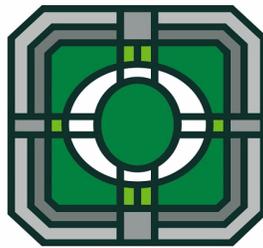


VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, September 15, 2025

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 7:00 P.M.

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

2025-0729 Approval of the September 2, 2025, Regular Meeting Minutes

The Minutes of the Regular Meeting of September 2, 2025, 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 September 2, 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 Village President Dodge Jr.

Nay: 0

PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS

2025-0741 Advisory Board Appointments

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

AI & Information Technology Advisory Board
-Nicki Kastellorizios-Lee

America 250 Committee
-Elise Wehmeier
-Yvonne Shurley
-Rosalie Paca-Shah

Conservation & Sustainability Advisory Board
-Lou Mule

Cultural Arts Advisory Board
-Christian Barcelona

- Jeremy Slager
- Sarah Carlson

Economic Development Advisory Board
-Joseph Zotto

Grounds & Recreation Facilities Board
-Linda Christensen
-Shad Mohammed

Sister Cities Committee
-Kristin Hawksworth
-Lynne Meyer

Veterans Advisory Board
-Michael Browner
-Diana Howard

Young Families Advisory Board
-Dawn Bertucci

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

THIS PART IS FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

AI & Information Technology Advisory Board
-Nicki Kastellorizios-Lee

America 250 Committee
-Elise Wehmeier
-Yvonne Shurley
-Rosalie Paca-Shah

Conservation & Sustainability Advisory Board
-Lou Mule

Cultural Arts Advisory Board
-Christian Barcelona
-Jeremy Slager
-Sarah Carlson

Economic Development Advisory Board
-Joseph Zotto

Grounds & Recreation Facilities Board
-Linda Christensen

-Shad Mohammed

Sister Cities Committee

-Kristin Hawksworth

-Lynne Meyer

Veterans Advisory Board

-Michael Browner

-Diana Howard

Young Families Advisory Board

-Dawn Bertucci

A motion was made by Trustee Lawler, seconded by Trustee Nelson Katsenes, 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 AND VISITORS FOR AGENDA-SPECIFIC PUBLIC COMMENT

The following residents addressed the Board:

1. Joe Solek
2. Cheryl Johnson

(refer to audio)

ACCOUNTS PAYABLE

2025-0737 Accounts Payable September 3, 2025, through September 15, 2025 – Approval

I move to approve the Accounts Payable September 3, 2025, through September 15, 2025, in the amount of \$4,346,308.25.

A motion was made by Trustee Healy, 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

CONSENT AGENDA

Passed the Consent Agenda

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

2025-0738 Payroll for August 15, 2025 - Approval

I move to approve the Bi-Weekly Payroll for August 29, 2025, in the amount of \$1,803,830.18.

2025-0730 Approval of the Board of Trustees Closed Session Minutes

I move to approve the minutes of closed session occurring on June 16, 2025.

This matter was APPROVED on the Consent Agenda.

2025-0722 Special Event Permit for Orland Square Mall - Boo Bash (400 people)

At the December 6, 2021, Board meeting, the Village Board approved an ordinance amending the Special Events Permit authorizing the Village Manager to approve events under 100 persons and requires Village Board approval for larger events. Special events held on Village grounds are processed through Recreation and Parks, while events not held on Village grounds are processed through Development Services.

Orland Square Mall has submitted a Special Event permit for their annual kid's pre-Halloween party, also known as "Boo Bash". The event will include balloon twisters, face painters, costumes, and character photo opportunities. The event will be indoors on the upper level, Von Maur wing, on October 23, 2025, from 3:30 pm to 6:00 pm. Orland Square security will be on site. An estimated 400 people are expected to attend.

I move to approve permitting Orland Square Mall to host an indoor pre-Halloween party on October 23, 2025, contingent upon meeting all the Village permitting requirements, payment of fees, and inspections.

This matter was APPROVED on the Consent Agenda.

2025-0712 Microsoft Enterprise Agreement Software Licensing Renewal Change Order

On July 7, 2025, the Village Board approved a three (3) year Microsoft Enterprise Agreement purchased through Dell Enterprise for an annual cost of \$273,129.24 for a total three-year cost of \$819,387.72. Since the Board approval, the cost has increased by \$8,656.40 per year or \$ 25,969.20 for the three-year contract. The increase is due to rate increases from the time the quote was generated and the time that the quote was approved and an agreement was authorized and an increase in software licenses to support the Village, specifically Planner in addition to Project Plan.

I move to approve change Order #1, for the Dell Technologies using Omnia Partners contract C000001019611 for renewal of three-year Microsoft Enterprise Agreement for an annual increase of \$8,656.40 for a total annual cost of \$281,785.64 and a three-year increase of \$25,969.20 for a total three-year cost of \$845,356.92;

AND

Authorize the Village Manager to execute all related contracts and change orders, subject to Village attorney review.

This matter was APPROVED on the Consent Agenda.

2025-0723 2025 Facilities Preventative Maintenance – Change Order #3

On July 5, 2022, the Village Board authorized a contract with Midwest Mechanical Group, LLC via ITB 22-037 for Building Mechanical System Preventative Maintenance and Repairs (see 2022-0501).

