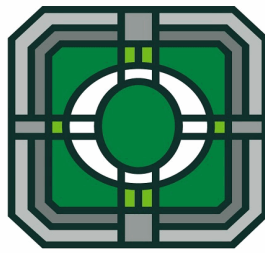


# VILLAGE OF ORLAND PARK

14700 S. Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)



## Meeting Minutes

Monday, January 19, 2026

5:30 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 5:30 P.M. Trustee Leafblad arrived at 5:32 P.M.

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

**2026-0075 Recognition of Orland Park Eagle Scouts**

The Eagle Scout Award is the highest rank attainable in the Boy Scouts of America (BSA) program. Achieving this rank is a significant accomplishment that demonstrates a Scout's dedication, leadership, and commitment to community service.

Please join us in honoring the following scouts in achieving the rank of Eagle Scout:

David Leja - January 2025  
Alex Accardi - June 2025  
Adel Nofal - August 2025  
Omar Nofal - August 2025  
Francesca Russo - October 2025

President Dodge made comments. (refer to audio)

The Girl's Cub Scout Leader Maria Finatri made comments regarding the new Eagle Scouts. (refer to audio)

**This item was a presentation only. NO ACTION was required.**

**RECESS**

President Dodge entertained a motion to recess to honor the Eagle Scouts.

**A motion was made by Trustee Nelson Katsenes, seconded by Trustee Lawler, 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 President Dodge Jr.

**Nay:** 0

**RECONVENE MEETING**

The meeting was reconvened at 5:50 P.M.

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

## APPROVAL OF MINUTES

### 2026-0033 Approval of the December 15, 2025, Committee of the Whole Minutes

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of December 15, 2025.

**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 President Dodge Jr.

**Nay:** 0

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

Manhattan Chief of Police Ryan Gulli recognized the assistance the Orland Park Police Department provided to the Manhattan Police Department. Chief Gulli presented awards to Orland Park Chief of Police Eric Rossi and President Dodge. (refer to audio)

Village of Orland Park Chief of Police Eric Rossi made comments in response to Chief Gulli. (refer to audio)

## ORDER OF ITEMS

President Dodge entertained a motion to take agenda items out of order. (refer to audio)

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

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

**Nay:** 0

### 2026-0039 Amazon Retail Planned Development - Committee of the Whole - 9600 159th Street

Project: Amazon Retail Planned Development - 9600 159th Street

Prepared: 1/12/2026

Prepared by: Hailey Gorman, Associate Planner

Legistar ID: 2026-0039 (Special Use for Planned Development, etc. COTW),

2025-0560 (Special Use for Planned Development, etc. BOT), 2026-0036 (Plat of Consolidation & Dedication)

Project ID: PPA-25-0008

Petitioner: Amazon Retail, LLC  
Address: 9600 159th St, Orland Park, IL  
P.I.N.s: 27-09-214-015-0000, 27-09-214-043-0000

#### REQUESTED ACTIONS

The Petitioner is requesting the approvals below for a multi-phased retail planned development located at 9600 159th Street:

- Plat of Consolidation
- Plat of Dedication
- Special Use Permit for a Planned Development with a modification from the Land Development Code:
  - o Allow a parking lot within the setback area between the building façade and the street (Section 6-210.F.4).
- Special Use Permit for a Commercial Retail Establishment over 50,000 SF
- Special Use Permit for Development within 50' of a Non Tidal Wetland
- Site Plan
- Landscape Plan
- Building Elevations

The Plat of Consolidation & Dedication (2026-0036) will advance straight to the Board of Trustees for consideration, as non-residential lot consolidations do not require public hearings and therefore was not discussed at the Plan Commission hearing.

