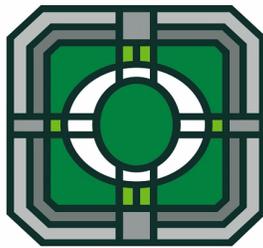


VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, June 16, 2025

6:00 PM

Village Hall

Committee of the Whole

*Village President James Dodge
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.

Trustee Leafblad attended the meeting remotely for medical reasons.

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

APPROVAL OF MINUTES

2025-0477 Approval of the June 2, 2025, Committee of the Whole Minutes

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of June 2, 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: 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and President Dodge

Nay: 0

ITEMS FOR SEPARATE ACTION

2025-0475 Centennial Park West (CPW) Cost Brief

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

Public Works Director, Joel Van Essen, presented a brief outlining the total costs for the Centennial Park West (CPW) project. (refer to audio)

Trustee Lawler had questions. (refer to audio)

Director Van Essen and Finance Director Chris Frankenfield responded to Trustee Lawler. (refer to audio)

President Dodge had questions. (refer to audio)

Director Van Essen, Village Manager Koczwara and Director Frankenfield responded to President Dodge. (refer to audio)

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

ORDER OF ITEMS

President Dodge requested that item 2025-0493 Dick's Sporting Goods House of Sport Update be moved to the next item to be brought forward. (refer to audio)

2025-0493 Dick's Sporting Goods House of Sport Update

The Village has been approached by Dick's Sporting Goods with a proposal to redevelop the former Sears retail anchor at Orland Square Mall. The former Sears property at 2 Orland Square Drive has been vacant since the spring of 2018. There have been two proposals to redevelop the property since then. The first proposal to replace the former Sears included a 50,000sf addition to accommodate a new 10-screen AMC movie theater and a new concourse with a mix of retail and restaurant users. In 2019 the petition to redevelop the space was revised. The 2019 version still included an AMC movie theater as the anchor tenant, however there was a reduction of approximately 80,000sf of overall development. Due to the COVID-19 pandemic neither of these proposals moved forward.

The Village approached Dick's Sporting Goods in the spring of 2024. They currently have a Letter of Intent (LOI) to purchase the 16 acres at 2 Orland Square Drive. Their intention is to construct their new concept Dick's Sporting Goods House of Sport (HOS) on the upper floor with another retailer on the lower level. HOS is a new concept that exists at 21 locations nationwide. It features an approximately 120,000sf footprint with an 18,500sf multi-purpose field adjacent to the store. HOS utilizes experience-based retail and an increased level of customer service to drive additional traffic and sales to these locations.

In March of 2025, the Village Board passed a Tax Increment Financing (TIF) district reimbursement resolution. 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 resolution does not obligate the Village to create of TIF district, however it is intended to induce Dick's Sporting Goods Inc. to pursue plans for redevelopment and to provide for the potential reimbursement of the Village's potential eligible costs and the developer's potential eligible costs in the event a TIF district is created. Dick's House of Sport intends to occupy the second floor of the 2 Orland Square Drive while another retailer will occupy the first floor.

Vincent Corno, Senior Vice President of Real State for Dick's Sporting Goods addressed the Board and presented information regarding this matter. (refer to audio)

Trustee Lawler had questions. (refer to audio)

Mr. Corno responded to Trustee Lawler. (refer to audio)

President Dodge had questions. (refer to audio)

Mr. Corno responded to President Dodge. (refer to audio)

Attorney Donna Pugh, Partner of Foley & Lardner had comments. (refer to audio)

Trustees Katsenes, Milani, Lawler and Lawrence had comments and questions.
(refer to audio)

Mr. Corno responded to their comments and questions. (refer to audio)

President Dodge had a question. (refer to audio)

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

Discussion only.

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

2025-0483 "No-Mow" Median Update

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

Public Works Director, Joel Van Essen, presented a brief on the "No-Mow" grass in
the medians on LaGrange Road and 159th Street. (refer to audio)

President Dodge had a question. (refer to audio)

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

Trustees Katsenes, Milani, Lawrence, Healy and President Dodge had questions.
(refer to audio)

Director Van Essen responded to their questions. (refer to audio)

Trustee Leafblad had comments. (refer to audio)

President Dodge had comments. (refer to audio)

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

2025-0498 Annual Parkway Tree Pruning Program

Currently, the Village Code indicates that it is the responsibility of residents to prune their parkway trees 8 feet above street or sidewalk. Due to lack of knowledge of cutting trees (the Village provides some guidance on website), lack of attention by homeowners (resulting in many Code Enforcement complaints), and the lack of belief on the part of residents that they should be responsible for trees on parkway since the Village planted them and own them, staff previously proposed a cyclical tree pruning program. This last fact can be especially frustrating to residents because the parkway zone includes sidewalks, parkways easements for utilities, trees, driveway aprons, sprinklers, grass, mailboxes and curbs and is a mixed bag of responsibilities of maintenance, ownership, and digging rights.

The previously proposed program, which was initially budgeted at \$400,000, was to include a comprehensive urban forestry plan that would include contractors being hired to maintain the Village's parkway trees through a rotation of zones. This staff-initiated program was rejected, instead, staff was directed to provide guidelines to residents, and those residents not meeting the guidelines were to be warned and ultimately ticketed. With a limited Code Enforcement staff, it is difficult to monitor residential tree pruning infractions and divert resources.

Proposed Program

The proposed 2025 Annual Parkway Tree Pruning Program would involve a regular schedule of tree maintenance to enhance health, safety, and aesthetics. This will include removing dead, diseased, or high-risk branches, as well as branches that interfere with traffic or utility lines. The program would also involve pruning young trees to promote strong structure and growth.

