

VILLAGE OF ORLAND PARK

14700 S. Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org



Meeting Minutes

Monday, August 18, 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: 7 - Trustee Healy; Trustee Nelson Katsenes; Trustee Milani; Trustee Lawrence; Trustee Lawler; Trustee M. L. Leafblad and President Dodge, Jr.

PLEDGE OF ALLEGIANCE**APPROVAL OF MINUTES****2025-0656 Approval of the August 4, 2025, Committee of the Whole Minutes**

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of August 4, 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: 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and President Dodge Jr.

Nay: 0

NON-SCHEDULED CITIZENS AND VISITORS FOR AGENDA-SPECIFIC PUBLIC COMMENT

The following residents addressed the Committee:

1. Steve Soderborg - Pickleball
2. Joe Solek - Pickleball

(refer to audio)

ITEMS FOR SEPARATE ACTION**ORDER OF ITEMS**

Trustee Katsenes made motion to move item 2025-0369 Dick's Sporting Goods House of Sports - Term Sheet Approval to be considered as the next item. It was seconded by Trustee Lawrence. All were in favor. (refer to audio)

2025-0659 Dick's Sporting Goods House of Sports - Term Sheet Approval

In March of 2025, the Village Board passed a Tax Increment Financing (TIF) district reimbursement resolution for the proposed Dick's House of Sports at the former Sears location. The resolution allows the Village to investigate establishing a TIF district to support the project and reimburse themselves and the developer for eligible expenses if a TIF district is created. The purpose of the resolution is to induce the redevelopment as it appears this could not occur without the adoption

of TIF plan. The Village has been working with representatives from Dick's Sporting Goods to negotiate major deal terms to help facilitate the redevelopment of 2 Orland Square Drive (former Sears). The term sheet is a non-binding document that will serve as the basis for eventual redevelopment agreement.

A summary of the term sheet is provided below.

Project

Dick's Sporting Goods (DSG) intends to redevelop a portion of the Sears parcel with a Dick's House of Sport, consisting of approximately 90,495 square feet of retail and 28,566 square feet of non-sales uses. The non-sales uses will include some or all of the following: climbing wall, indoor batting cage, golf simulator, yoga classes, juice bar, running track, and an outdoor athletic field. The remaining lower level of the former Sears store will at some point be partially or fully occupied by a to-be-determined retail tenant.

Redevelopment Agreement

The Term Sheet provide a framework for the incentives that will be provided by the Village for the proposed redevelopment. The details of the terms will be further defined in a redevelopment agreement. Both the Village and DSG agree to use good faith efforts to negotiate and execute the redevelopment agreement on or before September 15, 2025.

Payment

The initial payment from the Village to DSG will be prior or simultaneous with the closing on the purchase of the Sears parcel from the current owner. The payment will be made as follows:

\$6,000,000 for the acquisition of the Sears Parcel;

-Up to \$800,000 as reimbursement for acquisition-related, development-related and incentive related costs including but not limited to: costs of closing, building shell and construction, exterior improvements, interior renovation, predevelopment, development, design and new construction, professional services, development fees, and marketing and promotional efforts.

-The Village will deposit the initial payment into an escrow pursuant to an escrow agreement, to be established in the future.

-The Village will take all necessary steps to fund the initial payment using potential funding sources available to the Village, including but not limited to general funds, bond proceeds, or other Village controlled sources.

-The Village will fund the initial payment by no later than January 31, 2026.

-The Village will make subsequent payments to DSG from the escrow to

reimburse DSG for additional TIF-Eligible costs.

Conditions - The funds will be provided to DSG provided the following conditions:

DSG must open to the public a Dick's House of Sport retail sporting goods store, containing no less than 90,495 square feet of retail sales floor area including some or all of the following climbing wall, indoor batting cage, golf simulator, yoga classes, juice bar, running track, and an outdoor athletic field.

DSG will commence construction by May of 2027

DSG will open in the spring of 2029

The redevelopment agreement shall not contain the following:

- Minimum expenditure to construct the House of Sport

- Minimum number of construction or permanent jobs created and/or maintained

- Limitation on the ability to challenge Cook County property tax assessments or appeal property taxes, except that if, as a result of such challenge or appeal by DSG, the EAV of that portion of the Sears parcel occupied by DSG for retail use is reduced below \$80.00 per square foot DSG will pay the difference to the Village via a payment in lieu of taxes. The Village reserves the right to exercise any rights that it may have to object to or challenge DSG's property tax assessment challenges or property tax appeals.

