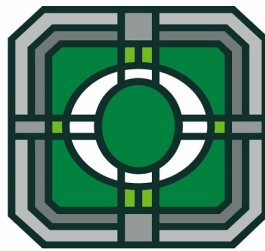


VILLAGE OF ORLAND PARK

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



Meeting Minutes

Wednesday, May 27, 2026

6:00 PM

SPECIAL MEETING

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

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

WORKSHOP - SUB AREA PLAN DEVELOPMENT

2026-0430 Sub Area Plan Development - Project Kickoff

As part of the Village's ongoing planning efforts and in coordination with the upcoming Comprehensive Plan update, the Village of Orland Park is initiating a focused Sub-Area Planning effort to guide targeted investment, redevelopment, and placemaking within key strategic corridors and districts.

These sub-areas represent critical opportunity zones within the Village, each with unique characteristics, challenges, and redevelopment potential. A more detailed planning approach is necessary to establish tailored land use strategies, design guidance, and implementation actions.

Following a competitive procurement process, the Village engaged Houseal Lavigne to assist with the preparation of these sub-area plans. The firm was selected based on its experience in sub area and corridor planning, land use and economic development strategies, and community engagement.

Purpose of the Sub-Area Plans

The purpose of this initiative is to develop detailed, actionable plans for key districts that:

- Advance the Village's long-term vision and economic development goals
- Guide reinvestment and redevelopment in targeted areas
- Enhance corridor identity and sense of place
- Improve mobility, access, and connectivity
- Provide clear design and land use direction for future development
- Support implementation through prioritized strategies and tools

Sub-Areas

The planning effort will focus on the following four priority areas:

1. Old Orland Historic District

- Preservation and enhancement of historic character
- Strengthening of placemaking and walkability
- Support for small businesses, dining, and local activity
- Integration of heritage assets with modern development opportunities

2. Gateway to LaGrange Road

- Establishment of a strong visual and functional gateway into the Village

- Corridor beautification and branding
 - Redevelopment of underutilized or aging commercial properties
 - Improved access management and traffic flow
3. I-80 Employment Corridor
- Positioning the corridor as a regional employment and economic hub
 - Attraction of office, light industrial, logistics, and flex uses
 - Infrastructure and access improvements to support business growth
 - Long-term land use strategy to maximize economic potential
4. Harlem Avenue Corridor
- Revitalization of an established commercial corridor
 - Reinforcement of retail and service uses
 - Opportunities for mixed-use redevelopment and reinvestment
 - Streetscape, access, and mobility enhancements

Scope of Work

In coordination with Village staff, Houseal Lavigne will:

- Conduct existing conditions analysis for each sub-area
- Evaluate land use, market conditions, and redevelopment potential
- Facilitate community and stakeholder engagement
- Develop conceptual land use plans and urban design frameworks
- Identify catalytic sites and opportunity areas
- Prepare implementation strategies, including policy and zoning recommendations

Public Engagement Strategy

A robust and inclusive public engagement process will be central to the success of this initiative.

Key engagement components will include:

- Board of Trustees Kickoff Meeting: Introduction of the project scope, sub-areas, and planning process
- Public Open House / Community Meeting: Opportunity for residents and stakeholders to provide input on issues, priorities, and vision
- Stakeholder interviews (business owners, property owners, institutional partners)
- Online engagement tools and surveys
- Ongoing updates at key project milestones

Feedback gathered through this process will directly inform plan recommendations.

Next Steps

Following the kickoff meeting, staff and the consultant team will:

- Launch the public engagement process with a community meeting
- Begin data collection and field analysis
- Coordinate with key stakeholders and property owners
- Develop preliminary concepts for each sub-area

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

Josh Koonce of Hoseal Lavigne presented information and conducted a workshop regarding this matter. (refer to audio)

The Board engaged with comments pertaining to the workshop. (refer to audio)

President Dodge had a question. (refer to audio)

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

President Dodge had comments. (refer to audio)

Staff recommends that the Board of Trustees receive and file this report and provide feedback regarding:

- Key priorities for each sub-area
- Specific concerns or opportunities to be addressed
- Desired outcomes for redevelopment and investment

ADJOURNMENT: 7:58 P.M.

A motion was made by Trustee Nelson Katsenes, seconded by Trustee M. L. Leafblad, that this matter be ADJOURNMENT. 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

2026-0600 Audio Recording for May 278, 2026, Board of Trustees Special Meeting

NO ACTION

/AS

APPROVED:

Respectfully Submitted,

Mary Ryan Norwell, Village Clerk