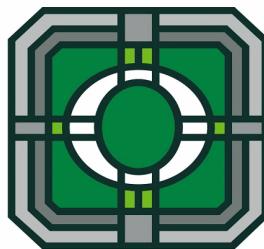


# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, July 21, 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 M. L. Leafblad and President Dodge, Jr.

**Absent:** 1 - Trustee Lawler

## APPROVAL OF MINUTES

### 2025-0579 Approval of the July 7, 2025, Committee of the Whole Minutes

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of July 7, 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 M. L. Leafblad, and President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee Lawler

## ITEMS FOR SEPARATE ACTION

### 2025-0517 Subdivision Acceptance Procedure

Section 5-112.F of the Village's Land Development Code outlines the procedure by which the Village accepts public improvements of a subdivision. The code does not explicitly tie acceptance of a subdivision to the number of completed or occupied units, but in practice, staff has initiated the acceptance process when certificates of occupancy for 80% of the dwelling units have been secured.

In order to provide developers and staff with a clear, measurable milestone at which the acceptance process can be initiated, staff is proposing a policy requiring that at least 90% of all approved units receive certificates of occupancy before the Village accepts the development improvements. The 90% threshold is intended to ensure that the vast majority of heavy construction activity is complete and the development is nearing full buildout. To allow for flexibility in unique situations, staff is also proposing that the Director of Engineering be given authority to approve acceptance at a different percentage at his or her discretion.

Staff intends to propose a Land Development Code amendment, which will be brought to the Plan Commission and the Board of Trustees for consideration at a later date. This discussion is intended to guide the preparation of that amendment. In the interim, this discussion will also serve to publicize and formalize staff's intent to apply this 90% threshold as an internal policy when

evaluating requests for development acceptance.

Director of Engineering Khurshid Hoda presented information regarding this matter. (refer to audio)

Trustee Healy had questions. (refer to audio)

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

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

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

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

Director Hoda responded to Trustee Leafblad. (refer to audio)

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

#### **2025-0584 Discussion on Residential Density Calculation Methods**

The purpose of this discussion item is to consider whether or not the existing density calculations in residential districts remain relevant and effective, if they should be updated to better reflect current planning priorities, and if they support the types of development the Village is seeking to encourage.

Options for consideration include reviewing the Net Buildable Acres calculation entirely, which reduces the number of units that can be built, change to a gross land area calculation method for density, or modifying the existing Net Buildable Acres definition to eliminate policy-based deductions that limit proposed developments. Another set of options to consider is reevaluating the density bonus system which add to the number of units that can be built.

The goal of any proposed future amendment would be to reduce unnecessary regulatory barriers and provide greater clarity and flexibility for applicants.

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

President Dodge had a question. (refer to audio)

Director Marciani responded to President Dodge and continued presenting. (refer to audio)

Village Manager George Koczwara and President Dodge had questions. (refer to

audio)

Director Marciani responded to their questions and continued presenting. (refer to audio)

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

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

Trustee Katsenes had questions. (refer to audio)

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

Trustee Milani had questions. (refer to audio)

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

Trustee Lawrence had comments. (refer to audio)

President Dodge had comments. (refer to audio)

Director Marciani responded President Dodge's comments. (refer to audio)

Trustee Lawrence had additional comments. (refer to audio)

Director Marciani responded to Trustee Lawrence's comments. (refer to audio)

President Dodge had additional comments. (refer to audio)

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

#### **2025-0596 153rd Street and Ravinia Avenue Roundabout - Utility Discussion**

The Village is advancing a project to convert the 153rd Street and Ravinia Avenue signalized intersection into a roundabout. Phase I Preliminary Design Engineering was previously completed and approved by the Illinois Department of Transportation (IDOT). The project is currently in Phase II Design Engineering and it's anticipated that construction will start in late 2026. This discussion is intended to confirm a direction regarding the relocation of Village utilities in the project area.

There are four existing Village utility lines in the proposed roundabout footprint: two 12" water mains, a 36" water main, and a 36" storm sewer. Three options are being considered.

- 1) Leave the utilities in place - \$0 in additional design and construction costs
- 2) Relocate the two 12" water mains and the 36" storm sewer - \$200,000 in additional design and construction costs
- 3) Relocate all four lines - \$800,000 in additional design and construction costs

Without the relocation of the utilities, the total cost for construction and construction engineering is an estimated \$3.5 million, with approximately \$2.3 million of that being covered with secured grant funding. Additional grant applications in the amount of \$1.8 million were submitted to the State of Illinois and staff is waiting for a decision. The costs for relocation of the Village utilities would all be borne by the Village.