Tax Increment Financing (TIF)

The Village may elect to create a TIF to recoup, in whole or in part, the incentive funds

The boundary of the TIF may include the Sears parcel-

Business District

The Village may elect to create a Business District (BD) to recoup the incentive funds.

DSG consents to the inclusion in the BD with an additional sales tax not to exceed 1%.

Attorney Donna Pugh of Foley and Lardner, representing Dick's Sporting Goods introduced members present working on the project.

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

Trustee Healy had a question. (refer to audio)

Economic Development Manager Lelo and Village Attorney Michael Stillman responded to Trustee Healy. (refer to audio)

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

Economic Development Manager Lelo responded to Trustee Leafblad. (refer to audio)

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

Economic Development Manager Lelo, Village Attorney Stillman and Village Manager George Koczwara responded to Trustee Healy. (refer to audio)

Trustee Leafblad had additional questions. (refer to audio)

Economic Development Manager Lelo responded to Trustee Leafblad. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

Bill Cikalo, Senior Director of Real Estate for Dick' Sporting Good responded to Trustee Katsenes. (refer to audio)

President Dodge had comments. (refer to audio)

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

President Dodge had additional comments. (refer to audio)

I move to recommend to the Village Board to approve the Term Sheet between the Village of Orland Park and Dick's Sporting Goods for the redevelopment of the former Sears parcel at 2 Orland Square Drive, Orland Park IL 60462

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

Nay: 0

2025-0565 Annual Parkway Tree Pruning Program - Phase 1

On June 16, 2025, the Village Board heard a presentation from Public Works about the establishment of an annual Parkway Tree Pruning Program, including details on an update to the Village's municipal code regarding tree pruning, communication to residents and residents' overall response to tree pruning. The Village Board directed staff to develop a comprehensive annual parkway pruning plan to be presented to the Board on July 21, 2025.

A parkway tree pruning program, also referred to as a cyclical tree pruning program, is a planned, recurring process of removing branches from trees to

maintain their health, structure, and safety, as well as to manage tree size and appearance. The goal of a pruning program is to improve tree structure, enhance tree vigor, increase aesthetic appeal, provide adequate clearances, and maintain safe conditions in the right-of-way, while reducing costs associated with storm damage and tree failure.

Local communities such as Downers Grove, Woodridge, Hinsdale, Riverside, Oak Lawn, Park Ridge, Wheaton, Oswego, Arlington Heights, Romeoville, Westchester, Schaumburg, Lombard, Naperville, Glencoe, LaGrange, and Oak Park all have well-established cyclical tree pruning programs. To date, the Village of Orland Park has not conducted a comprehensive Village-wide cyclical tree pruning program, resulting in an inconsistently maintained urban forest.

The proposed Parkway Tree Pruning Program has two (2) primary objectives: to establish a comprehensive annual pruning service for all parkway trees throughout the Village, and to clarify maintenance responsibilities for these trees through Village code amendments. This current agenda item focuses specifically on implementing the annual pruning service, although code amendments are discussed briefly below. Other key aspects of the Parkway Tree Pruning Program include:

Frequency and Zones: The Village maintains 36,134 public trees across its parks, parkways and facilities, with 28,541 trees (79%) located in parkways. To facilitate efficient pruning operations, Public Works has divided the Village into seven (7) parkway tree pruning zones, each containing approximately equal numbers of trees. This structure enables a systematic seven (7) year pruning cycle, ensuring each zone receives professional maintenance once every seven (7) years, with provisions for emergencies or unique circumstances as needed. Phase 1 would run from 2025 through 2031, with the potential to accelerate the timeline if additional resources become available in 2025. Upon completion of Phase 1, subsequent seven (7) year phases will maintain this regular maintenance schedule providing long-term care for the Village's urban forest.

Techniques: The scope of work for tree pruning services includes the removal of dead, diseased, or high-risk branches, as well as branches that interfere with traffic or utility lines. All work will follow ISA-certified arboriculture standards. Proper pruning techniques will be incorporated to avoid damaging the tree. This will include making cuts at the branch collar, avoiding excessive pruning and removing only the necessary branches.