For FY2025, the Village Board approved budget in GL account 1008010-443200 included \$250,000.00 for “Facilities Preventative Maintenance Contract”, which includes funds for Midwest Mechanical’s contracted monthly preventative maintenance and repairs plus any additional costs that occur, as the extent of mechanical repairs and service call outs vary from year to year.

As of September 5, 2025, \$109,520.76 of Midwest Mechanical’s \$138,585.60 contract amount for 2025 has been spent, largely due to unexpected HVAC repairs at the Franklin Loebe Center (FLC), Police Department, Village Hall, Centennial Park Aquatic Center (CPAC), and Orland Park Health & Fitness Center (OPHFC), resulting in an allocated balance of \$29,064.84 for the remainder of the year. This amount will not cover the monthly preventative maintenance obligation and therefore must be increased. As such, Public Works projects the following additional funds to cover the balance of the year added to the contract as summarized below:

Monthly PM Service: \$9,342/month x 5 months (August - December) = \$46,710.00
Additional Maintenance Repairs (est.) = \$7,000.00/month x 5 months = \$35,000.00
Total = \$81,710.00
PO Balance = \$29,064.84
Additional Funds Requested = \$52,645.16

I move to approve Change Order #3 and Contract Addendum D to the Village's existing Facilities Preventative Maintenance contract dated July 5, 2022, with Midwest Mechanical Group LLC, to increase the total not to exceed contract amount for FY 2025 by \$52,645.16 to \$191,230.76;

AND

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

This matter was APPROVED on the Consent Agenda.

2025-0728 Special Event Permit for Orland Park Crossing/Edwards Realty Company Spirit of America - Carnival & Car Show (1,000 people per day)

At the December 6, 2021, Board meeting, the Village Board approved an ordinance amending the Special Events Permit authorizing the Village Manager to approve events under 100 persons and requires Village Board approval for larger events. Special events held on Village grounds are processed through Recreation and Parks, while events held not on Village grounds are processed through Development Services.

Orland Park Crossing/Edwards Realty Company will be hosting a Carnival and Classic Car Show. The event will take place September 19, 20 and 21, 2025. The hours of operation will be: Friday - 5:00 p.m. to 11:00 p.m., Saturday - 1:00 p.m. to 11:00 p.m., and Sunday 1:00 p.m. to 10:00 p.m. The car show will only take place on Saturday from 1:00 p.m. to 7:00 p.m. The event will be located at Orland Park Crossing Shopping Center, behind the businesses located at 14225 S. 95th Avenue. There will be a stage set up for live entertainment and concessions at the carnival. Fencing will be installed around the perimeter of the carnival

I move to approve permitting Orland Park Crossing/Edwards Realty Company Spirit of America - Carnival & Car Show contingent upon meeting all of the Village's permitting requirements, payment of fees, and inspections;

AND

Executing a security plan with Orland Park Police with the same conditions as the St. Mike's Fall Festival Event (no backpacks, coolers, large bags, and two Orland police officers on-site).

This matter was APPROVED on the Consent Agenda.

2025-0733 Orland Park Health and Fitness Center 2026 Membership Fees

The Orland Park Health and Fitness Center (OPHFC), operated on behalf of the Village by Power Wellness, offers resident, non-resident, corporate, college student and Village employee memberships on month-to-month basis. New members are assessed a one-time enrollment fee. Corporate and Village employees are exempt from the enrollment fee. The enrollment fee is reassessed if a member cancels his/her membership then later rejoins. Enrollment includes a fitness assessment and one-on-one orientation.

Enrollment and first month dues specials are offered on a periodic basis. Members that utilize the Kids Club for childcare services while utilizing the facility pay an additional fee.

The Center provides an option to utilize the facility by purchasing a daily, weekly or monthly guest pass, or by purchasing a three, five or ten visit punch passes.

Membership options include Individual, Couple, Family, Senior Individual, Senior Couple; Corporate Individual, Couple, and Family; Village Employee Individual, Couple and Family, and College Student.

Current Monthly Membership Fees**Residents**

Individual \$77, Couple \$136, Family \$176, Kids Club \$25, Senior \$71, Senior Couple, \$126, Student \$58.

Non-resident

Individual \$86, Couple \$150, Family \$206, Kids Club \$25, Senior \$80, Senior Couple, \$140, Student \$67.

Corporate

Individual \$71, Couple \$126, Family \$164, Kids Club \$26.

Village Employee

Individual \$43, Couple \$75, Family \$108, Kids Club \$12.

Enrollment Fees are Individual \$75; Couple \$125; Family \$150.
Corporate and Village Employees are exempt from enrollment fees.

The OPHFC has a membership of 4,557. Membership is expected to reach 4,730 by the end of 2025. Year-end expenses are expected to be \$3,516,870 while earning \$3,887,920 in revenue, resulting in a net of \$371,050 in 2025.

Fees were last increased by \$2 per billable member on January 1, 2024.

As costs for personnel, goods and services, as well as utilities continue to rise, staff seek to marginally offset costs by increasing OPHFC memberships by \$2 per billable member effective January 1, 2026.

2026 Proposed Membership Fees

Residents

Individual \$79, Couple \$140, Family \$182, Kids Club \$28, Senior \$73, Senior Couple, \$130, Student \$60.

Non-resident

Individual \$88, Couple \$154, Family \$212, Kids Club \$28, Senior \$82, Senior Couple \$144, Student \$69.