#### PLAN COMMISSION SUMMARY

Present at the Plan Commission were 7 Commissioners (6 in-person, 1 virtual), members of the public, the petitioner and project representative, and staff. Following the Petitioner's and Staff's presentations, members of the public were given the opportunity to speak. After public comments, the Commissioners asked questions and discussed the project. The following summarizes the major topics discussed during the meeting:

##### Traffic

Residents raised concerns regarding the anticipated traffic that will be generated from this development. The intersection of 159th Street and LaGrange Road is one of the busiest intersections in the Village, and there are already existing operational challenges in this area. A traffic impact study was prepared by the Petitioner which was reviewed by Village Engineering Division staff and the Illinois Department of Transportation (IDOT). Consistent with other commercial retail developments of this caliber, certain characteristics are excluded from the overall capacity analysis in the traffic study as truck trips are anticipated to occur outside of the analyzed peak hours. However, this raised additional questions from residents and commissioners about the anticipated truck traffic that would be generated by the development. Information recently provided by the petitioner indicates that 27 trucks per day are anticipated.

### Land Use

Both residents and commissioners questioned the large size of the building, and what portions of the building would be utilized as retail space versus storage space. Since this store is a new concept for Amazon, they have not finalized an interior floor plan at this stage. The Petitioner reiterated that the principal use of the space will be commercial retail, with greater than 50% of the gross floor area being used as retail space that will be open to the public. There were a couple of sheets within the Civil Plan Set that have been revised to reflect a typing error and remove any prior reference to “warehouse”, which the Petitioner noted was on the plans in error. The Petitioner stated that one of the main purposes of the larger stock-room (with less than 50% of the gross floor area) is to ensure that there is a unique customer experience that is free from any potential clutter of back-of-house operations. While other retail stores have employees constantly fulfilling online orders throughout the day in the public shopping area, this new concept would keep this in the back-of-house.

Overall, the Plan Commission recommended approval of the project and voted 6 ayes and 1 nay. This case is now before the Committee of the Whole for consideration.

### PLAN COMMISSION ACTION

Regarding Case Number 2025-0560, also known as the Amazon Retail Planned Development, the Plan Commission recommends the Committee of the Whole approves a Special Use Permit for a Planned Development with a Modification from the Land Development Code, subject to the following conditions:

1. Meet all code requirements, landscape requirements, and final engineering requirements, including required permits except where otherwise modified in this ordinance;
  2. 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;
  3. A Plat of Consolidation and Plat of Dedication are prepared and presented to the Board of Trustees at the January 19, 2026 meeting;
  4. The existing Petey's II signs shall be removed as part of the restaurant building demolition;
  5. Cash-in-lieu of tree planting will be paid prior to the issuance of building permits for the project in the amount of \$100,000;
  6. Public sidewalks shall be constructed along 159th Street and LaGrange Road as part of the Phase I of this development. Public sidewalk construction along Ravinia Avenue (extended) shall be coordinated with the Village of Orland Park during final engineering review, which may include a security in the form of a Letter of Credit or Board of Trustees-approved Surety Bond, or a cash-in-lieu payment to facilitate construction by the Village as part of the Ravinia Avenue extension. Private sidewalks along the perimeter of the planned out lots shall be provided to connect the public sidewalks to the Phase I building entrances;
- And

The Plan Commission further recommends the Committee of the Whole approves a Modification from Section 6-210.F.4 of the Land Development Code to allow a parking lot within the setback area between the building façade and the street;  
And

The Plan Commission recommends the Committee of the Whole approves a Special Use Permit for a Commercial Retail Establishment over 50,000 square feet;  
And

The Plan Commission recommends the Committee of the Whole approves a Special Use Permit for a Development within 50' of a Non Tidal Wetland;  
And

The Plan Commission recommends the Committee of the Whole approves a site plan prepared by Kimley-Horn and Associates, Inc., dated December 11, 2025, subject to the condition that the development will be in substantial conformance with the preliminary site plan;  
And

The Plan Commission recommends the Committee of the Whole approves a landscape plan prepared by Kimley-Horn and Associates, Inc., dated December 11, 2025, subject to the following conditions:

1. Prior to the case review by the Board of Trustees, the trees proposed within the required maintenance access around the storm water basin are to be relocated to a code-compliant location;
2. The development will be in substantial conformance with the preliminary landscape plan;

And

The Plan Commission recommends the Committee of the Whole approves building elevations prepared by BRR Architecture, Inc., dated November 17, 2025, subject to the condition that the development will be in substantial conformance with the preliminary building elevations.