Public Safety and Notification: The Village will notify residents about the program through Village-wide communications, with additional neighborhood-specific notifications provided prior to work beginning in each area. The pruning program will prioritize removing branches that pose safety hazards to pedestrians and vehicles.

Tree Health: Regular pruning will help prevent the spread of disease and insect infestations and promote overall tree health. Young trees will also be pruned to promote strong structure and growth.

Aesthetic Appeal: Pruning will help maintain the shape and symmetry of trees, enhancing their visual appeal. Trees that have been formally pruned over many years will be treated on a case-by-case basis.

Professional Expertise: Professional arborists and tree care specialists will be involved in implementing the pruning programs, especially for large trees or complex situations.

No Work on Private Property: The Parkway Tree Pruning Program will not impact trees on private property. Private property trees will continue to be the responsibility of property owners and in accordance with the Village Code.

Staff Time: Implementing a routine cycle pruning program will enable Public Works' Forestry Crew, comprised of highly trained certified arborists, to dedicate more time to maintaining trees located on Village parks and facility grounds. These areas often receive less attention due to the demands of parkway-related resident concerns, storm damage and hazards. With the implementation of a pruning program, the Forestry Crew remains available to address urgent tree maintenance issues that cannot wait for the next scheduled pruning cycle. The full value of this aspect of the program will not be realized until Phase 1 of the program is fully complete, however. An additional benefit also includes the reduction of staff time associated with tree-related code enforcement cases.

Village Code and Parkway Trees

It should also be noted that certain sections of the Village Code have led to confusion regarding responsibility for parkway tree maintenance. For example, Municipal Code Chapter 3-6-7 states that the overall responsibility for the maintenance of a parkway falls on the adjacent property owner (see § 3-6-7 Public Tree Care). However, the Municipal Code also states that the Village has the right to maintain parkway trees to ensure public safety or to preserve or enhance the symmetry and beauty of public grounds.

Furthermore, Chapter 3-6-9 (Pruning; Right-of-Way Clearance) states that, "Every owner of any tree overhanging any street or right-of-way within the Village shall prune the branches so that such branches shall not obstruct the view of any street intersection and so that there shall be a clear space of eight feet above the surface of the street or sidewalk. Said owners shall remove all dead, diseased or dangerous trees, or broken or decayed limbs which constitute a menace to the safety of the public."

This section of the code has historically been interpreted to mean that property owners adjacent to the right-of-way where a parkway tree is located are

responsible for the maintenance of said tree(s), even though the Village (or County, Township, State) typically own the right-of-way. These and other sections of the Municipal and Land Development Codes have led to difficult conversations between Village staff and the residents they are trying to support.

To reinforce the proposed cycle pruning initiatives, Village staff will need to conduct a thorough investigation of necessary Municipal and Land Development Code updates and their implications for Village Board review. Additionally, Public Works also plans to draft a comprehensive Urban Forestry Management Plan for Village Board review in 2026.

Annual Parkway Tree Pruning Proposals

On March 1, 2021, the Village Board approved a list of six (6) tree service contractors from whom Public Works could solicit proposals for various Village tree-related projects, including tree installation, removal, pruning, stump removal and emergency storm services (see 2021-0099). Master Service Agreements (MSAs) were subsequently established with each company. All MSAs were renewed in 2023 and reestablished at the July 21, 2025 Village Board meeting. The current list of approved pre-qualified tree service contractors is provided below:

- Homer Tree Care, Inc.
- The Davey Tree Expert Co.
- Winkler Tree Service, Inc.
- Mid-America Tree and Landscape. Inc.
- V3 Companies, Ltd.
- Smitty's Tree Service, Inc.

On June 20, 2025, all six (6) pre-qualified Village tree service contractors were issued "Annual Parkway Tree Pruning Program" proposal documents. These documents included maps of the seven (7) pruning zones, a list of parkway tree data (size, species, location), pruning specifications and a proposal sheet. The seven (7) planting zones were compiled by the Village Forester in conjunction with staff from Great Lakes Urban Forestry Management, who completed the Village's most recent tree inventory. All bidders were required to include a \$25,000.00 "Tree Removal and Stump Grinding Allowance", which would be available to address tree hazards identified during tree pruning work that require immediate removal.