Corporate

Individual \$73, Couple \$130, Family \$170, Kids Club \$28.

Village Employee

Individual \$45, Couple \$79, Family \$114, Kids Club \$15.

Enrollment Fees are Individual \$75; Couple \$125; Family \$150.

In 2026, OPHFC expenses are projected to be \$4,028,023 while earning \$4,286,891 in revenue, resulting in a projected net of \$258,868 in 2026. Without an increase, net revenue is projected to be \$153,169.

I move to approve a membership fee increase of \$2 per billable member at the Orland Park Health and Fitness Center effective January 1, 2026.

This matter was APPROVED on the Consent Agenda.

2025-0732 Amend Title 7 Chapter 4 - Number of Class H Liquor Licenses - Ordinance

Decrease the number of Class H liquor licenses from one (1) to zero (0).

I move to adopt Ordinance 6033, entitled: AN ORDINANCE AMENDING TITLE 7, CHAPTER 4 OF THE ORLAND PARK MUNICIPAL CODE, REGARDING THE AVAILABLE NUMBER OF LIQUOR LICENSES ISSUED BY THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS.

This matter was APPROVED on the Consent Agenda.

2025-0745 ITB #25-048 Centennial Park Dugout Fencing

Invitation to Bid (ITB #25-048) was issued on August 20, 2025, for upgrades to the Centennial Park dugout fences for fields 6, 7, 8 and 9. The existing fencing is a 25-year-old galvanized chain link that is showing its age with rust and fatigue of the chain link mesh. The fence footings are heaving causing gaps at the bottom of the fence in which balls can escape the playing surface. The heaved footings also

present a safety risk with the exposed concrete.

Specific work for the repairs are detailed in the attached Scope of Work.

The ITB was posted on Bidnet and the information was partially downloaded by Thirty-Five (35) vendors and completed by Six (6) vendors.

Six bids (see attached Bid Compliance Summary) were received from Innova Fence, Proline Fence, Classic Fence, Superior Enterprises Inc., National Sports Nets LLC and Maka Construction Services Inc.

Innova Fence is a new vendor whose references were excellent.

Staff recommends awarding ITB #25-048 to Innova Fence at a cost of \$69,360.00 plus a 10% contingency of \$6,936.00 for a total not to exceed of \$76,296.00.

I move to approve to authorize the approval and execution of a contract with the lowest cost, qualified and responsive bidder, Innova Fence of Elgin, IL for ITB #25-048 in the amount of \$69,360.00 plus a \$6,936.00 contingency for a total not to exceed contract price of \$76,296.00;

AND,

To authorize the Village Manager to execute all related contracts subject to Village Attorney review;

AND,

To authorize the Village Manager to approve change orders related to this contract within the authorized amount.

This matter was APPROVED on the Consent Agenda.

2025-0749 Special Event Permit for a Wedding Celebration at Elements by The Odyssey (150 people)

At the December 6, 2021, Board meeting, the Village Board approved an ordinance amending the Special Events Permit authorizing the Village Manager to approve events under 100 persons and requires Village Board approval for larger events. Special events held on Village grounds are processed through Recreation and Parks, while events held not on Village grounds are processed through Development Services.

A Special Events Application has been submitted for a wedding celebration at Elements by The Odyssey on Friday September 19, 2025. There will be a large tent set up in the parking lot with live entertainment. The event will take place from 6:00 p.m. to 10:00 p.m.

I move to approve permitting a wedding celebration at Elements by The Odyssey contingent upon meeting all of the Village's permitting requirements, payment of fees, and inspections.

This matter was APPROVED on the Consent Agenda.

PUBLIC WORKS

2025-0724 Catalina Subdivision Water Main and Storm Sewer Replacement Additional Oversight – Change Order Request #4

Catalina Subdivision Phase I-III Engineering for Water Main and Storm Water Improvements by Christopher B. Burke Engineering Ltd. (CBBEL) was approved at the May 16, 2022, Board meeting. Phase I of the project consisted of lining the watermain running from 80th Avenue, down Wheeler Drive, to Elevated Tank #5 at Wheeler and Harlem Avenue. Phases II and III of the project consisted of open-cut replacement of the existing watermain and storm sewer lines throughout the subdivision. Each phase of this project was originally intended to be completed within a single calendar year (Phase I in 2023, Phase II in 2024, etc.).

Prior to Phase I beginning in 2023, staff decided to expand the project scope to include the Willowood Court area of Catalina because of the numerous watermain breaks experienced there. Contingency funds in the amount of \$23,668.00 were invoked for the costs of engineering and design work to include this new scope, and at the June 5, 2023, Board meeting Change Order #3 was approved, adding an additional \$62,826.00 to the contract amount to cover the necessary oversight costs for the added project area.

Due to various delays related to weather conditions, material acquisition, and/or utility coordination/relocation, completion of Phases I and II of the project were each delayed by several months. Phase I was scheduled to be finished by December 2023, but was not completed until July 2024. Similarly, Phase II's completion was delayed from December 2024 to March 2025. These delays resulted in additional project oversight hours costing a total of \$81,325.00.

Phase III of the project is not anticipated to be delayed, however additional oversight hours have been required due to work beginning two (2) weeks earlier than anticipated, and the contractor typically working ten (10) hours per day rather than eight (8) hours per day. The added cost for additional oversight hours through the end of Phase III is estimated to be \$85,850.00.

