each date will include 10-15 market vendors, food trucks and other activities. All event logistics will adhere to Village guidelines, be reviewed and approved in advance.

To accommodate future events, the lease agreement between the Village and Dean's Greens will be updated to authorize Dean's Greens to host special events at Boley Farm contingent upon submitting a special events permit, meeting all permit requirements, inspections and fees.

I move to approve permitting Dean's Greens to host up to four Saturday Markets at Boley Farm beginning Saturday, August 9, 2025, from 9 a.m. to 3 p.m.

contingent upon meeting all the Village's permitting requirements, payment of fees and inspections;

AND

Authorize the Village Manager to execute all related contracts/leases subject to Village Attorney review.

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

**Aye:** 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Lawrence, Trustee Lawler, and Trustee M. L. Leafblad

**Nay:** 0

**Absent:** 2 - Trustee Milani, and Vice President Dodge Jr.

### **NON-SCHEDULED CITIZENS & VISITORS FOR PUBLIC COMMENT ON ITEMS RELEVANT TO VILLAGE BUSINESS**

Miss King addressed the Board. (refer to audio)

### **BOARD COMMENTS**

Trustees Katsenes, Healy, Lawler, Lawrence, and Mayor Pro Tem Trustee Leafblad had Board comments. (refer to audio)

### **ADJOURNMENT: 7:42 P.M.**

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

**Aye:** 5 - Trustee Healy, Trustee Nelson Katsenes, Trustee Lawrence, Trustee Lawler, and Trustee M. L. Leafblad

**Nay:** 0

**Absent:** 2 - Trustee Milani, and Vice President Dodge Jr.

### **2025-0658 Audio Recording for August 4, 2025, Board of Trustees Meeting**

**NO ACTION**

**/AS**

APPROVED:

Respectfully Submitted,

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**Mary Ryan Norwell, Village Clerk**

DRAFT