By the close of the proposal period on July 9, 2025, four (4) contractors had submitted proposals. All proposals are attached for reference. A summary of the proposal prices is provided below:

Smitty's Tree Service, Inc.
Zone 1: \$178,618.00
Zone 2: \$145,350.00

Zone 3: \$142,196.00
Zone 4: \$217,019.00
Zone 5: \$238,602.00
Zone 6: \$271,520.00
Zone 7: \$321,405.00
Tree Removal Allowance: \$25,000.00
Grand Total: \$1,539,710.00

The Davey Tree Expert Co.
Zone 1: \$203,154.00
Zone 2: \$168,756.00
Zone 3: \$175,960.00
Zone 4: \$258,573.00
Zone 5: \$248,771.00
Zone 6: \$337,844.00
Zone 7: \$324,615.00
Tree Removal Allowance: \$25,000.00
Grand Total: \$1,742,673.00

Homer Tree Care, Inc.
Zone 1: \$331,680.00
Zone 2: \$275,520.00
Zone 3: \$265,600.00
Zone 4: \$422,160.00
Zone 5: \$297,040.00
Zone 6: \$303,680.00
Zone 7: \$387,600.00
Tree Removal Allowance: \$25,000.00
Grand Total: \$2,308,280.00

Winkler Tree Services, Inc.
Zone 1: \$310,950.00
Zone 2: \$258,300.00
Zone 3: \$272,240.00
Zone 4: \$469,653.00
Zone 5: \$315,605.00
Zone 6: \$322,660.00
Zone 7: \$411,825.00
Tree Removal Allowance: \$25,000.00
Grand Total: \$2,386,233.00

V3 Companies, Ltd.: Opted not to submit a proposal

Mid-America Tree and Landscape Inc.: Opted not to submit a proposal

As such, based on proposal pricing, staff recommends accepting the proposal from Smitty's Tree Service, Inc. for the Annual Parkway Tree Pruning Program -

Phase 1 for a total project cost of \$1,539,710.00. No contingency is requested for this project.

The proposed sequence of pruning zones, as detailed below, was determined by the Public Works staff based on the available budget, data collected during the 2024 Tree Assessment and Inventory (tree species composition, age and average diameter), relative frequency of resident concerns and firsthand knowledge of the Village's parkway trees. As there were adequate funds for 2025 to complete (2) zones (Zones 1 and 5), the proposed total length of Phase 1 of the Annual Parkway Tree Pruning Program would only need to be six (6) years. A summary of the proposed sequence of pruning zones and associated costs is provided below:

2025 - Zones 1, 5 and Tree Removal Allowance: \$442,220.00 (\$178,618.00 + \$238,602.00 + \$25,000.00)
2026 - Zone 7: \$321,405.00
2027 - Zone 6: \$271,520.00
2028 - Zone 2: \$145,350.00
2029 - Zone 4: \$217,019.00
2030 - Zone 3: \$142,196.00
TOTAL: \$1,539,710.00

As the proposed total length of Phase 1 of the "Annual Parkway Tree Pruning Program" is six (6) years, Public Works is requesting the approval of a three (3) year contract with the option to extend the contract for an additional three (3) years. While the customary approach to multi-year contracts is three years plus an option for an additional two (2) years, due to the nature of this work and the total number of zones, allowing for a contract with a single contractor would be highly preferred. The Village may exercise its home rule authority to enter into a contract of this length where it is in the best interest of the Village.

Director of Public Works Joel Van Essen presented information regarding this matter. (refer to audio)

Trustee Milani had questions. (refer to audio)

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

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

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

Trustee Healy had comments. (refer to audio)

Trustee Leafblad had comments. (refer to audio)

Director Van Essen responded to Trustee Leafblad. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

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

Trustee Lawrence had comments. (refer to audio)

Trustee Lawler had comments. (refer to audio)

President Dodge had comments. (refer to audio)

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

Trustee Lawrence had comments. (refer to audio)

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

I move recommend to the Village Board to approve and authorize the execution of a Contractor Agreement between the Village of Orland Park and Smitty's Tree Service, Inc. as the lowest cost qualified responsive proposal for the Annual Parkway Tree Pruning Program - Phase 1 for a cost of \$442,220.00 for 2025, a cost of \$321,405.00 for 2026, and a cost of \$271,520.00 for 2027, with the option to extend the contract for three (3) additional years (2028 - 2030) for a cost of \$145,350.00 for 2028, a cost of \$217,019.00 for 2029, and a cost of \$142,196.00 for 2030, for a total not-to-exceed cost of \$1,539,710.00.

