

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Monday, December 1, 2025

6:00 PM

Village Hall

Committee of the Whole

*Village President James V. Dodge, Jr.
Village Clerk Mary Ryan Norwell
Trustees, William R. Healy, Cynthia Nelson Katsenes, Michael R. Milani,
Dina Lawrence, John Lawler and Joanna M. L. Leafblad*

CALL TO ORDER/ROLL CALL

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

Absent: 1 - Trustee M. L. Leafblad

APPROVAL OF MINUTES**2025-0948 Approval of the November 17, 2025, Committee of the Whole Minutes**

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of November 17, 2025.

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

Nay: 0

Absent: 1 - Trustee M. L. Leafblad

NON-SCHEDULED CITIZENS AND VISITORS FOR AGENDA-SPECIFIC PUBLIC COMMENT

Resident Michael Henry addressed the Committee regarding Centennial Park West Concert Venue. (refer to audio)

ROLL CALL

Trustee Leafblad arrived at 6:05 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**2025-0928 Financial Recap Centennial Park West Concerts 2019 - 2025**

The Village has been hosting concerts at Centennial Park West since 2011.

In 2019, the Village hosted the first ticketed concert featuring headliner 4Cast, Jefferson Starship and Loverboy. In addition, a free concert was offered over Labor Day weekend featuring local cover bands. Revenues totaled \$57,160 including \$44,490 from the sale of 1,767 tickets, \$8,200 in sponsorships, \$3,688 in beer/wine sales and \$782 in merch sales. Expenses totaled \$165,201. Expense highlights include \$90,252 in entertainment fees, \$39,653 in rentals, \$4,392 for porta-potties, \$4,824 in food and meals, \$265 in services and \$20,768 in marketing, printing and promotions. The overall net was a negative \$108,041.

In 2020, the Village introduced the Centennial Park West Concert Series featuring national artists on three dates as a package cost. Due to the pandemic, artists were unable to perform causing the cancelation of the Series. The Village instead, hosted two in-person/drive-in concerts in the Centennial Park West parking lots. Each date featured three local cover bands. Expenses totaled \$61,282. Expense highlights included \$21,950 in entertainment fees, \$31,894 in rentals, \$3,780 for porta-potties, \$2,700 in services and \$958 in marketing, printing and promotions. Alcohol sales generated \$567 in revenue. The overall net was a negative \$60,706.

In 2021, the Village hosted its first Concert Series with three ticketed concerts on three dates featuring nine artists. The June concert featuring Scott Stapp with openers 4CAST and Filter was cancelled due to heavy rain. Revenues totaled \$98,784 including \$86,961 in tickets from the sale of 2,434 tickets, \$7,825 in sponsorships and \$3,680 in beer/wine sales and \$318 in merch sales. Expenses totaled \$388,154. Expense highlights included \$230,538 in entertainment fees, \$96,617 in rentals, \$8,317 for porta-potties, \$5,622 for food and meals and \$41,135 in marketing, printing and promotions. The overall net was a negative \$289,370.

In 2022, the Village hosted two ticketed concerts, one in August featuring tribute bands and one Labor Day weekend featuring Dishwalla, the Spin Doctors and Hinder. Revenues totaled \$34,177 including \$26,308 in tickets from the sale of 1,863 tickets, \$5,300 in sponsorships and \$2,569 in beer/wine sales. Expenses totaled \$326,519. Expense highlights included \$179,021 in entertainment fees, \$98,219 in rentals, \$5,450 for porta-potties, \$4,278 for food and meals and \$37,114 in marketing, printing and promotions. The overall net was a negative \$292,342.

In 2023, the Village broke ground on the Centennial Park West concert venue. Three free concerts were held in the parking lot featuring three tribute bands on two dates and two tribute bands on one date. Revenues totaled \$23,839 including \$17,661 in sponsorships, and \$6,178 from the sale of alcoholic beverages. Expenses totaled \$153,836. Expense highlights included \$70,463 in entertainment services, \$62,615 in rentals, \$3,423 for porta potties, \$2,267 for food and meals, \$12,377 for services and \$1,762 in marketing, printing and promotions. The overall net was a negative \$129,997.

The Centennial Park Concert venue opened on June 8, 2024, and featured Gary LeVox of Rascal Flats. The July concert featured Pat Benatar and Neil Giraldo. The series ended with One Vision of Queen featuring Marc Martel. Revenues totaled \$239,168 including \$187,555 in tickets from the sale of 7,661 tickets, \$42,015 in sponsorships, \$1,800 in vendor fees and \$7,798 in beer/wine sales. In 2024, there was one \$20,000 presenting sponsor. Expenses totaled \$587,946. Expense highlights included \$389,578 in entertainment services, \$151,759 in rentals, \$6,696 for porta-potties, \$4,883 for food and meals and \$19,049 in marketing, printing and promotions. The overall net was a negative \$348,779.

