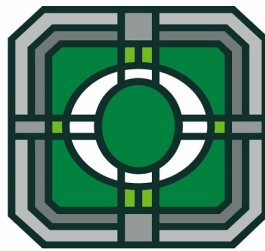


# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, April 20, 2026

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 7:02 P.M.

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

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

## REMOTE ATTENDANCE APPROVAL

President Dodge entertained a motion to allow Trustee Leafblad to attend via phone due to health reasons.

The motion was moved by Trustee Lawrence and seconded by Trustee Katsenes. (refer to audio)

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

**Nay:** 0

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

## ROLL CALL

**Present:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad and Village President Dodge Jr.

## VILLAGE CLERK'S OFFICE

### 2026-0408 Approval of the April 6, 2026, Regular Meeting Minutes

The Minutes of the Regular Meeting of , 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 April 6, 2026.

**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:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Village President Dodge Jr.

**Nay:** 0

**PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS**

**2026-0412 Advisory Board Appointments**

President Dodge appointed the following individuals who will be sworn in at their first full respective advisory board meeting. The appointments listed below are a series of appointments that will be made over upcoming meetings.

Senior Advisory Committee  
Richard Dykstra, Sr.

America 250 Advisory  
Richard Dykstra, Sr.

Sports Advisory Board  
Hannah Krydynski

I move to consent the appointments by President Dodge as fully presented.

(Full Motion - not necessary to be read)

I move to consent the appointments by President Dodge as full reference below:

Senior Advisory Committee  
Richard Dykstra, Sr.

America 250 Advisory  
Richard Dykstra, Sr.

Sports Advisory Board  
Hannah Krydynski

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Village President Dodge Jr.

**Nay:** 0

**ACCOUNTS PAYABLE**

**2026-0421 Accounts Payable April 6, 2026, through April 20, 2026 - Approval**

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 April 6, 2026, through April 20, 2026, in the amount of \$4,566,240.48.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Village President Dodge Jr.

**Nay:** 0

## CONSENT AGENDA

### Passed the Consent Agenda

**A motion was made by Trustee Milani, seconded by Trustee Nelson Katsenes, 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:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Village President Dodge Jr.

**Nay:** 0

### 2026-0413 Payroll for April 10, 2026 - 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 April 10, 2026, in the amount of \$1,778,769.17

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

### 2026-0386 First Responders Wellness Center Contract - Officer Mental Health Screenings

With the passage of the SAFE-T Act, mental health issues faced by law enforcement officers have become a major focus. Law enforcement officers routinely encounter high-stress, traumatic, and life-threatening situations. Proactive mental health screening is a critical component of officer wellness, risk management and community trust. Over the last two years the Orland Park Police Department has utilized a vendor who can no longer meet time and availability requirements needed to support our officers. The department has reached out to multiple agencies and received three (3) proposals. After review by staff, it was determined that the services of First Responders Wellness Center were best suited to meet the needs of the police department. Their licensed mental health professionals specialize in therapy with police and public safety officers. Their

willingness and flexibility to work with officer's schedules is of utmost importance.

I move to approve a professional services agreement with First Responders Wellness Center for a two (2) year contract at a not-to-exceed contract price of \$26,574.00; with up to three additional one-year renewal terms, and as fully presented.

(Full Motion - not necessary to be read)

I move to approve and authorize the execution of a Professionals Services Agreement between the Village of Orland Park and First Responders Wellness Center for a two (2) year contract for law enforcement mental health screening services at a not-to-exceed contract price of \$26,574.00; with up to three additional one-year renewal terms at the board approved budgeted amount;

AND

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

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

#### **2026-0406 Flock LPR Camera - Purchase**

The Orland Park Police Department currently utilizes two (2) License Plate Reader Cameras (LPR) that have proven highly effective in providing real-time vehicle identification, supporting law enforcement and security operations, and improving overall situational awareness. The existing units have been instrumental in assisting investigations in the identification of vehicles involved in criminal or suspicious activity.

These cameras capture vehicle information such as license plates, make and model of vehicle, and specific characteristics, while operating within established privacy and data retention policies. As our community grows, there is an increased need to expand coverage. These cameras would be deployed to ingress and egress locations within the village based on crime data and investigative needs.