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

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

Nay: 1 - Trustee Healy

2025-0652 Doogan Park Redevelopment Descoping

On September 5, 2023, the Village Board approved the redevelopment of Doogan Park. The approved plan includes 10 lighted pickleball courts, adding lighting to the tennis courts, a restroom building with two restrooms, two bocce ball courts, a playground, pavilion, half-basketball court, sledding hill, 360' x 210' soccer field, 60' baseline baseball field, parking lot and landscape improvements.

In the course of developing plans for the redevelopment of Doogan Park, concerns were raised from area residents. Concerns related to the impact of noise as a result of play on a ten pickleball court complex on a consistent basis from April through October, from early morning to early evening.

As such, staff have explored options for the Board's consideration. All options include the primary renovation elements: playground, 20' x 20' pavilion, half-basketball court, 360' x 210' soccer field, 0' baseline baseball field, 2 bocce ball courts, *sledding hill, parking lot and landscape improvements and detention basin.

*may be excluded due to detention basin.

Option A: Doogan Park:

Current Plan - 10 Lighted Pickleball Courts, 2 lighted tennis courts, restroom building, north parking lot with 95 space per code.

Option B: Doogan Park:

Current Plan with added elements - 10 Lighted pickleball Courts at Doogan Park with glass enclosure (e.g. Pickleball Glass™)

- Glass may mitigate the sound impact by 50%
- Approximate additional cost: \$50,000
- 10 Yr. warranty
- Replacement cost expense
- Additional maintenance cost
- 2 Lighted tennis courts
- Restroom building
- North parking lot with 95 spaces per code.

Option C:

- 4 Lighted pickleball courts behind the Sportsplex
- 2 Unlit pickleball courts at Doogan Park
- Doogan Park tennis courts remain unlit
- No restroom building at Doogan Park
- Doogan Park north parking lot with 64 spaces (per code)

Option D:

- 4 Lighted courts behind the Sportsplex
- 2 Unlit pickleball courts at Doogan Park
- Doogan Park tennis courts remain unlit
- No restroom building at Doogan park
- Doogan Park north parking lot with 64 spaces (per code)
- 9+ Lighted at Centennial Park (Ice Rink location).

Staff's recommendation of Option D allows the building of pickleball courts in multiple locations around the Village rather than one centralized pickleball complex in a residential neighborhood. These courts would be located in areas

that do not have homes in close proximity and would thus not be negatively impacted by daily play over the course of several months.

Additionally, staff recommends leaving the two existing tennis courts unlit, reducing the proposed north parking lot to a total of 64 spaces to meet code requirements, and removing the proposed restroom facility from the plans.

One pickleball court currently exists at Doogan Park. The existing basketball court could be converted to a pickleball court and ready for play late 2025 or the spring of 2026 depending on weather. U.S. Tennis is presently performing basketball court repairs at Cachey Park. Staff is seeking an estimate to convert the existing basketball court at Doogan Park to a pickleball court. Doing this would expedite the work. The two tennis courts at Doogan Park are already striped for pickleball.

Design and engineering of the Sportsplex courts would be initiated in early fall 2025, allowing for construction to begin and opening of the courts in 2026. The estimated cost of design and engineering for Sportsplex courts ranges from \$40,000 - \$60,000 depending on detention requirements. Funds saved from descopeing Doogan Park would be utilized for these professional services, as well as part of the Sportsplex court construction cost.

The Sportsplex courts would be free to the public and be supported by the facility and facility staff. Sportsplex provides an adjacent, air-conditioned/heated lounge with indoor restrooms, water fountains and direct staff supervision. Programming (e.g. lessons, leagues, tournaments) would be conducted by Sportsplex staff.

With the development of a new outdoor ice rink as a part of the Downtown Orland Park Redevelopment Plan, the Centennial Park Ice Rink would be converted to nine or more, lighted pickleball courts. Design and engineering could begin in 2026 with construction of the courts in 2027.

In the proposed Option D scenario, while there is a delay in the opening of a dedicated pickleball complex, the end product delivers a total of 15 dedicated pickleball courts, 13 of which would be lighted and located in areas that are not near homes.

On another note, the Village has 22 tennis courts located around the Village. Each tennis court is stripped for pickleball play.

The Village also provides indoor pickleball opportunities at the Sportsplex on six courts, the Orland Park Health and Fitness Center on two courts and the Franklin Loebe Center on three courts.