Director of Engineer Khurshid Hoda presented information regarding this matter. (refer to audio)

Trustee Leafblad had questions. (refer to audio)

Director Hoda responded to Trustee Leafblad. (refer to audio)

Trustee Milani had questions. (refer to audio)

Director Hoda responded to Trustee Milani. (refer to audio)

Trustee Leafblad had additional questions. (refer to audio)

Director Hoda responded to Trustee Leafblad. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

Director Hoda responded to Trustee Katsenes. (refer to audio)

Trustee Healy had questions. (refer to audio)

Village Manager George Koczwara, Public Works Director Joel Van Essen and Director Hoda responded to Trustee Healy. (refer to audio)

Trustee Leafblad had a question. (refer to audio)

Director Hoda responded to Trustee Leafblad. (refer to audio)

Trustee Lawrence had questions. (refer to audio)

Director Hoda responded to Trustee Lawrence. (refer to audio)

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

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

Trustee Leafblad and Trustee Lawrence had comments. (refer to audio)

President Dodge had comments. (refer to audio)

Trustees Healy, Milani and Katsenes had comments. (refer to audio)

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

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

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

#### **2025-0606 Service Delivery Review RFP**

The Village offers a wide range of essential public services including emergency services, utilities, public works, and more, all aimed at fulfilling the Village's mission which is to enhance the quality of life for those that live, work and visit Orland Park. Those that rely on the Village want responsive, high-performing public services, without substantial increases to costs.

As a service provider, it is critical to have knowledgeable, dedicated, engaged professionals in every facet of the organization to not only achieve this mission but exceed it. As part of leadership development and training in 2023, the Village took part in a Q12 Gallup Employee Engagement Survey. Gallup has measured employee engagement across thousands of organizations using their 12-item engagement survey. The survey measures employees' perspectives on the most crucial elements of workplace culture. Measuring and managing engagement is critical to all leaders and teams. Engaged employees have higher wellbeing, better retention, lower absenteeism and higher satisfaction.

Based on the attached results of the 2023 Gallup Q12 results, a RFP was issued in 2023 seeking proposals for a Police Department Organizational assessment. In total, (8) proposals were received at the time. This Assessment was to be completed with the cooperation of the rank and file and was to be the vehicle for implementing any potential alternate schedules and other potential changes to enhance public safety and increase engagement. The then-Village Board opted not to proceed with the assessment.

A renewed emphasis is now being placed on making the Village a greater provider of services. All great organizations share one thing in common: a constant drive to be the best. Making steady, consistent progress toward its mission can only come from a culture of discipline, diligence in continuous improvement, and adapting as needs arise.

As part of this effort for continuous improvement, the Village will look to undertake a comprehensive organization-wide service delivery review. Following approval from the Mayor and Village Board, a RFP will be issued seeking proposals from qualified consultants for a full-service delivery review in order to ensure continued effectiveness and efficiency.

As part of the Village's renewed emphasis on fact-based, long-range planning, the Village will seek to plan and clearly identify the knowledge, skills and abilities needed for effective service delivery as well as the number of employees needed to meet the level of service desired. As part of this, the organizational structure will be evaluated to develop a model which meets the community's service expectations now and into the future.

Attached is a draft scope of services. The scope is broken into two projects: a service delivery review of the Police Department (because of its unique nature) and a separate service delivery review for the remainder of the organization.

Undoubtedly, the service delivery review will find that the Village of Orland Park excels in its service delivery mission. However, with the Village's renewed emphasis on continuous improvement, this service delivery review will provide an outside perspective confirming excellence but also highlighting areas where the organization can enhance its ability to fulfill its mission.

Village Manager George Koczwara presented information regarding this matter. (refer to audio)

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

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

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

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

President Dodge had comments. (refer to audio)

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

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

I move to recommend staff proceed with the issuance of a Request for Proposal to initiate the selection of a qualified entity to perform a comprehensive Service Delivery Review for the Village of Orland Park.

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

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

**Nay:** 0

**Absent:** 1 - Trustee Lawler

**2025-0601 Debt Service Program - Update on Debt Program, 2025 GO Bonds and Reimbursement for Capital**

Bob Lewis and Andrew Kim from the Village's Financial Advisory Firm PMA Securities, LLC were on hand to provide an overview of the Village's debt portfolio and to provide a preview of the 2025 G.O. Bonds to be issued for capital projects.