Lastly, additional design work was necessary to accommodate adding approximately six hundred (600) feet of watermain replacement on Catalina Drive to the scope of work for Phase III. The cost of this additional engineering is \$11,980.00.

The total cost for the additional oversight hours and design work comes out to

\$179,155.00.

It should be noted that the above figure includes a 2% year-over-year hourly rate increase for CBBEL's oversight work in both 2024 and 2025. While these yearly rate increases were not included in the original proposal, Public Works and CBBEL staff negotiated this final figure to honor the contractor's right to a 2% yearly billing rate increase as outlined in the Village's Master Service Agreement with CBBEL.

It should additionally be noted that CBBEL's oversight during the first two (2) project phases resulted in substantial cost savings for the Village. Construction costs for Phase I and Phase II were projected at \$4,456,127.02 and \$5,994,987.00, respectively. The actual final costs for these projects came in at \$4,074,416.10 for Phase I and \$5,850,489.27 for Phase II, resulting in a total savings of \$526,208.65 across both project phases. Public Works believes that the additional funding for oversight requested in this change order is both fair and worth the cost given the savings that CBBEL's oversight has already provided.

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

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

Director Van Essen responded to Trustee Healy and had additional comments. (refer to audio)

Village Clerk Norwell had comments. (refer to audio)

I move to approve Change Order #4 and Contract Addendum #3 to Change Order #3 and Addendum #2 dated August 3, 2023, with Christopher B. Burke Engineering of Rosemont, Illinois, for supplemental oversight and engineering services of the Catalina Subdivision Phase I-III Engineering for Water Main and Storm Water Improvements to increase the 2025 contract amount by \$179,155.00, for a new not-to-exceed contract amount of \$539,997.67 for FY 2025;

AND

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

A motion was made by Trustee Lawler, 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

DEVELOPMENT SERVICES

2025-0719 Costco Wholesale Zoning Map Amendment

Project: 2025-0719 - Costco Wholesale Zoning Map Amendment

Planner: Marcus LeVigne

Petitioner: Kayleen Burnett, Costco Wholesale Corporation

Project Representative: Larry Dziurdzik, The JNL Design Group, Inc.

Location: 9913 159th Street (Proposed Gas Station), 9915 159th Street (Existing Warehouse)

P.I.N.s: 27-22-120-007-0000, 27-21-200-009-0000, 27-12-200-011-0000, 27-12-200-012-0000

Parcel Sizes: Gas Station: 6 acres, Warehouse: 15.6 acres, Detention: 18 acres

REQUESTED ACTIONS

This specific agenda item only seeks approval for an Ordinance granting approval of Zoning Map Amendment from COR - Mixed Use to BIZ - General Business in conjunction with the other improvements proposed at Costco Wholesale. Please see case number 2025-0348 for the Costco Planned Development, and case number 2025-0718 for the Special Use Permit for Motor Vehicle Services.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2025-0719 - Costco Wholesale Zoning Map Amendment, the Plan Commission recommends that the Board of Trustees approves a Zoning Map Amendment from the COR - Mixed Use District to the BIZ - General Business District for lots 1, 2, 3, and 3A.

Costco Real Estate Manager Larry Dziurdzik presented information to the Board regarding this matter. (refer to audio)

Trustee Milani had questions. (refer to audio)

Mr. Dziurdzik responded to Trustee Milani. (refer to audio)

Regarding Case Number 2025-0719 - Costco Wholesale Zoning Map Amendment, I move to approve the Plan Commission Recommended Action as presented for this case;

AND

I move to adopt Ordinance 6034, entitled: ORDINANCE REZONING CERTAIN REAL ESTATE FROM COR MIXED USE TO BIZ (COSTCO - 9913 AND 9915 W 159TH STREET).

A motion was made by Trustee Lawler, 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

2025-0720 Costco Wholesale - Ravinia Avenue Roundabout Plat of Dedication

Project: 2025-0720 - Costco Wholesale Ravinia Avenue Plat of Dedication

Planner: Marcus LeVigne

Petitioner: Kayleen Burnett, Costco Wholesale Corporation

Project Representative: Larry Dziurdzik, The JNL Design Group, Inc.

REQUESTED ACTIONS

As part of the Costco Wholesale Gas Station Relocation and Parking Improvements project (Case No. 2025-0348), a condition of approval requires the dedication of a portion of Ravinia Avenue as part of the proposed roundabout at the main entrance of the Costco warehouse and gas station. This roadway dedication will formalize the new future public right-of-way for long term maintenance.

The plat, titled "Plat of Dedication of Ravinia Avenue," last revised on June 11, 2025, prepared by V3 Companies Ltd., is now before the Board of Trustees for consideration.

Regarding Case Number 2025-0720 also known as Costco Wholesale - Ravinia Avenue Plat of Dedication, I move to approve a Plat of Dedication titled "Plat of Dedication of Ravinia Avenue," subject to the final copy of the plat being printed on mylar and submitted to the Village with non-Village related signatures ready for recording at the Cook County Recorder of Deeds office;

AND

Authorize staff to execute and record the plat.