In addition, the selected locations are areas where the village does not have access to power or a line of sight to any of our towers for transmission of our in-house camera system, making these a highly cost-effective alternative.

I move to approve a sole source vendor contract with Flock Safety in an amount not to exceed \$88,8000, and as fully presented:

(Full Motion - not necessary to be read)

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

three-year term from March 1, 2026 - February 28, 2028 for an amount not to exceed \$88,800.00.

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

#### **2026-0395 Office Furniture Purchase**

The Fiscal Year 2026 Budget includes funding for furniture replacements at Village Hall, the Franklin Loebe Center (FLC), and other Village facilities, as needed.

To maintain a consistent appearance across Village offices, in 2020, the Village has implemented an Office Furniture Standardization Program. In accordance with this program, Midwest Office Interiors of Woodridge, Illinois, submitted a proposal to provide office furniture for the Finance, IT, and Development Services Departments. Midwest Office Interiors is an authorized vendor under the OMNIA Partners Public Sector cooperative purchasing program, and the Village intends to utilize this cooperative contract for the proposed furniture purchase through OMNIA Partners Public Sector Contract #R240117.

A detailed plan of the proposed furniture, including the actual furniture layout, is attached for reference. The proposal includes delivery and installation. Public Works staff will remove and properly dispose of existing furniture.

I move to approve the contract with Midwest Office Interiors in an amount not to exceed \$51,147.14, and as fully presented.

(Full motion - not necessary to be read)

I move to approve the authorization and execution of a vendor contract through the OMNIA Partners-Public Sector Purchasing Cooperative #R240117 with Midwest Office Interiors of Woodridge, IL in the amount of \$51,147.14 for the purchase of office furniture;

AND

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

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

#### **2026-0397 2026 Village Facility Security Improvements**

In an effort to enhance the overall security of Village facilities, the Public Works Department collaborated with Sound Inc. in 2025 to evaluate existing systems and identify areas for improvement to be implemented in 2026. Based on this assessment, recommended upgrades include improvements to the existing security alarm equipment at Village Hall and the Centennial Park

Concessions/Offices, as well as the installation of a new security system at the Athletics Maintenance Facility.

The Village has partnered with Sound Inc., a Naperville, Illinois-based firm and the local sales representative for the card reader systems used across Village facilities, on numerous security-related projects. Sound Inc. currently provides monitoring services for a wide range of Village locations, including CPAC, Centennial Park West, the Police Department Firing Range, SportsPlex, Civic Center, Franklin Loebe Center (FLC), Recreation Administration Building, Veterans Center, Orland Park Health and Fitness Center, Humphrey House, and several utility sites such as the Main Pump Station. Utilizing Sound Inc. for these improvements provides operational continuity, as the consistency of the products will allow access to be standardized and avoid duplicative, inefficient technology.

Sound Inc. is licensed by the State of Illinois as a private alarm contractor. In addition, all personnel involved in the engineering, design, sale, installation, documentation, and maintenance of the proposed work hold valid Permanent Employee Registration Cards (PERC) in accordance with state requirements (225 ILCS 446/80).

The proposal from Sound Inc. outlines a multi-site security upgrade focused on intrusion alarm communications and access control improvements across three (3) Village facilities. The scope includes replacing outdated alarm equipment at Village Hall with a new commercial-grade burglary alarm system, keypads, battery backup, and LTE cellular communicator; upgrading the Centennial Park Concessions and Offices by integrating existing systems with new LTE communicators for enhanced monitoring; and installing a comprehensive new system at the Athletic Operations Maintenance Facility, including door access control, card readers, intrusion detection (door contacts, motion sensors), and a full alarm panel with cellular communication. All systems will transmit signals to a UL-listed central monitoring station.

A summary of the proposal pricing is provided below:

Proposal Summary

Village Hall: \$9,607.00

Centennial Park Concessions and Offices: \$2,907.00

Athletics Maintenance Facility: \$27,767.00

TOTAL: \$40,281.00

As such, the Public Works Department is requesting approval of a sole source request and associated proposal from Sound Inc. for a total amount not to exceed \$42,281.00 (\$40,281.00 plus a contingency of \$2,000.00). The contingency is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time of Board approval.