President Dodge made comments regarding the matter. (refer to audio)

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

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

Village Attorney David Silverman made comments. (refer to audio)

Village Manager Koczwara had comments and questions. (refer to audio)

Village Attorney Anne Skrodzki and Village Attorney David Silverman responded to Village Manager Koczwara. (refer to audio)

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

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

Village Manager Koczwara made comments. (refer to audio)

Attorney Katie Jahnke-Dale of DLA Piper presented information on the matter.  
(refer to audio)

Kyle Smyth, Manager of Entitlements, Economic Development, & Public Policy for Amazon presented information on the matter. (refer to audio)

Brooks Stickler, Senior Vice President for Kimley-Horn and Associates presented information on the matter. (refer to audio)

Greg Nakata, Architect for BRR Architecture presented information on the matter.  
(refer to audio)

Rory Fancier-Splitt, Traffic Engineer for Kimley-Horn and Associates presented information on the matter. (refer to audio)

Attorney Jahnke-Dale of DLA Piper presented information on the matter. (refer to audio)

President Dodge had comments. (refer to audio)

Village Manager Koczwara had comments. (refer to audio)

Director 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 comments. (refer to audio)

Village Manager Koczwara had comments. (refer to audio)

The following residents had comments regarding the matter: (refer to audio)

Daniel McMillan

Richard Bonnevier

Tracy Sullivan

John Dalton

John Nugent

Joe Solek

Michael Sipple

Lucas Hawley

Carol McGury

Mohamed Jaber

Michael Macellaio President of the Building & Construction Trades Council Chicago and Cook County had comments regarding the matter. (refer to audio)

Trustee Lawler had comments. (refer to audio)

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

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

Trustee Milani had comments. (refer to audio)

Trustee Leafblad had comments. (refer to audio)

Trustee Lawrence had comments. (refer to audio)

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

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

Trustee Katsenes made a motion to "END DEBATE", seconded by Trustee Healy, the motion failed by the following vote, Trustees Katsenes and Healy voted "YES" and Trustees Lawrence, Lawler, Leafblad and President Dodge voted "NO". (refer to audio)

Trustee Katsenes had questions. (refer to audio)

Kyle Smith of Amazon responded to Trustee Katsenes. (refer to audio)

Trustee Healy had comments. (refer to audio)

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

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

President Dodge had questions. (refer to audio)

Trustee Healy made comments. (refer to audio)

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

Trustee Katsenes had questions. (refer to audio)

President Dodge had comments. (refer to audio)

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

Attorney Jahnke-Dale of DLA Piper responded to President Dodge and Trustee Katsenes. (refer to audio)

President Dodge made comments. (refer to audio)

Trustee Lawler had questions. (refer to audio)

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

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

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

President Dodge had questions. (refer to audio)

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

President Dodge had questions. (refer to audio)

Village Attorney Anne Skrodzki and Village Attorney David Silverman responded to President Dodge. (refer to audio)

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

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

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

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

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

Village Clerk Mary Ryan Norwell re-stated the motion. (refer to audio)

Regarding Case Number 2025-0560, also known as the Amazon Retail Planned Development, I move to recommend the Board of Trustees approves the Plan Commission Recommended Action as presented for this case.

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

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

**Nay:** 2 - Trustee Healy, and Trustee Nelson Katsenes

## RECESS

President Dodge entertained a motion to recess.

**A motion was made by Trustee Nelson Katsenes, seconded by Trustee Milani, 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 President Dodge Jr.

**Nay:** 0

## RECONVENE MEETING

The meeting was reconvened at 8:27 P.M.

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

## ITEMS FOR SEPARATE ACTION

### **2026-0076 2025 Orland Park Veterans Golf Classic - Check Presentation**

The 2025 Orland Park Veterans Golf Classic will benefit the Orland Park Veterans Advisory Board and area Veterans and military groups. Beneficiaries include:

American Legion Orland Memorial Post 111  
Reber-Tesmond Orland-Palos Veterans of Foreign War Post 2604  
Area Veterans and Active-Duty military organizations

VFW Post #2604 was honored and presented with a check for \$4,600.00

President Dodge made comments on the matter. (refer to audio)

Veteran's Program Coordinator Daniel Marsan presented information on the matter. (refer to audio)

Member of VFW Post 2604 Ron Raimbault made comments on the matter. (refer to audio)

**This item was a presentation. NO ACTION was required.**

**2025-0897 2026 Legislative Priorities**

On November 3, 2025, the Village Board approved the selection of Michael Best Strategies and Matthew O'Shea Consulting for advocacy and legislative consulting services.