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

2025-0718 Costco Wholesale - Special Use Permit for Motor Vehicle Services for Lot

1 (Tire Center)

Project: 2025-0718 - Costco Wholesale Special Use Permit for Motor Vehicle Services

Planner: Marcus LeVigne

Petitioner: Kayleen Burnett, Costco Wholesale Corporation

Project Representative: Larry Dziurdzik, The JNL Design Group, Inc.

Location: 9913 159th Street (Proposed Gas Station), 9915 159th Street (Existing Warehouse)

P.I.N.s: 27-22-120-007-0000, 27-21-200-009-0000, 27-12-200-011-0000, 27-12-200-012-0000

Parcel Sizes: Gas Station: 6 acres, Warehouse: 15.6 acres, Detention: 18 acres

REQUESTED ACTIONS

This specific agenda item only seeks approval for an Ordinance granting approval of a Special Use for Motor Vehicle Services for the existing Tire Center at Lot 1 in the Costco Planned Development in conjunction with the other improvements proposed at Costco Wholesale. Please see case number 2025-0348 for the Costco Planned Development, and case number 2025-0719 for the Zoning Map Amendment from COR - Mixed Use to BIZ - General Business.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2025-0718 - Costco Wholesale - Special Use Permit for Motor Vehicle Services for Lot 1, the Plan Commission recommends that the Board of Trustees approves a Special Use Permit for Motor Vehicle Services.

Regarding Case Number 2025-0718, also known as Costco Wholesale Special Use Permit for Motor Vehicle Services, I move to approve the Plan Commission Recommended Action as presented for this case;

AND

I move to adopt Ordinance 6035, entitled: ORDINANCE GRANTING A SPECIAL USE FOR MOTOR VEHICLE SERVICES (COSTCO WHOLESALE WAREHOUSE- 9915 W 159TH STREET.

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

2025-0735 Costco Wholesale - Special Use Permit for Motor Vehicle Services for Lot 2 (Gas Station)

Project: 2025-0735 - Costco Wholesale Special Use Permit for Motor Vehicle

Services

Planner: Marcus LeVigne

Petitioner: Kayleen Burnett, Costco Wholesale Corporation

Project Representative: Larry Dziurdzik, The JNL Design Group, Inc.

Location: 9913 159th Street (Proposed Gas Station), 9915 159th Street (Existing Warehouse)

P.I.N.s: 27-22-120-007-0000, 27-21-200-009-0000, 27-12-200-011-0000, 27-12-200-012-0000

Parcel Sizes: Gas Station: 6 acres, Warehouse: 15.6 acres, Detention: 18 acres

REQUESTED ACTIONS

This specific agenda item only seeks approval for an Ordinance granting approval of a Special Use for Motor Vehicle Services for the proposed Gas Station at Lot 2 in the Costco Planned Development in conjunction with the other improvements proposed at Costco Wholesale. Please see case number 2025-0348 for the Costco Planned Development, and case number 2025-0719 for the Zoning Map Amendment from COR - Mixed Use to BIZ - General Business.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2025-0735 - Costco Wholesale - Special Use Permit for Motor Vehicle Services for Lot 2, the Plan Commission recommends that the Board of Trustees approves a Special Use Permit for Motor Vehicle Services.

Regarding Case Number 2025-0735, also known as Costco Wholesale - Special Use Permit for Motor Vehicle Services for Lot 2 (Gas Station), I move to approve the Plan Commission Recommended Action as presented for this case;

AND

I move to adopt an Ordinance 6036, entitled: ORDINANCE GRANTING A SPECIAL USE FOR MOTOR VEHICLE SERVICES (COSTCO GAS STATION- 9913 W 159TH STREET.

A motion was made by Trustee Lawler, seconded by Trustee Lawrence, 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

2025-0348 Costco Wholesale - 9915 W. 159th Street - Development Petition for Fuel Facility Relocation and Parking Improvements

Project: 2025-0348 - Costco Wholesale Gas Station Relocation and Parking Improvements

Planner: Marcus LeVigne

Petitioner: Kayleen Burnett, Costco Wholesale Corporation
Project Representative: Larry Dziurdzik, The JNL Design Group, Inc.
Location: 9913 159th Street (Proposed Gas Station), 9915 159th Street (Existing Warehouse)
P.I.N.s: 27-22-120-007-0000, 27-21-200-009-0000, 27-12-200-011-0000, 27-12-200-012-0000
Parcel Sizes: Gas Station: 6 acres, Warehouse: 15.6 acres, Detention: 18 acres

The Petitioner, Costco Wholesale, is requesting approval to relocate its gas station to the east side of Ravinia Avenue. The existing gas station will be demolished and replaced with new parking spaces, with additional parking proposed on the south side of the building. The project also includes site reconfiguration and roadway improvements, including a new roundabout on Ravinia Avenue. The request includes approval of the following:

- Zoning Map Amendment from COR Mixed Use District to BIZ General Business District (Case No. 2025-0719)
 - 1 Special Use Permit Amendment for a Planned Development
 - 2 Site Plan, Landscape Plan, and Building Elevations
 - 3 Special Use Permit for Motor Vehicle Services (Case No. 2025-0718)
 - 4 Special Use Permit Amendment for the Disturbance of a Non-Tidal Wetland
 - 5 Three modifications from the Land Development Code:
 - Allow for a reduction in the required parking for the gas station (Table 6-306(B)).
 - 1 Allow for an increase in parking in the main Costco parking lot (Table 6-306(B)).
 - 2 Allow for parking lots between the building and the street (Section 6-207.F.4).

