

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, November 17, 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 Lawler and President Dodge, Jr.

Absent: 1 - Trustee M. L. Leafblad

APPOINT TEMPORARY CHAIRMAN

In the absence of Village Clerk Norwell, Trustee Katsenes moved to appoint Assistant Village Manager Jim Culotta as Deputy Clerk for the meeting. It was seconded by Trustee Lawler. All were in favor. (refer to audio)

APPROVAL OF MINUTES**2025-0920 Approval of the November 3, 2025, Committee of the Whole Minutes**

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of November 3, 2025.

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

Nay: 0

Absent: 1 - Trustee M. L. Leafblad

ITEMS FOR SEPARATE ACTION**2025-0927 2025 Special Recreation Special Olympics Illinois Flag Football Champions**

The Special Recreation Owls Flag Football Team competed in the 2025 Illinois Special Olympics Flag Football Tournament November 1, 2025 at the Louisville Slugger Sports Complex in Peoria, Illinois.

In the semi-final game, the Owls beat the Chatam Chargers 37 - 30.

In the championship game, the Owls defeated the Rockford Red Hots 37 -33.

Team members include:

Joey Auskalnis
Christopher Baumann
Johnny Damme
Nicholas Diaz
Marcel Edwards

Daniel Hartigan
Kevin Kinnerk
Tom Olson
Vinny Paparelli
Valerie Rosas
Rachel Trygstad
Daniel Westman

Coaches include:

Michaela Trail (Head Coach)
Deb Northrip (Asst. Coach)
Ken Scanlan (Asst. Coach)
Lauren Maki (Asst. Coach)

The village congratulates and recognizes these athletes and coaches and congratulates families for this significant accomplishment.

President Dodge made comments. (refer to audio)

Recreation and Parks Director Ray Piattoni presented information on the matter. (refer to audio)

Village of Orland Park Owls Head Coach Michaela Trail presented information on the matter. (refer to audio)

President Dodge made comments. (refer to audio)

Trustee Katsenes made comments. (refer to audio)

Trustee Lawler made comments. (refer to audio)

President Dodge made comments. (refer to audio)

This Item was a presentation. NO ACTION was required.

ROLL CALL

During the Owl's presentation Trustee Leafblad arrived at 6:03 P.M.

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

RECESS

President Dodge entertained a motion to recess for the Owl's reception.

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

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

Nay: 0

Absent: 1 - Trustee M. L. Leafblad

2025-0171 Bridlewood Residential Planned Development - 14137 108th Avenue

****Due to formatting issues, please see Staff Report attached to the Committee of the Whole packet****

Petitioner/Representative: Richard J Turk, RT/MGR, LLC

Location: 14137 108th Avenue

P.I.N.s: 27-05-402-006-0000

Parcel Size: 9.44 acres

Requested Actions: The Petitioner is requesting the approvals below to construct a 20-unit single family residential planned development located at 14137 108th Avenue.

Zoning Map Amendment from E-1 Estate Residential to R-3 Residential (Case No. 2025-0881)

Plat of Subdivision (Case No. 2025-0880)

Special Use Permit for a Residential Planned Development

Special Use Permit for the disturbance of a non-tidal wetland

Site Plan

Landscape Plan

Two modifications from the Land Development Code:

-Allow for a reduction in the right-of-way width from 60' to 50' (Table 6-405(A)(2))

-Allow for a reduction in parkway planting strip width from 8' to 5'-5" (Section 6-406.A.2.a).

****Due to formatting issues, please see Staff Report attached to the Committee of the Whole packet****

President Dodge made comments. (refer to audio)

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

Director of Development Services Steve Marciani presented information on the matter. (refer to audio)

Director of Engineering Khurshid Hoda presented information on the matter. (refer to audio)

President Dodge had questions. (refer to audio)

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

Trustee Katsenes had questions. (refer to audio)

Director of Engineering Khurshid Hoda responded to Trustee Katsenes. (refer to audio)

President Dodge made comments. (refer to audio)

I move to recommend the Village Board approves the Plan Commission Recommended Action regarding Case Number 2025-0171 - Bridlewood Residential Planned Development.