I move to approve the contract with Sound Inc. in an amount of \$40,281.00 plus a contingency of \$2,000.00 for a total not-to-exceed amount of \$42,281.00, and as fully presented.

(Full motion - not necessary to be read)

I move to approve the authorization and execution of a sole source vendor contract with Sound Inc. pursuant to the proposal dated April 6, 2026 for the installation of intrusion monitoring system upgrades at the Athletic Maintenance Facility, Village Hall, and Centennial Park Concessions and Offices for total of \$40,281.00 plus a contingency of \$2,000.00 for a total not-to-exceed amount of \$42,281.00;

AND

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

AND

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

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

**2026-0195 Ordinance Authorizing Annexation Agreement (Melka Landscaping)**

A Public Hearing was held on April 6, 2026 to consider a proposed Annexation Agreement entitled "Annexation Agreement (Melka Landscaping - 11606 W. 179th Street)". All persons desiring an opportunity to be heard were given such an opportunity. The attached ordinance approves the Annexation Agreement.

I move to adopt Ordinance 6132, entitled: ORDINANCE AUTHORIZING ANNEXATION AGREEMENT (MELKA LANDSCAPING - 11606 W. 179th STREET).

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

**2026-0394 Centennial Park Aquatic Center Deck Furniture - Bid Rejection**

The Centennial Park Aquatic Center (CPAC) provides chairs to pool users as a matter of comfort, convenience and uniformity throughout each of the pool decks. On a yearly basis, staff purchase new chairs to replace those that are no longer useable.

Invitation to Bid (ITB) #26-010 (attached) was issued on February 24, 2026, to solicit proposals for 130 Marina Adjustable Sling chaise lounge chairs and 30 Jamaica Beach Midback folding chairs.

The bid closed on March 10, 2026 with six bids.

Bids are detailed in the attached Compliance Summary.

Technology International, Inc.: \$53,175  
Taza Supplies, Inc.: \$18,364.36  
Morgan Island, LLC: \$51,700.40  
Warehouse Direct: \$51,827.30  
Midwest Office Interiors: \$41,044.04  
Venus Supplies & Construction: \$54,100

The Taza Supplies formally withdrew their quote (see attached e-mail), noting an error in the pricing.

The second lowest bid was received by Midwest Office Interiors at \$41,044.04 exceeding budgeted funds for this purchase. As such, staff seek to reject all bids and reissue the purchase of chairs as an RFP specifying the available budget.

I move to reject ITB #26-010 Centennial Park Aquatic Center Deck Furniture.

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

**2026-0400 Colette Highlands Townhomes Subdivision, Letter of Credit Draw**

On January 4, 2016, a special use permit for the Townhomes at Colette Highlands was approved by the Board of Trustees (Legistar #2017-0849). Also, a recorded development agreement with the developer (Parkview Homes, LLC) of Townhomes at Colette Highlands was signed on December 5, 2016. Section 3 within the Development Agreement states:

“The design criteria, construction and maintenance of the storm sewers shall be in accordance with all standards of the Village in force on the date of final plan, and also all standard of the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) in effect at the time of final plan approval, and shall be completed by the Owner at its expense. The Owner shall maintain all storm sewer until final acceptance by the Village, after which the maintenance of the storm sewer shall be the responsibility of a Homeowners’ Association established or to be established by the Owner. Acceptance thereof by the Village shall be conditioned upon satisfactory evidence from the Owner that future storm sewer maintenance will be adequately provided by the Homeowners’ Association.”

In a letter dated January 8, 2026, Village staff, in cooperation with Village’s attorney, Ancel Glink notified the original applicant (Interforum Holdings, Inc.) of their failure to complete the final punch list items of Colette Highlands Townhomes Subdivision per the Board-approved Engineering Plans. Per Village Land Development Code Section 5-112.E, the Board of Trustees may declare the developer (Parkview Homes, LLC) in default, and the Village may pursue completion of the final punch list items using the processes described in this code

section. This includes drawing letter of credit (LOC) funds for the Village to coordinate the completion of the remaining items.

Village staff anticipate that remaining work to complete the development of Colette Highlands Townhomes Subdivision will include, at minimum, cleaning and maintenance of permeable asphalt, replacement/repair of sidewalk ramps and sidewalk squares, dead trees to be replaced, and restoration of impacted areas to complete this work.