Key aspects of the Annual Parkway Tree Pruning Program will include:

Pruning Frequency:

A seven (7) year cycle would be implemented, with exceptions for unique circumstances.

Pruning Techniques:

Proper pruning techniques would 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:

The pruning program will prioritize removing branches that pose a hazard to pedestrians or vehicles.

Tree Health:

Regular pruning will help prevent the spread of disease and insect infestations and promote overall tree health.

Aesthetic Appeal:

Pruning will help maintain the shape and symmetry of trees, enhancing their visual appeal.

Professional Expertise:

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

Would not include private property:

The Annual Parkway Tree Pruning Program would not impact trees on private property. Private property trees would continue to be the responsibility of property owners and in accordance with Village Code.

Utility Pruning:

ComEd performs routine, cyclical tree pruning on four-year cycles around power lines that run from pole-to-pole and may prune between cycles if there are other problems that may result in interruptions to electric service.

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

Village Manager George Koczwara had a question. (refer to audio)

Director Van Essen responded to Village Manager Koczwara and continued presenting. (refer to audio)

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

Director Van Essen and Village Manager Koczwara responded to Trustee Healy. (refer to audio)

Trustee Lawler had a question. (refer to audio)

Village Manager Koczwara and Village Attorney Dennis Walsh responded to Trustee Lawler. (refer to audio)

Trustee Katsenes had comments. (refer to audio)

Trustee Milani had questions. (refer to audio)

Village Manager Koczwara and Director Van Essen responded to Trustee Milani (refer to audio)

Trustee Milani had comments. (refer to audio)

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

Director Van Essen and Village Manager Koczwara responded to Trustee Leafblad. (refer to audio)

Trustee Lawrence had a question. (refer to audio)

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

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

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

Trustee Lawrence had additional comments. (refer to audio)

President Dodge had a question. (refer to audio)

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

Resident Tom Ward addressed the Board regarding this matter. (refer to audio)

I move to recommend Village Staff develop a comprehensive Annual Parkway Tree Pruning Program, with first year funding to come from the elimination of the permanent jumbotron project at Centennial Park West;

AND

To proceed with issuing an Invitation to Bid for Tree Pruning Services with a recommendation to be presented at a future Committee of the Whole meeting.

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

Nay: 0

2025-0492 Legal Services Request for Qualifications

As part of the Village's commitment to transparency and financial stewardship, the Village periodically re bids professional service contracts. This process allows the Village to ensure that it is receiving the best prices, terms, or services compared to renewing existing contracts without re bidding. Recently, the Village issued a Request for Qualifications ("RFQ") for Legal Services.

RFQ #25 034 was opened on May 27, 2025, at which point thirteen (13) proposals were received. The Village completed a review of legal services that considered a number of factors including experience, size and depth of the firm, concentration on municipal law, practices areas, and potential cost.

Based on these factors, the following firms are recommended for various legal related services:

- Village Attorney: Ancel Glink, P.C.
- Employment (including Labor Management and Workers Compensation): Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
- Bond Counsel: Croke Fairchild Duarte & Beres LLC
- Village Prosecutor (Municipal Violations): Donna J. Norton
- Village Prosecutor (Circuit Court Traffic Violations): Law Office of Daniel Calandriello LLC

As Needed Legal Services - Legal services provided as needed for specialized matters. A qualified pool of law firms or individual attorneys will be selected to provide specialized legal services on an as needed basis in specialty areas such as environmental law, economic development or to serve as backup for the above referenced legal services.

- Klein, Thorpe & Jenkins, LTD.
- Del Galdo Law Group, LLC.
- Elrod Friedman LLP
- Luetkehans, Brady, Garner & Armstrong, LLC
- Miller, Canfield, Paddock and Stone, P.L.C
- Peterson Johnson & Murray, LLC
- Spesian & Taylor
- Vasselli Law, LLC

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

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

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

Trustee Healy had a question. (refer to audio)

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

Trustee Lawrence had a comments. (refer to audio)

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

Trustee Lawler had questions. (refer to audio)

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

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

President Dodge responded to Trustee Katsenes and asked a question. (refer to audio)

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

Trustees Katsenes and Milani had a questions. (refer to audio)

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

President Dodge had comments. (refer to audio)

I move to recommend to the Village Board approving agreements with the following firms for legal services based on their submitted proposals:

- Village Attorney: Ancel Glink, P.C.
- Employment (including Labor Management and Workers Compensation): Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
- Bond Counsel: Croke Fairchild Duarte & Beres LLC
- Village Prosecutor (Municipal Violations): Donna J. Norton
- Village Prosecutor (Traffic Violations): Law Office of Daniel Calandriello LLC

As Needed Legal Services:

- Klein, Thorpe & Jenkins, LTD.
- Del Galdo Law Group, LLC.
- Elrod Friedman LLP
- Luetkehans, Brady, Garner & Armstrong, LLC
- Miller, Canfield, Paddock and Stone, P.L.C
- Peterson Johnson & Murray, LLC
- Spesian & Taylor
- Vasselli Law, LLC

AND

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

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: 4 - Trustee Lawrence, Trustee Lawler, Trustee M. L. Leafblad, and President Dodge

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

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

Resident Brian Weaver addressed the Board. (refer to audio)

ADJOURNMENT: 7:45 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

Nay: 0

2025-0533 Audio Recording for June 23, 2025, Committee of the Whole Meeting

NO ACTION

/AS

APPROVED: July 7, 2025

Respectfully Submitted,

/s/ Mary Ryan Norwell

Mary Ryan Norwell, Village Clerk