To guide the work of both firms, the legislative priorities that have been developed is attached to the Committee packet. Village Departments played a key role identifying areas of need. Priorities were grouped into four categories: Infrastructure, Financial Stability, Economic Development, and Public Safety.

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

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

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

Trustee Milani had comments. (refer to audio)

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

Trustee Healy had comments. (refer to audio)

President Dodge entertained a motion to TABLE the item. (refer to audio)

Trustee Milani made a motion to POSTPONE the item. (refer to audio)

I move to recommend to the Village Board approving the 2026 Legislative Priorities.

**A motion was made by Trustee Milani, seconded by Trustee M. L. Leafblad, that this matter be POSTPONED 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 Jr.

**Nay:** 0

**2026-0053 RFP 25-040 - Landscape Maintenance Services**

On December 9, 2025, the Village issued RFP 25-040 - Landscape Maintenance Services requesting proposals for Landscape Maintenance Services at one hundred eighty-three (183) locations within Village Facilities, Parks, Medians, and ROWs. The contract for these services shall run for three (3) years (2026-2028) with option to extend the contract for an additional two (2) years (2029-2030) at the Village's discretion.

The scope of work for RFP 25-040 differs slightly from previous Landscape Maintenance Service RFPs in that Public Works is requesting the maintenance of large portions of medians and curblines that were omitted from previous scopes of work as well as the pressure washing of all hardscapes around buildings after spring landscape cleanups are completed. These changes are expected to result in an 8-10% increase in annual costs, which was accounted for when budgeting for this service in FY2026. For reference, the Village has paid approximately \$340,000/annual for landscape maintenance services since 2022.

During the four (4) weeks that the solicitation was open for review, forty-six (46) firms downloaded either partial or complete packages. RFP 25-040 was opened on January 8, 2026, at which point seven (7) firms submitted proposals. All qualifying proposal packages and an audit of the submittals were attached to the Committee packet for reference. A summary of the proposal prices is provided below:

JJ Residential Landscaping LLC

2026 = \$224,094.57

2027 = \$229,064.55

2028 = \$234,136.54

Optional 2029 = \$237,116.39

Optional 2030 = \$240,152.54

TOTAL = \$1,164,564.59

City Escape Garden and Design, LLC

2026 = \$301,405.00

2027 = \$301,405.00

2028 = \$307,439.00

Optional 2029 = \$313,599.00

Optional 2030 = \$313,599.00

TOTAL = \$1,537,447.00

Christy Webber and Company

2026 = \$374,024.00

2027 = \$374,024.00

2028 = \$374,024.00

Optional 2029 = \$374,024.00

Optional 2030 = \$374,024.00

TOTAL = \$1,870,120.00

Church Mouse, Inc.

2026 = \$399,822.00

2027 = \$411,806.00

2028 = \$424,178.00

Optional 2029 = \$436,903.00

Optional 2030 = \$450,010.00

TOTAL = \$2,122,719.00

Yellowstone Landscape

2026 = \$399,906.00

2027 = \$411,904.00

2028 = \$424,260.00

Optional 2029 = \$436,985.00

Optional 2030 = \$450,099.00

TOTAL = \$2,123,154.00

Semmer Landscape, LLC

2026 = \$404,000.00

2027 = \$414,100.00

2028 = \$424,452.50

Optional 2029 = \$435,063.81

Optional 2030 = \$445,940.41

TOTAL = \$2,123,556.72

Brightview Landscape Services

2026 = \$759,277.13

2027 = \$759,277.13

2028 = \$759,277.13

Optional 2029 = No Proposal Price Submitted

Optional 2030 = No Proposal Price Submitted

TOTAL = \$2,277,831.39 (Did Not Include 2 Optional Years)