PLAN COMMISSION SUMMARY

Present at the August 19, 2025 Plan Commission meeting were 5 Commissioners, the Petitioner, project representatives, several residents, and staff. Costco's team presented the proposed relocation of the gas station, the addition of a roundabout to improve site circulation, and the expansion of parking. Following Costco's presentation, staff presented the case. During the staff presentation, staff noted that the Petitioner was no longer seeking approval of a Plat of Subdivision, and the Plan Commission Recommended Action was amended to reflect this change.

PUBLIC COMMENTS

A neighboring property owner requested a continuation of the August 19 Public Hearing. Staff read into the record a statement opposing a continuation of the case, citing the Petitioner's two years of coordination with the Village, proper notification requirements being met, and the need to maintain a construction schedule. No members of the public provided comments during the meeting.

PLAN COMMISSION DISCUSSION

Following the Petitioner and Staff presentations, and public comments, the

following topics were discussed:

Stormwater Management

The Commissioners raised concerns about the detention pond, noting the existing sediment issues caused by adjacent development (Estates at Ravinia Meadow, Case No. 2024-0676). Petitioners explained that a stormwater easement and maintenance agreement requires Estates at Ravinia Meadow to share in maintenance costs and confirmed that dredging will occur. Staff added that invasive species such as phragmites will be addressed through final engineering. Commissioners also asked about the wetland on Lot 2. Petitioners stated it will remain in its natural state, continuing to drain into the pond, though phragmites and cattails present on-site will require ongoing management.

Traffic and Site Access

The Commissioners discussed site circulation and safety, including how vehicles will move through the roundabout and into the parking lot. Costco project representatives explained that traffic will follow a counterclockwise pattern, with both north and south lots still accessible from Ravinia. The Commissioners asked who had proposed the roundabout, noting ongoing issues at the existing site entrance. Staff responded that the Engineering Department had introduced the roundabout concept, while the Petitioners explained that earlier designs had considered a four-way stop sign at the intersection of the Costco main entrance and Ravinia Avenue.

The Commissioners noted potential conflicts between cars backing out of spaces and vehicles exiting the site, and the project representatives responded that this is a standard retail condition and is expected to function adequately.

Parking

Questions were raised about where employees will park once the site is redeveloped. Project representatives confirmed that employees will use the new south and west parking spaces. Staff stated that this location is preferred for Costco employees, as it leaves more parking spaces for customers closer to the main entrance of the warehouse. The General Manager of Costco confirmed that the proposed parking plan would adequately accommodate employees under Costco's rotating shift schedule.

Future Site Development

The Commissioners asked about potential for additional development on the southern and western portions of the site (lots 2 and 3). Staff explained that the southern portion of the gas station parcel is entirely wetland and not feasible for development without wetland mitigation.

Existing Landscaping Conditions

The Commissioners discussed the existing landscaping conditions at the northwest corner of lot 3, just west of the existing gas station. They noted that the

proposed plan shows this area remaining in a naturalized state with native grasses. The project representatives explained that this portion of the site is constrained by floodplain and bad soil conditions, making it unsuitable for development or additional landscaping.

Staff confirmed that maintaining the area in native vegetation is consistent with Village standards and provides stormwater and erosion control benefits. The Commissioners emphasized the importance of ongoing maintenance to ensure the area does not become overgrown or neglected.

After the August 19 Public Hearing, Costco provided a revised plan addressing the Plan Commission's concerns, showing maintenance and naturalized seeding of the northwest corner of Parcel 3. The attached plan will be incorporated into the final landscape plan submittal for the project, and the Monitoring and Maintenance Plan will reflect these updates.

Lighting

A Commissioner asked about potential light spill from the gas station canopy. Petitioners explained that all canopy fixtures will be recessed and directed downward, with dimming after the gas station is closed for the evening. Staff responded that all lighting will meet the approved existing Variance and Land Development Code requirements during final engineering for the project.

The Plan Commission unanimously recommended approval of the Staff Recommended Motion 5 ayes, 0 nays, and 2 absent. This item is now before the Board of Trustees for consideration.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2025-0348 - Costco Wholesale Gas Station Relocation and Parking Improvements, the Plan Commission recommends that the Board of Trustees approves a Special Use Permit for a Planned Development for lots 1, 2, 3, and 3A.

And

The Plan Commission recommends that the Board of Trustees approves the following Modifications to the Planned Development:

Allow for a reduction in the required number of parking spaces for the proposed gas station (Table 6-306(B)).

Allow for an increase in parking spaces permitted in the main Costco Wholesale parking lot (Table 6-306(B)).

Allow parking lots to be located between the building and the street (Section 6-207.F.4)

And

The Plan Commission recommends that the Board of Trustees approves a Special Use Permit Amendment for the Disturbance of a non-tidal wetland, subject to the condition that a wetland delineation is provided with the final engineering plan submittal.