I move to approve declaring Parkview Homes, LLC in default, thereby allowing the withdrawal of Letter of Credit funds for Village staff to coordinate completion of the remaining punch list items.

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

## **PUBLIC SAFETY**

### **2026-0411 Monthly Public Safety Report**

As part of the Village's reemphasis on public safety and transparency, the Orland Park Police Department is happy to present a new informational campaign - The Monthly Public Safety Report. Every month, the Orland Park Police Department will provide a summary on local crime trends, traffic enforcement, and police activity.

Village Manager George Koczwarra had comments and introduced a video to be played. (refer to audio)

President Dodge had comments.

Village Manager Koczwarra had comments. (refer to audio)

Trustee Lawler, Trustee Katsenes and Trustee Healy had comments. (refer to audio)

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

Commander Dave Ziolkowski responded to President Dodge. (refer to audio)

Resident Merve Yuksek addressed the Board regarding traffic violations on LaGrange Road.

President Dodge had comments. (refer to audio)

Village Manager Koczwarra had comments. (refer to audio)

Trustee Katsenes had comments. (refer to audio)

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

Trustee Lawler had comments. (refer to audio)

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

Commander Ziolkowski responded to President Dodge. (refer to audio)

Village Manager Koczwara had comments. (refer to audio)

For discussion only

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

## **PUBLIC WORKS**

### **2026-0387 Monarch Butterfly Day Proclamation**

Mayor Dodge proclaimed May 2, 2026, as Monarch Butterfly Day in the Village of Orland Park.

Village Clerk Norwell read the proclamation. (refer to audio)

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

### **2026-0388 Earth Day and Arbor Day Proclamations**

Mayor Dodge proclaimed April 22, 2026, as Earth Day and April 24, 2026 as Arbor Day in the Village of Orland Park and read the proclamation. (refer to audio)

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

## **DEVELOPMENT SERVICES**

### **2026-0194 An Ordinance Annexing Territory (11650 179th Street)**

The Village has identified +/- 12 acres (excluding public streets, rights of ways and roadways) of unincorporated parcels located in the Grassland Planning District, which qualify by the Illinois Statute, for annexation through municipal ordinance. An ordinance authorizing annexation is now presented to the Village for consideration.

These parcels were identified in the Comprehensive Plan as Annexation Area #63 and were listed as a high priority for annexations. The Comprehensive Plan calls for the area to be zoned Open Space, Parks & Recreation.

Cook County has designated the subject parcel as I-1 Restricted Industrial.

Problematic uses that are Permitted Uses in the Cook County I-1 Restricted

Industrial District, include but are not limited to the following:

Industrial Uses including construction yards, machine shops, industrial launderers, packing and crating services, fabrication, processing, assembly of materials, products and goods;

Wholesale and warehouse uses - including automotive storage, beverage distributors, self-storage and mini warehouse facilities, wholesale establishments;

Retail businesses including bars, taverns, cocktail lounges, machinery sales, automotive repair shops.

Compounding this, the new Illinois state bill IL SB 2111 - People over Parking Act, which will be in effect in mid-2026, has created the Northern Illinois Transit Authority (NITA), replacing the Regional Transit Authority (RTA). NITA will now have the authority to develop land for transit-supportive projects. Hence it is vital that the Village annex the parcel owned by the RTA along with the other contiguous parcels in order to control the land use of this parcel.

Each area eligible for unilateral annexation was evaluated for annexation potential based on factors including, development quality concerns, fiscal impact on village, environmental issues, nuisance issues, natural resource protection, Village preferred land use and utility serviceability.

Per the Illinois Municipal Code ILCS 65 requirements, written notice of contemplated annexation was sent to the taxpayer of record, and the Cook County Board, and was published in Daily Southtown.

Therefore, it is recommended that the properties identified in this ordinance be annexed and uses of the property be subject to Village Ordinances.

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

I move to adopt Ordinance 6133, entitled: AN ORDINANCE ANNEXING TERRITORY PURSUANT TO 65ILCS 5/7-1-13 (11650 W. 179TH STREET, 11650 W. 179TH STREET).

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Village President Dodge Jr.