Upon receipt of the proposal submittals, Public Works completed a thorough review of the three (3) proposals with the lowest overall proposal prices. A summary of the review is provided below:

JJ Residential Landscaping LLC

Upon review of this submittal, Public Works discovered that JJ Residential Landscaping LLC included an owner plus 2-3 landscape technicians, was located over one hundred (100) miles south of Orland Park in Ludlow, IL (near Urbana), had no previous park, playground or municipal landscape maintenance experience, and had a work history primarily focused on residential landscape maintenance. The annual proposal price provided was also over \$100,000 below what the Village has paid for the same services in the past, which is likely a result of a poor understanding of the scope of services requested. As such, this company was considered a nonresponsive candidate for this RFP.

CityEscape Garden and Design, LLC ("CityEscape")

Upon review of this submittal, Public Works learned that CityEscape was located in Chicago, and has eight (8) management staff and ninety (90) landscape crew members servicing local municipal and commercial projects. They currently maintain the landscape beds and medians at O'Hare and Midway Airports, and

the Village of Tinley Park. CityEscape has also worked for the Villages of Oak Park, Buffalo Grove, Lincolnshire, and Hanover Park. CityEscape listed no direct experience maintaining playground areas (the scope of services includes landscape maintenance at 55 playgrounds). The proposal price was below what the Village has paid for landscape services in years past despite the increase in scope of services this year. While CityEscape may be able to provide the requested services, Public Works has concerns over the number of maintenance staff compared to the long list of company clientele, the lower than expected proposal price, the company's distance from Orland Park and the lack of experience maintaining public parks and playgrounds.

Christy Webber and Company ("Christy Webber")

Christy Webber has provided landscape maintenance services for the Village since 2018. In that time, Public Works has been highly satisfied with Christy Webber's quality of work, professionalism, and responsiveness. Their supervisors and staff know the Village intimately and proactively respond to issues within hours of them being reported. The company has learned to maintain Village playground spaces to the point that Public Works received almost no complaints from the public in 2025 regarding weeds in playgrounds. Public Works has also received several compliments from Village residents regarding their services and staff courteousness.

The proposal price from Christy Webber increased by approximately 10% from 2025, from \$340,767.32 in 2025 to \$374,024.00 for 2026. This proposal price remains the same from 2026 until 2030.

Christy Webber provides similar services as those requested in this RFP for the Cities of Naperville, Evanston, and Chicago, including several parks (including Millennium Park) and playgrounds (including Maggie Daley Play Garden). With a staff of over four hundred (400) maintenance workers and a local maintenance hub in Alsip, Public Works believes continuing the established relationship with Christy Webber is in the best interests of the Village and its residents.

As such, Staff recommends awarding RFP 25-040 to Christy Webber and Company for three (3) years (2026 until the end of 2028) with the Village's option to extend the contract for an additional two (2) years (2029 - 2030) at an annual price of \$374,024.00 for a total contract price not to exceed \$1,870,120.00.

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

Trustee Milani had questions. (refer to audio)

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

Trustee Healy had questions. (refer to audio)

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

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

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

I move to recommend to the Village Board to approve and authorize the execution of a Contractor Agreement between the Village of Orland Park and Christy Webber and Company of Chicago, IL as the selected responsive proposal for RFP 25-040 - Landscape Maintenance Services for three (3) years (2026 - 2028) at an annual amount of \$374,024.00 for a total cost of \$1,122,072.00, with an option to extend for two (2) additional years (2029 - 2030) at an annual amount of \$374,024.00 for a total amount of \$748,048.00, for a total not-to-exceed contract price of \$1,870,120.00.

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

**2026-0059 Ravinia Avenue Corrugated Metal Pipe (CMP) Replacement Project (ITB 25-071)**

Corrugated Metal Pipe (CMP) has been used in the construction of culvert crossings and storm sewer construction since the 1960's. Over time, the pipe has been exposed to road salt and other environmental elements, which has caused the pipe to deteriorate at a rapid rate. The bottoms of these pipes disintegrate and expose the open earth to flowing water. The flowing water starts eroding the ground under and around the pipe, causing a void to form, also known as sinkholes. Initial investigations have shown that a sinkhole has started to form over the CMP that allows the creek to flow under Ravinia Avenue just south of Darwin Furniture. Further investigation revealed the CMP is failing, with large holes throughout the pipes, and missing pipe bottoms. These pipes have reached the end of their life span. Trying to patch the pipe would be a very temporary solution, while replacement would be a permanent, albeit costly, solution. The sinkhole has continued to settle and loses dirt and stone with every rain event, and a permanent repair needs to be made.