As of today, the Village's total outstanding debt is \$90,665,000. As part of previously approved plans and commitments, by the end of FY 2027, total Village debt may be as high as \$251,095,000. This includes:

- 2025 - Because the 2024 Bonds were not issued in fiscal year 2024, and the 2025 debt was not issued earlier this year as was planned, the 2025 debt issuance is expected to total \$40.93 million.
- 2026 - \$87.5 million, which includes \$33 million which was approved in October 2024 for the Downtown Orland Park TIF, \$10 million for the Dicks' House of Sports TIF (former Sears property), and \$25.5 million for the former Andrew Corporation TIF.
- 2027 - \$32 million, which includes \$10 million for 143rd and John Humphrey Drive TIF and \$21 million for the former Petey's II TIF.

**2025 General Obligation Bonds**

As part of the previously approved five-year financial plan, annual debt issuances were approved. The issuance of bonds in 2024 was postponed and are now be coupled with the 2025 debt issuance.

The PMA Securities overview kicks off the process to issue the new debt issuance which will fund parts of the capital program for this fiscal year as well as last fiscal year.

The tentative schedule is as follows:

- July 21, 2023 - Committee of the Whole: review overall borrowing plan. Village Board: approve Reimbursement Resolution

- Mid-September 2025 - Determine Final borrowing amount
- Late September 2025 - Hold S&P Credit Rating
- October 3, 2025 - Receive S&P Credit Rating
- October 6, 2025 - Village Board approve parameters ordinance
- October 7, 2025 - Bond sale
- October 28, 2025 - Closing

The October 6, 2025, 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.

#### Future bond issuances

As part of the previously approved Five-Year Financial Plan, anticipated bonding for Governmental capital projects from 2023 to 2027 were to be paid back by property taxes, Home Rule Sales Taxes, and Utility Taxes. As annual debt service payments fall off, funds will remain available for future pay as you go capital funding.

TIF related debt issuances are to be paid back from property tax increment generated in the proposed TIF districts.

Water & Sewer Fund borrowing was included in the 2023-2027 utility rate study that was adopted by the Village in 2022.

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

Bob Lewis presented information regarding this matter. (refer to audio)

President Dodge had a question. (refer to audio)

Village Manager Koczwara and Director of Finance Chris Frankenfield responded to President Dodge. (refer to audio)

Mr. Lewis and Andrew Kim continued to present information regarding this matter. (refer to audio)

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

Mr. Lewis, Mr. Kim and Village Manager Koczwara responded to President Dodge. (refer to audio)

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

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

Trustee Leafblad had questions. (refer to audio)

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

Trustee Healy had questions. (refer to audio)

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

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

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

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

Village Manager Koczwara responded to their questions and comments. (refer to audio)

President Dodge had comments. (refer to audio)

Village Manager Koczwara and Mr. Lewis responded to President Dodge's comments. (refer to audio)

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

**2025-0602 Consideration and Action on a Resolution Expressing Official Intent  
Regarding Certain Capital Expenditures to be Reimbursed from Proceeds of  
One or More Obligations to be Issued by the Village**

An important component of our capital improvement program is borrowing funds to pay for needed capital projects. For tax exempt borrowing purposes, the attached reimbursement resolution is needed to ensure that the bond funds can be used for capital projects before the General Obligation Bonds, Series 2025 are issued later in 2025.

The 2025 bonds are scheduled to be issued in October. Because the 2024 Bonds were not issued in fiscal year 2024, and the 2025 debt was not issued earlier this year as was planned, the 2025 debt issuance is expected to total \$40.93 million.

The attached resolution declares the Village's intent to utilize bond funds for projects currently underway. This action is not required to issue bonds but provides for the most flexibility in applying tax exempt bond funds.

In the coming years, we anticipate approving a similar resolution each year as part of the budget approval process. This will formally declare which capital projects we anticipate will be bond funded and will provide flexibility to issue bonds early in the year or later, depending on market conditions or other factors.

I move to recommend to the Village Board to pass a Resolution entitled:  
**RESOLUTION EXPRESSING OFFICIAL INTENT REGARDING CERTAIN CAPITAL EXPENDITURES TO BE REIMBURSED FROM PROCEEDS OF ONE OR MORE OBLIGATIONS TO BE ISSUED BY THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS.**

**A motion was made by Trustee Lawrence, seconded by Trustee M. L. Leafblad, 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 M. L. Leafblad, and President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee Lawler

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

Michael Henry addressed the Committee. (refer to audio)

### **ADJOURNMENT: 7:36 P.M.**

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

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

**Nay:** 0

**Absent:** 1 - Trustee Lawler

### **2025-0623 Audio Recording for the July 21, 2025, Committee of the Whole Meeting**

#### **NO ACTION**

**/AS**

APPROVED: August 4, 2025

Respectfully Submitted,

**Mary Ryan Norwell, Village Clerk**