**Nay:** 0

## 2026-0425 Opportunity Zones 2.0 - Designation

The federal Opportunity Zones (OZ) program represents significant opportunity for Illinois to channel private investment into economically distressed communities. Unlike traditional community development programs, OZs are uncapped, investor driven, and by-right. Any taxpayer, with a capital gain, can invest in a designated census tract and receive preferential tax treatment without applying for federal approval.

The OZ incentive operates through Qualified Opportunity Funds (QOFs), which pool investor capital and deploy it into eligible investments. Eligible investments include:

- New Construction Projects
- Substantial Improvements to existing structures
- Operating Businesses within designated tracts
- Real Estate Development

Opportunity Zones encourage investment by providing a series of capital gains tax incentives for qualifying activities in designated areas:

**Deferral of Capital Gains:** Investors may defer taxes on capital gains that are reinvested in QOF for up to five years.

**Basis step-up:** After the five-year deferral, QOF investors receive a 10% reduction (step-up in basis) on their deferred capital gains tax liability.

**Permanent Exclusion:** Gains earned on investments in QOFs held for at least 10 years are permanently exempt from federal capital gains tax.

The federal government established that governors could designate up to 25% of their state's low-income census tracts as Opportunity Zones. A census tract is considered low-income if its median family income was at or below 80% of the state or metropolitan statistical area (MSA) median family income. The census tract may also qualify if the poverty rate of the census tract is 20% or higher.

In 2018, Illinois designated 327 census tracts in the original OZ 1.0 program. While investments were made, the overall program utilization in Illinois has underperformed against national averages. The passage of the One Big Beautiful Bill Act (H.R. 1) in July 2025 restructured the federal program, making it permanent and introducing stricter eligibility criteria.

The following changes were proposed in the OZ 2.0 designation.

H.R. 1 established OZs as a permanent component of the federal tax code. Rather than a one-time selection, H.R. 1 establishes recurring designation opportunities. Governors will now nominate new zones every 10 years. The next designations will

take affect January 1, 2027.

In addition, to opening designations again, with OZ 2.0 the median family income qualification reduced from 80% to 70% of the median family income for the MSA.

With assistance from the Southland Development Authority, Orland Park staff has identified eligible census tract in the Village. Census Tract 8241.15 has a median family income of \$71,635, which is 63.28% of the median family income for the Chicago-Naperville-Elgin MSA.

This census tract is generally located with its western limit LaGrange Road, the eastern limit is approximately, Silver Lake Country Club, the southern limit is 151st Street, and the northern limit is 143rd Street. Most importantly, this census tract includes Orland Square Mall. This area of Orland Park is the economic driver for the Village and the overall south suburban region. With the mall alone generating approximately 6 million visitors a year.

The IL-DCEO is accepting nominations for census tracts to be designated as opportunity zones. Below identifies where the Village census tract meets the criteria used to determine the designation.

Stackability & Incentives - overlap with local, state, and/or federal resources and financing tools.

Currently, the Village is in the process of designating a TIF District for the redevelopment of the former Sears space at Orland Square Mall. This will be a public private partnership where the Village and Dick's Sporting Goods, redevelop and reactive a long vacant retail anchor. Where a portion of the TIF proceeds will be allocated to stormwater enhancements that will allow for future development and redevelopment at and near Orland Square Mall.

Pipeline & Project Readiness - evidence of a local partner with capacity to support, promote, and sustain, investment.

The redevelopment agreement with Dick's Sporting Goods has already been approved and staff has had a kick-off meeting with the development team to get them ready for entitlement and building permit approval. Adding this type of incentive to the area could encourage new investment to support the project that is already underway. It will increase the likelihood of development in the surrounding commercial area.

Infrastructure Readiness - Utilities sufficient to accommodate proposed development.

Existing utilities are in place and support development in this corridor. The mall in general, is deficient in storm water capacity to support future redevelopment of the

original Orland Square mall planned development. The Village in conjunction with Dick's Sporting Goods, are increasing stormwater capacity to facilitate additional development and redevelopment.

Economic Anchors - Proximity to local assets that strengthen market potential.

Orland Square Mall is the retail anchor of the south suburbs. The Village overall was ranked 10th in total retail sales out of the 23 core mall markets with \$2.8 billion in 2024. An increase of \$279 million from 2023.

Community Need and Support - Evidence of economic distress including vacancy.