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

Nay: 1 - Trustee Nelson Katsenes

2025-0880 Plat of Subdivision - Bridlewood - 14137 108th Avenue

Project: 2025-0880 - Plat of Subdivision - Bridlewood

Petitioner/Representative: Richard J Turk, RT/MGR, LLC

Location: 14137 108th Avenue

P.I.N.s: 27-05-402-006-0000

Parcel Size: 9.44 acres

Requested Action: Approval of a Plat of Subdivision

This agenda item is a part of the Bridlewood Residential Planned Development (2025-0171) and was tabled at the November 3, 2025, Committee of the Whole Meeting.

SUMMARY

The petitioner requests approval of a Plat of Subdivision to establish the Bridlewood single-family residential planned development located at 14137 108th Avenue. The plat dedicates the public right-of-way for the proposed local street network, and establishes individual lots, out lots, and easements consistent with the planned development plan, and the Plat of Subdivision is in substantial conformance with Village requirements.

PLAN COMMISSION ACTION

Regarding Case Number 2025-0880 - Plat of Subdivision - Bridlewood, the Plan Commission Recommends the Committee of the Whole approves a Plat of Subdivision, subject to the condition that the final copy of the plat is printed on mylar and submitted to the Village with all non-Village related signatures ready for recording at the Cook County Recorder of Deeds office.

I move to Recommend the Village Board approves a Plat of Subdivision, subject to the condition that the final copy of the plat is printed on mylar and submitted to the Village ready for recording at the Cook County Recorder of Deeds office.

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

Nay: 1 - Trustee Nelson Katsenes

2025-0881 Zoning Map Amendment - Bridlewood - 14137 108th Avenue

Project: 2025-0881 - Zoning Map Amendment - Bridlewood

Petitioner/Representative: Richard J Turk, RT/MGR, LLC

Location: 14137 108th Avenue

P.I.N.s: 27-05-402-006-0000

Parcel Size: 9.44 acres

Requested Action: Approval of a Zoning Map Amendment (Rezoning) from E-1 Estate Residential to R-3 Residential. This agenda item is a part of the Bridlewood Residential Planned Development (2025-0171). This item was tabled at the November 3, 2025, Committee of the Whole Meeting.

SUMMARY

The petitioner requests approval of a Zoning Map Amendment to rezone the property located at 14137 108th Avenue from its current E-1 Estate Residential zoning designation to the R-3 Residential District that aligns with the proposed Bridlewood single-family residential planned development. All review comments have been satisfied, and the amendment is consistent with policies and zoning standards. This agenda item is a part of the Bridlewood Residential Planned Development, Case Number 2025-0171.

PLAN COMMISSION ACTION

Regarding Case Number 2025-0881 - Zoning Map Amendment - Bridlewood, the Plan Commission Recommends the Committee of the Whole approves a Zoning Map Amendment for 14137 108th Avenue from the E-1 Estate Residential Zoning District to the R-3 Residential District.

I move to recommend the Village Board approves the Plan Commission recommended action regarding Case Number 2025-0881.

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

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

Nay: 1 - Trustee Nelson Katsenes

2025-0905 Main Pump Station Pump #4 Replacement - RFP 25-062 Award

The Main Pump Station (MPS), located at 8800 Thistlewood Drive, was constructed in 1984 and put into service in 1985. The station consists of a 21.9 million gallon underground reservoir, and six (6) pumps, four (4) 300 HP and two (2) 200 HP motors that pump water from the reservoir into the distribution system. Two (2) of 300 HP pumps (One and Six) and their motors were replaced in 2008. In 2016, Pumps Three and Four were evaluated by Greeley and Hansen Engineering as part of the MPS Evaluation, who recommended the pumps be replaced rather than rebuilt when pump improvements were determined to be needed. Both these pumps are also 300 HP.

The Utilities division budgeted for Pump Three to be replaced in 2024 but bid out in 2023, which was completed in early 2025. Pump Four is part of the proposed FY 2026 budget, with a replacement schedule also in 2026. However, due to a significant lead time in receiving a new pump, currently at five (5) months, staff opted to solicit proposals and award the contract this fall, to give the winning contract ample time to place the order and still complete the project prior to the end of 2026.