Invitation to Bid (ITB) 25-071 for the Ravinia Avenue Corrugated Metal Pipe (CMP) Replacement Project was published on BidNet Direct from December 2, 2025, through December 16, 2025. The details of the request are as follows: replacement of the CMP with either a one (1) box culvert or four (4) concrete pipes, with full restoration of the parkways and street.

Through BidNet, thirty-two (32) entities viewed the solicitation, and two (2) vendors were sent a courtesy email. Twenty-six (26) vendors downloaded at least one of the bid documents. Two (2) bids were submitted for consideration. Bids were opened and evaluated for completeness by Public Works staff and the Clerk's office.

Bisping Construction, of New Lenox, IL  
Box Culvert - \$682,172.00  
Concrete Pipes- \$491,868.00

Airys, Inc., of Joliet, IL  
Box Culvert - \$710,943.04  
Concrete Pipes - \$527,502.90

The cost estimates were evaluated/compared for similar past work related to storm sewer main installation, and deemed fair and reasonable. Past work includes the 88th Avenue CMP replacement and the Franklin Loebe Center CMP replacement in 2024. Pricing included the new piping material, stone, full restoration of the area, along with specialized equipment like a vactor truck, backhoe, trench boxes, and support vehicles during replacement.

Therefore, it is staff's recommendation to award the Ravinia Avenue Corrugated Metal Pipe (CMP) Replacement Project to the lowest cost, qualified, and responsive bidder, Bisping Construction of New Lenox, Illinois, for four (4) concrete pipes in the amount of \$491,868.00, plus a \$49,200.00 contingency, for a total not to exceed amount of \$541,068.00. Contingency is being requested for possible utility conflicts or anything that comes up unexpectedly during the pipe replacement.

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

Trustee Milani had questions. (refer to audio)

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

I move to recommend to the Village Board to award for ITB #25-071 Ravinia Avenue Corrugated Metal Pipe (CMP) Replacement Project to the lowest cost, qualified, and responsive bidder Bisping Construction, of New Lenox, IL, and authorize the approval and execution of a contract for the removal and replacement of the Corrugated Metal Pipe under Ravinia Avenue with four (4) concrete pipes in the amount of \$491,868.00 plus a \$49,200.00 contingency, for a total of a not to exceed price of \$541,068.00.

**A motion was made by Trustee Lawrence, 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

#### **2026-0064 2026 Storm Basin Stewardships - Award**

The Public Works Department currently maintains one hundred eighty-six (186) wet and dry storm water basins. In 2021, the Village contracted with Christopher B. Burke Engineering (CBBEL) to complete an assessment of all the Village-owned basins. Basins were rated on a scale of one (1) through five (5). Basins rated at a level of one (1) were in the best condition, and level five (5) were in the worst condition. Since then, the Utility Division has been working with Village pre-qualified Ecological Restoration Contractors (ERCs), Stantec Consulting Services Inc., Davey Resource Group, Pizzo & Associates, and V3 Companies, to get the level 4s and 5s down to a level 3 condition or better. Beginning in 2026, Baxter & Woodman Natural Resources will be joining the list of ERCs maintaining stormwater basins as well.

Typical restoration projects begin with one (1) year of establishment, followed by three (3) to five (5) years of maintenance. After the initial stewardship period is completed, proposals for a continuation of maintenance, typically for three (3) to five (5) years, are requested from Village ERCs, and the project is renewed. Beginning in 2026, Public Works intends to institute four (4) year basin management cycles in an effort to simplify and standardize the stormwater basin management and contract period going forward. Once sites have been restored, stewardships should continue indefinitely. Maintaining these sites annually incurs lower maintenance costs over time, as long as funding is available.