The former Sears anchor space has been vacant since 2018. There are other properties along the ring road that are either vacant land or have very limited redevelopment potential due to the stormwater restrictions. Improvements to stormwater infrastructure can be extremely expensive and pose a barrier to development. While this OZ will not solve this problem directly, they make the sites more attractive for investors and adds a tool to the economic development toolbox for the Village of Orland Park.

Applications for the OZ 2.0 program are due on April 30, 2026. Staff is seeking direction on whether to pursue this application for the eligible census tract in Orland Park. There are approximately 1,000 eligible tracts in the State of Illinois, meaning only about 250 will be selected. The deadline for the State to submit nominations is late September or October 2026. By the end of 2026 the US Treasury will certify the new opportunity zones. The new OZ 2.0 designation will take effect for 10 years starting January 1, 2027.

Economic Development Coordinator Ed Lelo presented information regarding this matter. (refer to audio)

President Dodge had comments. (refer to audio)

Trustee Healy had comments. (refer to audio)

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

Economic Development Coordinator Lelo responded to Trustee Lawrence. (refer to audio)

I move to approve the Village to submit an application for an opportunity zone as presented;

AND

Authorize the Village Manager to execute any required documentation required for

the application.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Village President Dodge Jr.

**Nay:** 0

## RECREATION AND PARKS

### 2026-0392 2026 Fall 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's enrollment, revenue and contractual expenses for each program that will be offered during the winter and spring sessions.

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

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

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

The Recreation Advisory Board reviewed and approved the fall programs at the April 2, 2026 meeting.

Village Manager Koczvara and Recreation and Parks Director Ray Piattoni had comments regarding this matter. (refer to audio)

President Dodge had questions. (refer to audio)

Recreation and Parks Director Piattoni responded to President Dodge. (refer to audio)

Trustee Lawrence had comments. (refer to audio)

Recreation and Parks Director Piattoni had comments. (refer to audio)

Trustee Leafblad had comments. (refer to audio)

Recreation and Parks Director Piattoni presented information regarding this matter. (refer to audio)

I move to approve the Fall 2026 Recreation and Parks programs and events and authorize payments as fully presented.

(Full Motion - not necessary to be read)

I move to approve the Fall 2026 Recreation and Parks programs and events consistent with the lists presented in Legistar item 2026-0392 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 Fall 2026 Program Guide, subject to Village Attorney review.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Village President Dodge Jr.

**Nay:** 0

## FINANCE

### 2026-0399 Ordinance Amending Appendix B to Salary Ordinance 6079 - Third Amendment

The attached ordinance amends Appendix B, which was originally approved by the Board on December 1, 2025. The proposed change would:

- Remove the Strategic Performance Analyst position. While the Village recently conducted a recruitment process for this role, staff recommends pivoting to replace it with a previously established position.
- Add Assistant to the Village Manager, remaining in Grade 7. The proposed position will combine responsibilities from the previous Assistant to the Village Manager role and the Strategic Performance Analyst position and is intended to support organizational initiatives and strategic functions under the direct supervision of the Village Manager.

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

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

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

Trustee Lawler had questions. (refer to audio)

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

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

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

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

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

Trustee Healy had comments. (refer to audio)

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

President Dodge had comments. (refer to audio)

I move to adopt Ordinance 6134, entitled: Ordinance Amending Appendix B to Ordinance No. 6079 - Third Amendment.

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

**Aye:** 4 - Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Village President Dodge Jr.

**Nay:** 3 - Trustee Healy, Trustee Nelson Katsenes, and Trustee Milani

#### **2026-0424 Recognition of GFOA Certificate of Achievement for Excellence in Financial Reporting**

Finance is proud to share that the Village has been awarded the Government Finance Officers Association's (GFOA) Certificate of Achievement for Excellence in Financial Reporting. The highest recognition in governmental accounting. This award reflects the Village's commitment to transparency, full disclosure, and exceeding standard financial reporting requirements.

When a Certificate of Achievement is awarded, an Award of Financial Reporting Achievement (AFRA) is also presented to the individual(s) or department

designated as primarily responsible for earning the Certificate. This award has been issued to the Finance Department.