In regard to the OSLAD grant that the Village has been awarded in support of Doogan Park, the State has indicated that the Village's expenses must minimally equal the \$600,000 OSLAD grant. A change in scope, along with a new budget

estimate must be submitted to the State for consideration and approval.

The deadline for the OSLAD grant for this project is March 31, 2026. An extension may requested within 6 months of the deadline, if needed.

Trustee Milani made a motion to recommend Option B for approval. It was seconded by Trustee Katsenes. (refer to audio)

President Dodge had comments. (refer to audio)

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

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

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

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

Director Piattoni responded to Trustee Lawler. (refer to audio)

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

Trustee Milani had comments. (refer to audio)

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

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

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

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

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

Director Piattoni responded to Trustee Lawler. (refer to audio)

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

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

Resident John Atkenson addressed the Committee. (refer to audio)

President Dodge had a question. (refer to audio)

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

President Dodge had comments. (refer to audio)

Trustee Leafblad made a motion to table the motion. (refer to audio)

Trustee Milani had comments. (refer to audio)

Village Attorney Michael Stillman had comments. (refer to audio)

Trustee Leafblad clarified that her motion was to table the entire discussion. (refer to audio)

The motion was seconded by Trustee Milani. (refer to audio)

President Dodge, Village Attorney Stillman, and Trustee Milani had comments. (refer to audio)

Trustee Leafblad withdrew her motion to table. (refer to audio)

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

President Dodge and Village Attorney Stillman responded to their questions. (refer to audio)

The roll was called on Trustee Milani's original motion to recommend Option B. Trustees Milani and Katsenes voted "AYE". Trustees Lawrence, Lawler, Leafblad, Healy and President Dodge voted "NAY". The motion failed. (refer to audio)

Trustee Leafblad made a motion to recommend Option D for approval. It was seconded by Trustee Lawler. (refer to audio)

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

Trustee Healy had a question. (refer to audio)

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

Trustee Milani, President Dodge, and Trustee Leafblad and had comments. (refer to audio)

Trustee Milani had additional comments. (refer to audio)

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

Director Piattoni responded to their questions. (refer to audio)

President Dodge had comments. (refer to audio)

I move to recommend to the Village Board approving Option D:

- 4 Lighted Courts behind the Sportsplex
- 2 Unlit pickleball courts at Doogan Park
- Doogan Park tennis courts remain unlit
- No restroom building at Doogan park
- Doogan Park north parking lot with 64 spaces (per code)
- 9+ Lighted at Centennial Park (Ice Rink location)

AND,

I move to recommend to the Village Board to approve all primary renovation elements including a playground, 20' x 20' pavilion, half-basketball court, 360' x 210' soccer field, 0' baseline baseball field, 2 bocce ball courts, *sledding hill, parking lot and landscape improvements and detention basin.

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

Aye: 5 - Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and President Dodge Jr.

Nay: 2 - Trustee Healy, and Trustee Nelson Katsenes

2025-0619 Discussion - Special Use Permit for Restaurants within 300' of a Residential Parcel

Many of the non-residential zoning districts in the Land Development Code (LDC) require special use permits for restaurants within 300' of a residential parcel. The Special Use Permit process enables the Plan Commission and the Village Board to consider potential negative impacts on the surrounding neighborhood and require additional measures to minimize such impacts.

Many such restaurants are located in strip malls with other restaurants and/or replace previously-approved restaurants in the same tenant space.

Consideration should be given to allowing restaurants as permitted uses as long as certain minimum code requirements are met, such as hours of operation, assurances for garbage enclosures and collection frequency, etc.

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

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

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

President Dodge had questions. (refer to audio)

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

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

Director Marciani responded to Trustee Katsenes and had comments. (refer to audio)

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

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

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

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

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

Director Marciani responded to Trustee Lawrence (refer to audio)

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

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

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

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

Discussion Only

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

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

Resident Dave addressed the Board regarding 1st, 2nd and 3rd Avenues. (refer to audio)

Renal Perkins addressed the Board regarding a matter that took place at K&G store. (refer to audio)

ADJOURNMENT: 7:42 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: 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and President Dodge Jr.

Nay: 0

2025-0696 Audio Recording for the August 18, 2025, Committee of the Whole Meeting

NO ACTION

/AS

APPROVED:

Respectfully Submitted,

Mary Ryan Norwell, Village Clerk