The scope of work over the four (4) year stewardship includes the establishment and maintenance of existing native plantings, the control of invasive woody and herbaceous flora, one (1) prescribed burn (if needed), and supplemental seeding (if needed). The proposals attached to the Committee packet represent the cost for four (4) years of maintenance from 2026 until 2029.

A request for proposals for fifty-one (51) new and renewal stewardships was sent to pre-qualified ecological stewards. While overall cost of the proposed work was the largest factor when determining the award of these stewardships, other factors such as volume of work to be completed in a single year and prior work experience with the specific vendor contributed as well. Additionally, as Public Works recently renewed the Master Service Agreements with the four (4) pre-existing ERCs and added a fifth (5th) ERC to its roster in 2025, Staff felt it was prudent to use this opportunity to award all of our ERCs a small selection of

basins in various locations and with varying shoreline maintenance needs in order to evaluate their efficacy under each circumstance.

A full summary of proposals was attached to the Committee packet, and a summary of recommended stewards and the costs of their proposals for work on the 2026-2029 pond contract cycle is below:

Pizzo & Associates

2026-2029 Pond Stewardships

Year 1 Stewardship (2026): \$25,900.00

Year 2 Stewardship (2027): \$25,900.00

Year 3 Stewardship (2028): \$25,900.00

Year 4 Stewardship (2029): \$25,900.00

Seeding and Burning: \$35,161.50

TOTAL: \$138,761.50

V3 Companies

2026-2029 Pond Stewardships

Year 1 Stewardship (2026): \$44,100.00

Year 2 Stewardship (2027): \$45,600.00

Year 3 Stewardship (2028): \$47,100.00

Year 4 Stewardship (2029): \$48,600.00

Seeding and Burning: \$41,100.00

TOTAL: \$226,500.00

Stantec Consulting Services

2026-2029 Pond Stewardships

Year 1 Stewardship (2026): \$31,600.00

Year 2 Stewardship (2027): \$28,700.00

Year 3 Stewardship (2028): \$29,800.00

Year 4 Stewardship (2029): \$30,800.00

Seeding and Burning: \$33,800.00

TOTAL: \$154,700.00

Davey Resource Group

2026-2029 Pond Stewardships

Year 1 Stewardship (2026): \$40,852.00

Year 2 Stewardship (2027): \$39,088.00

Year 3 Stewardship (2028): \$40,288.00

Year 4 Stewardship (2029): \$41,536.00

Seeding and Burning: \$34,305.00

TOTAL: \$196,069.00

Baxter & Woodman Natural Resources

2026-2029 Pond Stewardships

Year 1 Stewardship (2026): \$21,540.00

Year 2 Stewardship (2027): \$21,540.00  
Year 3 Stewardship (2028): \$21,540.00  
Year 4 Stewardship (2029): \$24,720.00  
Seeding and Burning: \$21,500.00  
TOTAL: \$110,840.00

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

President Dodge had comments. (refer to audio)

Trustee Healy had questions. (refer to audio)

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

Trustee Healy withdrew his question. (refer to audio)

I move to recommend to the Village Board to approve the waiver of the competitive bid process in favor of solicitation of competitive proposals for storm basin stewardships;

AND

Approve and authorize the execution of a Professional Services Agreement between the Village of Orland Park and Pizzo & Associates, Ltd. of Leland, IL, for the stewardship of five (5) stormwater basins at a cost of \$25,900.00 in FY26, \$25,900.00 in FY27, \$25,900.00 in FY28, and \$25,900.00 in FY29, as well as \$35,161.50 for the purpose of seeding and controlled burns performed at these basins between FY26 and FY29, for a total not-to-exceed amount of \$138,761.50 in FY26-FY29;

AND

Approve and authorize the execution of a Professional Services Agreement between the Village of Orland Park and V3 Companies of Woodridge, IL, for the stewardship of twelve (12) additional stormwater basins at a cost of \$44,100.00 in FY26, \$45,600.00 in FY27, \$47,100.00 in FY28, and \$48,600.00 in FY29, as well as \$41,100.00 for the purpose of seeding and controlled burns performed at these basins between FY26 and FY29, for a total not-to-exceed amount of \$226,500.00 in FY26-FY29;