RFP 25-062 "Main Pump Station Pump #4 Replacement" was published on BidNet Direct from October 2 to October 23, 2025. Courtesy emails were sent to two (2) vendors, twenty-three (23) vendors viewed and downloaded at least one (1) of the documents on BidNet Direct, but only one (1) proposal was received. Historically, this is a very specialized task and like Pump Three, a very limited number of proposals are received.

Airy's Inc., of Joliet, Illinois - \$680,617.00

Public Works staff reviewed the proposal, which comes from a contractor who has performed satisfactory work for the Village in the past. Therefore, it is staff's recommendation to accept the proposal from Airy's Inc. of Joliet, Illinois, for the Main Pump Station Pump #4 Replacement - RFP 25-062 in the amount of \$680,617.00, plus a contingency of \$20,000.00, for a total of \$700,617.00. Contingency is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the contract is signed.

This agenda item is being considered by the Committee of the Whole and the Village Board of Trustees on the same night.

Trustee Katsenes made comments. (refer to audio)

President Dodge responded to Trustee Katsenes. (refer to audio)

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

Public Works Director Joel Van Essen responded to Village Manager Koczwara. (refer to audio)

Trustee Milani made comments. (refer to audio)

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

Public Works Director Van Essen responded to Trustee Lawler. (refer to audio)

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

Public Works Director Van Essen responded to Trustee Healy. (refer to audio)

President Dodge made comments. (refer to audio)

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

I move to recommend to the Village Board to waive the competitive bid process in favor of solicitation of competitive proposals and approve and authorize the execution of a Contractor Agreement between the Village of Orland Park and Airy's Inc., of Joliet, Illinois, as the lowest cost qualified responsive proposal for RFP 25-062- Main Pump Station Pump #4 Replacement for a cost of \$680,617.00 plus a contingency of \$20,000.00 for a total not-to-exceed contract price of \$700,617.00.

A motion was made by Trustee Milani, 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

2025-0942 An Ordinance Amending Title 1, Chapter 14 of the Orland Park Village Code in Regard to the Imposition of Non-Monetary Relief by the Administrative Hearing Officer

On August 15, Governor Pritzker signed HB 1842, now P.A. 104-0200, into law. The new law amends the municipal administrative adjudication process by allowing hearing officers presiding over hearings involving building codes to prohibit further code violations, require the remediation of existing violations within a specific timeframe and authorize the municipality to take any and all necessary corrective steps.

A village attorney and the Village Prosecutor have recommended the adoption of

this ordinance. As proposed, the ordinance amends the Village Code to expand and clarify the authority of the Administrative Hearing Officer, in line with recent changes to Illinois law.

Ordinance highlights include:

-Expanded Authority: The ordinance incorporates recent amendments to Illinois municipal code, allowing the Hearing Officer to impose both monetary and non-monetary relief.

-Determinations: The Hearing Officer can issue written determinations on Village Code violations, including findings of fact, decisions, and orders.

-Penalties and Orders:

- Imposing monetary penalties.
- Issuing orders to prohibit further violations.
- Compelling remediation of existing violations within a set timeframe.
- Authorizing the Village to take necessary steps to remediate violations.

-Administrative Costs: Upon finding a party liable, the Hearing Officer may assess administrative costs of \$50.

-Maximum Fines: The Hearing Officer may impose fines and penalties up to \$50,000, except where Illinois Municipal Code limits fines to \$750 for certain violations.

-Effective Date: The ordinance takes effect January 1, 2026 when the state law is in effect.

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

President Dodge had questions. (refer to audio)

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

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

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

President Dodge made comments. (refer to audio)

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

I move to recommend adopting an Ordinance entitled: AN ORDINANCE AMENDING TITLE 1, CHAPTER 14 OF THE ORLAND PARK VILLAGE CODE

IN REGARD TO THE IMPOSITION OF NON-MONETARY RELIEF BY THE ADMINISTRATIVE HEARING OFFICER.

A motion was made by Trustee M. L. Leafblad, seconded by Trustee Nelson Katsenes, 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

ADJOURNMENT: 6:42 P.M.

A motion was made by Trustee Milani, seconded by Trustee Nelson Katsenes, 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

2025-0949 Audio Recording for the November 17, 2025 Committee of the Whole Meeting

NO ACTION

/BC

APPROVED: December 1, 2025

Respectfully Submitted,

/s/ Mary Ryan Norwell

Mary Ryan Norwell, Village Clerk