And

The Plan Commission recommends that the Board of Trustees approves the Site Plan, Landscape Plan, and Building Elevations, subject to the following conditions:

1. The development shall be in substantial conformance with the preliminary site plan titled "Costco Wholesale Overall Site Plan," prepared by MG2, last revised June 27, 2025; the building elevations titled "Fuel Elevations," prepared by MG2, last revised June 13, 2025; the landscape plan titled "Costco Landscape Plan," prepared by Kimley Horn and Associates, last revised June 20, 2025; the preliminary civil engineering plans titled "Preliminary Engineering Plans for Costco Wholesale," prepared by V3 Companies, last revised June 18, 2025.
2. The final engineering plan shall include a watermain extension from the existing watermain located at the southeast corner of 159th Street and Ravinia Avenue to the east property line of the gas station parcel.
3. That a stormwater management area restoration plan is submitted with the final Engineering Plans for the site.
4. Meet all building code requirements and final engineering requirements, including any required permits from outside agencies.
5. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in Section 6-308.J.
6. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

Regarding Case Number 2025-0348, also known as Costco Wholesale Gas Station Relocation and Parking Improvements, I move to approve the Plan Commission Recommended Action as presented for this case;

AND

I move to adopt Ordinance 6037, entitled: ORDINANCE GRANTING A SPECIAL USE WITH MODIFICATIONS FOR A PLANNED DEVELOPMENT AND DISTURBANCE OF A NON-TIDAL WETLAND (COSTCO WHOLESALE-9913-9915 159TH STREET).

(THIS PART IS FOR REFERENCE ONLY, NOT NECESSARY TO BE READ OUT LOUD)

Regarding Case Number 2025-0348 - Costco Wholesale Gas Station Relocation and Parking Improvements, I move to approve a Special Use Permit for a Planned Development for lots 1, 2, 3, and 3A.

And

I move to approve the following Modifications to the Planned Development:

Allow for a reduction in the required number of parking spaces for the proposed gas station (Table 6-306(B)).

Allow for an increase in parking spaces permitted in the main Costco Wholesale parking lot (Table 6-306(B)).

Allow parking lots to be located between the building and the street (Section 6-207.F.4)

And

I move to approve a Special Use Permit Amendment for the Disturbance of a non-tidal wetland, subject to the condition that a wetland delineation is provided with the final engineering plan submittal.

And

I move to approve the Site Plan, Landscape Plan, and Building Elevations, subject to the following conditions:

1. The development shall be in substantial conformance with the preliminary site plan titled "Costco Wholesale Overall Site Plan," prepared by MG2, last revised June 27, 2025; the building elevations titled "Fuel Elevations," prepared by MG2, last revised June 13, 2025; the landscape plan titled "Costco Landscape Plan," prepared by Kimley Horn and Associates, last revised June 20, 2025; the preliminary civil engineering plans titled "Preliminary Engineering Plans for Costco Wholesale," prepared by V3 Companies, last revised June 18, 2025.
2. The final engineering plan shall include a watermain extension from the existing watermain located at the southeast corner of 159th Street and Ravinia Avenue to the east property line of the gas station parcel.
3. That a stormwater management area restoration plan is submitted with the final Engineering Plans for the site.
4. Meet all building code requirements and final engineering requirements, including any required permits from outside agencies.
5. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in Section 6-308.J.
6. Submit a sign permit application to the Development Services Department for

separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

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

2025-0725 Ordinance for Eminent Domain of 17171 Wolf Road - Former El Cortez Property

In December 2023, the current property owner purchased the property from a Cook County Annual Tax Sale and subsequently contacted Village staff regarding plans to improve the property and return it to a viable commercial use.

The owner was informed the entire property is within a Regulatory Floodway with requirements that need to be met at the federal, state, and local levels in regard to the level of investment that can be made to the structure. Staff worked with the Illinois Environmental Protection Agency (IEPA) regarding eligible costs, procedures to follow, and forms to be completed.

The significant level of investment to make the building suitable for occupancy is deemed a "substantial improvement", which includes the requirement to make flood-resistant improvements to the existing building to protect it from future storm events up to the Flood Protection Elevation (FPE) which is 2' above the Base Flood Elevation (BFE), identified by a Flood Insurance Rate Map (FIRM), prepared by the Federal Emergency Management Agency (FEMA).

On September 2, 2025, the subject site was included in the discussion of case 2025-0702, including the annexation and flood mitigation plans for the surrounding south Wolf Road area.

The owner of the property and the Village have been unable to come to terms on the purchase of the property. As a result, it is recommended the Village pursue eminent domain.

..Financial Impact

The cost of pursuing eminent domain will be determined by one or more appraisal(s) of the subject property and determined by a judge, plus legal and other real estate processing costs. The total costs are anticipated to be more than \$100,000 and less than \$500,000.

I move to adopt Ordinance 6038, entitled: AN ORDINANCE AUTHORIZING ACQUISITION OF PROPERTY BY EMINENT DOMAIN - (FORMER EL CORTEZ

PROPERTY - 17171 WOLF ROAD).

A motion was made by Trustee Healy, 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

ENGINEERING

2025-0727 Estates at Ravinia Meadows - Bond Request

Pulte Home Company, LLC, has requested to use a surety bond instead of a letter of credit for the development security required by the Village as the applicant completes the approved improvements for the Estates at Ravinia Meadows project.

Pulte has cited schedule as the rationale of the request. Obtaining a bond is faster than establishing a letter of credit and Pulte wants to break ground as soon as all approvals are in place.