This achievement is particularly notable given the significant progress made by the Finance Department recently. The team has been strengthened with high-quality internal staff, successfully stabilized a previously challenging ERP implementation, and brought the organization fully up to date by completing three audits over the past year and a half. These efforts reflect a strong organizational turnaround and establish a solid foundation for continued excellence in financial reporting.

In addition, the 2025 audit is currently underway and is on track for early completion, with presentation to the Board anticipated at the first meeting in June 2026.

Director of Finance Chris Frankenfield presented information regarding this matter. (refer to audio)

Trustee Lawrence had questions. (refer to audio)

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

Trustee Healy had comments. (refer to audio)

Village Manager Koczvara had comments. (refer to audio)

President Dodge had comments. (refer to audio)

Discussion only.

This recognition reflects the Village's commitment to excellence in financial reporting and responsible fiscal management

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

## VILLAGE MANAGER

### 2026-0422 Purchase of EMA Radio Equipment from Gencomm

The Village of Orland Park is in the process of establishing and expanding its Emergency Management Agency (EMA) to enhance preparedness, response, and coordination capabilities for emergencies, disasters, and large-scale special events. To effectively utilize these resources and ensure operational readiness, a reliable and interoperable communications system is required.

#### Purpose & Justification

This request seeks approval for the purchase of:

- Sixty (60) handheld Kenwood radios for EMA personnel
- Five (5) mobile Kenwood radios for installation in EMA response vehicles

- Two (2) Handheld Harris Radios for EM Coordinator for Cook County Inter-operability

This equipment will provide consistent, real-time communication capabilities across all EMA personnel during incidents, planned events, training exercises, and day-to-day operations. Effective communication is the foundation of safe and coordinated emergency response. The proposed radio purchase is necessary for the following reasons:

- Operational Readiness: Ensures every EMA team member is equipped with a dedicated communication device, eliminating gaps during incidents and events.
- Responder Safety: Reliable radio communications improve accountability, situational awareness, and responder safety in dynamic environments.
- Interoperability: Kenwood radios are compatible with regional public safety communication systems, allowing coordination with police, fire, public works, and mutual aid partners. Harris radios allow for further coordination with cook county partners.
- Vehicle Integration: Mobile radios installed in EMA trucks will provide enhanced range and reliability for field command and operational support.

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

Trustee Milani had questions. (refer to audio)

Village Manager Koczwarra and EMA & Special Events Coordinator Darien Reed responded to Trustee Milani. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

EMA & Special Events Coordinator Reed responded to Trustee Katsenes. (refer to audio)

President Dodge had a question. (refer to audio)

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

I move to approve the purchase of sixty (60) handheld Kenwood radios, two (2) Harris handheld radios, and five (5) mobile radios from Gencomm, including necessary accessories and installation, at a cost not to exceed \$149,225.40.

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Village President Dodge Jr.

**Nay:** 0

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

Resident Joseph Solek addressed the Board regarding HB1429. (refer to audio)

## BOARD COMMENTS

Trustees Katsenes, Milani, Leafblad, Healy, Lawler, Lawrence, and President Dodge had Board comments. (refer to audio)

## EXECUTIVE SESSION

I move to recess to a Closed Executive Session for the purpose of discussion of a) discussion of the minutes of closed meetings; b) collective negotiating matters between the village and its employees, or their representatives, or deliberations concerning salary schedules for one or more classes of employees; c) setting a price for sale or lease of village property; d) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent.

**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:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Village President Dodge Jr.

**Nay:** 0

## RECONVENE BOARD MEETING

The roll was called to reconvene the Regular Meeting and Trustees Healy, Katsenes, Milani, Lawrence, Lawler, Leafblad and President Dodge were present.

Purpose of the Executive Session was for the discussion of a) discussion of the minutes of closed meetings; b) collective negotiating matters between the village and its employees, or their representatives, or deliberations concerning salary schedules for one or more classes of employees; c) setting a price for sale or lease of village property; d) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent.

**Present:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad and Village President Dodge Jr.

**ADJOURNMENT: 10:02 P.M.**

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

**Aye:** 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and Village President Dodge Jr.

**Nay:** 0

**2026-0457 Audio Recording for April 20, 2026, Board of Trustees Meeting**

**NO ACTION**

**/AS**

**APPROVED:**

Respectfully Submitted,

---

**Mary Ryan Norwell, Village Clerk**