AND

Approve and authorize the execution of a Professional Services Agreement between the Village of Orland Park and Stantec Consulting Services, Inc. of

Monee, IL, for the stewardship of ten (10) additional stormwater basins at a cost of \$31,600.00 in FY26, \$28,700.00 in FY27, \$29,800.00 in FY28, and \$30,800.00 in FY29, as well as \$33,800.00 for the purpose of seeding and controlled burns performed at these basins between FY26 and FY29, for a total not-to-exceed amount of \$154,700.00 in FY26-FY29;

AND

Approve and authorize the execution of a Professional Services Agreement between the Village of Orland Park and Davey Resource Group of Elmhurst, IL, for the stewardship of eighteen (18) additional stormwater basins at a cost of \$40,852.00 in FY26, \$39,088.00 in FY27, \$40,288.00 in FY28, and \$41,536.00 in FY29, as well as \$34,305.00 for the purpose of seeding and controlled burns performed at these basins between FY26 and FY29, for a total not-to-exceed amount of \$196,069.00 in FY26-FY29;

AND

Approve and authorize the execution of a Professional Services Agreement between the Village of Orland Park and Baxter & Woodman Natural Resources, Inc. of Marengo, IL, for the stewardships of six (6) stormwater basins at a cost of \$21,540.00 in FY26, \$21,540.00 in FY27, \$21,540.00 in FY28, and \$24,720.00 in FY29, as well as \$21,500.00 for the purpose of seeding and controlled burns performed at these basins between FY26 and FY29, for a total not-to-exceed amount of \$110,840.00 in FY26-FY29.

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

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

**Nay:** 0

#### **2026-0070 Police Vehicle Upfitting Services - RFP #25-060**

The Village replaces an average of six (6) police and emergency response vehicles annually. Each new vehicle requires the installation of emergency lighting, equipment and graphics. Due to vehicle design changes and aging equipment, vehicles may require all new equipment when an equipment swap is not feasible. Police and Emergency vehicle upfitting is an ongoing process with new vehicles arriving throughout the year. Presently, the Orland Park Police Department and Emergency Services and Disaster Agency is comprised of approximately 61 vehicles that require emergency lighting, equipment and graphics installation.

Vehicle availability has improved since the peak pandemic disruption. The increased demand for upfitting has extended overall upfitting turnaround with

some vendors having a six (6) month backlog.

With the extended turnaround times, the Police Department has been seeking alternative sources that can provide quick service.

RFP #25-060 was issued on November 17, 2025, requesting proposals from qualified businesses to provide and install the specified equipment for police vehicle outfitting, as well as provide and install vehicle graphics. Proposals were received from four (4) businesses.

Orland Park Police staff reviewed the proposals and recommends entering into a three (3) year service agreement with Public Safety Direct beginning January 19, 2026 and continuing through December 31, 2026 at a cost of \$110,000.00, from January 1, 2027 through December 31, 2027 at a cost of \$113,300.00, January 1, 2028 through December 31, 2028, at a cost of \$116,699.00 with an option to extend for two (2) additional years (2029-2030).

Public Safety Direct offered comparable/competitive pricing as compared with all proposers, but also offered superior equipment, turnaround times, and logistical proximity. Therefore, staff's evaluation deemed them the most qualified proposer.

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

I move to recommend to the Village Board to waive the competitive bid process in favor of solicitation of competitive proposals and authorize the execution of an agreement with Public Safety Direct Inc. of Crestwood, Illinois for vehicle emergency lighting, equipment upfitting and graphic installation for three (3) years (2026-2028), for a not to exceed amount of \$110,000.00 for FY26', \$113,300.00 for FY27', and \$116,699.00 for FY28', for a total not to exceed contract price of \$339,999.00, with the option to extend for two (2) additional years (2029-2030) at the board approved budgeted amounts.

**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

**ADJOURNMENT: 8:53 P.M.**

**A motion was made by Trustee Milani, seconded by Trustee Lawler, 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

**/BC**

**APPROVED:**

Respectfully Submitted,

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**Mary Ryan Norwell, Village Clerk**