Section 5-112.E of the Land Development Code requires a performance guarantee equal to 125% of the total projected costs of the public improvements. The most common method for development security is a letter of credit. In instances where the developer seeks an alternative security method, Section 5-112.E.3.b states the Board of Trustees may, at its discretion, approve any security method.

It's estimated the bond will be in the amount of \$9.1 million, subject to final review by the Engineering Department.

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

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

I move to approve the use of a bond as development security by Pulte Home Company, LLC, for the Estates at Ravinia Meadows project, in accordance with codes and ordinances of the Village of Orland Park.

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

RECREATION AND PARKS

2025-0713 Early Voting Memorandum of Understanding

The Civic Center and Sportsplex are polling sites for consolidated and general elections. Early voting has taken place in Orland Township since the 2018 general election.

Cook County, through the County Clerk is obligated under the Election Code, 10ILCS 5 et seq., ("Election Code") to establish polling locations that are convenient and available to residents of Orland Park.

The Village and County have identified the Civic Center as a location to host early voting in addition to in-person voting.

Staff seek approval to enter into the attached Memorandum of Understanding (MOU) between the Village of Orland Park and Cook County to host early voting beginning with the March 17, 2026 Gubernatorial Primary Election as shown in the attached Exhibit B, and additional elections detailed in the attached Exhibit A.

Early Voting will run 7 days a week beginning March 2, 2026 through March 16, 2026 as detailed below.

Monday - Saturday, March 2 - 7, 2026: 9:00am - 5:00pm
Sunday, March 8, 2026: 10:00am - 4:00pm
Monday - Friday, March 9 - 13, 2026: 9:00am - 7:00pm
Saturday, March 14, 2026: 9:00am - 5:00pm
Sunday, March 15, 2026: 10:00am - 4:00pm
Monday, March 16, 2026: 9:00am - 7:00pm

Set-up for Early Voting will take place on February 26, 2026. Judges will arrive an hour before voting starts and remain roughly a half hour after voting ends to complete the end-of-day paperwork and secure the equipment.

President Dodge had comments. (refer to audio)

I move to approve entering into a Memorandum of Understanding (MOU) between the Village of Orland Park and Cook County allowing the use of the Village's Civic Center for Early Voting as detailed in the attached MOU exhibits A and B;

AND

Authorize 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 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

2025-0734 Evergreen View Park OSLAD Grant Application Conceptual Plan

The Village is pursuing an Open Space Lands Acquisition and Development (OSLAD) Grant for Evergreen View Park, with a maximum reimbursable award of up to \$600,000 per agency for the 2026 cycle. On August 18, 2025, the Board approved an agreement with Planning Resources Inc. (PRI) to develop a conceptual plan, budget estimate, and assist with the grant application process.

As part of the park development effort, Village staff along with PRI, held two public engagement meetings and created an online survey to gather feedback on the redevelopment of Evergreen View Park with a splash pad. While generally well received, opinions on the inclusion of a splash pad were divided.

On September 2, 2025, the concept was presented to the Committee of the Whole to gather feedback from the Board. The Board requested developing two park renovation plans, one with and one without a splash pad, and gauging additional feedback from residents living close to Evergreen View Park.

Utilizing input from the initial community meetings, PRI developed two concepts (attached), one with a splash pad and one without. Both concepts retain core amenities identified as resident priorities, including age-specific playgrounds, swings, and a pavilion, all of which are scheduled for replacement in 2025 and 2026 independent of the park improvement plan outcome.

Staff launched a follow-up survey comparing the two conceptual plans and gauging interest in specific elements to potentially include in the park redevelopment. Postcards with a QR code to the survey were mailed to 908 homes within 1500 feet of the park. Additionally, signs with the survey link were placed at the park. The survey remained open until September 12, 2025 at 11:59 p.m.

Survey results (attached) indicate that Evergreen View residents within 1,500 feet of the park expressed a clear preference for a neighborhood-scaled park that emphasizes natural character, playground upgrades, shade and green space. There was broad support for pickleball courts, a putting green, and frisbee golf baskets. While there was not support for the inclusion of a splash pad and soccer field, primarily due to concerns about traffic, parking, and neighborhood safety, there was support for a splash pad at Centennial Park Aquatic Center and other

parks better equipped to handle a destination feature.

Staff seek Board input and guidance on which option to include in the OSLAD grant application and future redevelopment of Evergreen View Park. The grant application is due and will be submitted by the September 30, 2025 deadline.

Trustee Healy had questions. (refer to audio)

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

President Dodge had comments. (refer to audio)

I move to approve the Conceptual Plan that does not include a splash pad, as part of the Village's 2026 Open Space Lands Acquisition and Development Grant for the redevelopment of Evergreen View Park;

AND,

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

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

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

Resident Dan Pullman addressed the Board. (refer to audio)

BOARD COMMENTS

Trustees Healy, Katsenes, Milani, Leafblad, 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 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 M. L. Leafblad, seconded by Trustee Lawrence, 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) 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:8:48 P.M.

A motion was made by Trustee Lawler, 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 Village President Dodge Jr.

Nay: 0

2025-0781 Audio Recording for September 15, 2025, Board of Trustees Meeting

NO ACTION

/AS

APPROVED: October 6, 2025

Respectfully Submitted,

/s/ Mary Ryan Norwell

Mary Ryan Norwell, Village Clerk