In 2025, the Concert Series featured three individually priced concerts. July 12th featured a night of yacht rock/soft rock with artists Firefall, Ambrosia and Pablo Cruise. August 8th included headliner Lynyrd Skynyrd with opener 4Cast and Molly Hatchet. August 30th was a night of country artists headlined by national artist Trace Adkins, local opener Evan Fox, Jessie Hanes and Morgan Evans. Revenues totaled \$268,376 including \$244,776 in ticket revenue from the sale of 6,686 tickets, \$17,500 in sponsorships and \$3,100 in vendor fees and \$3,000 in alcohol cup sales. Expenses totaled \$922,595. Expense highlights included \$556,341 in entertainment services, \$151,992 in equipment rental, \$165,262 in services (outsourcing, backline, gate staff, transportation, hotel), \$15,107 in food and meals, \$9,030 for porta-potties and \$22,402 in marketing, printing and promotions. The overall net was a negative \$654,219.

It is important to note that the above deficits are only for concerts held since 2019. These deficits total \$1.88 million. This does not account for the debt to construct the Centennial Park West concert venue, nor do the above concert deficits account for annual operating expenses. As outlined during the June 16, 2025, Committee of the Whole meeting, the final cost to construct the Centennial Park West concert venue was \$12.5 million. A 20-year debt service on \$12.5 million is approximately \$930,000 annually. The current approximate annual operating costs for the Centennial Park West concert venue are \$250,000, which is expected to increase in future years.

In summary, in 2025 alone, the Village spent \$1.83 million on the Centennial Park West Concert venue. At this rate, the total 20-year cost, not factoring inflation, would be \$36.68 million. The Village hosted thirteen events (see attached summary) at Centennial Park West in 2025. The entire 2025 Centennial Park West concert and special event lineup was approved as part of the 2025 budget. The proposed fiscal year 2026 budget significantly reduces concert expenses. Additionally, the 2026 budget includes a centennial Park West Strategic Operating Plan. At a previous Village Board meeting, the Village Board discussed the lack of a business plan as part of the development of Centennial Park West. In order to assist with deciding the future of Centennial Park West, the Village will issue a scope of services for a Strategic Operating Plan RFP. Community engagement will be an important element in the development of the Strategic Operating Plan.

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

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

Trustee Lawler had questions. (refer to audio)

Director Piattoni responded to Trustee Lawler. (refer to audio)

Trustee Healy made comments. (refer to audio)

Trustee Milani made comments. (refer to audio)

Trustee Lawler made comments. (refer to audio)

President Dodge made comments. (refer to audio)

This Item was for discussion only. NO ACTION was required

2025-0989 Tinley Creek Streambank Stabilization, Construction, Contract Award Recommendation

On October 3, 2025, the Village issued Invitation to Bid (ITB) #25-049 requesting bids from qualified contractors for the Tinley Creek Streambank Stabilization, Construction contract. As previously shared with the Board, the Village secured \$3,700,000.00 in funding from the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC). MWRDGC imposes a 43% Minority Business Enterprise (MBE) requirements including a 10% goal for Small Business Enterprise (SBE) participation. There was a possibility that MWRDGC might waive this SBE requirement; therefore, the Village requested ITB respondents to provide bid prices both with and without the SBE requirement. Ultimately, it was decided between MWRDGC and the Village to retain the SBE requirement in the contract. The Village received five responses from the following contractors:

1. Copenhaver Construction, Inc.	\$5,796,847.00
2. Earthwerks Land Improvement and Development Corporation	\$5,868,186.00
3. Samper Fi Landscaping, Inc.	\$6,557,000.00
4. V3 Construction Group, Ltd.	\$7,809,450.00
5. Plote Construction Inc.	\$9,900,000.00

The lowest bid was submitted by Copenhaver Construction, Inc. (CCI) of Union, Illinois. Engineering staff contacted the project references provided by the contractor and received positive feedback. Internal discussions also confirmed that CCI has performed satisfactorily on projects in the northern suburbs of Chicago. Key members of CCI were invited for an in-person interview at the Village Hall, and based on staff's collective evaluation, we believe that CCI meets the project requirements and is capable of delivering a successful project. Therefore, staff recommend awarding CCI for the Tinley Creek Streambank Stabilization project.

The Engineering Department also issued a Request for Proposal (RFP) for Construction Engineering Services for the same project on November 21, 2025. The selected consultant will monitor CCI's construction to ensure that the design intent of the construction documents and the project's quality requirements are

met. Staff will present a recommendation for the selected consultant in the coming weeks.

Trustee Milani made comments. (refer to audio)

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

Trustee Lawrence had questions. (refer to audio)

Director Hoda responded to Trustee Lawrence. (refer to audio)

Trustee Lawler had questions. (refer to audio)

Director Hoda responded to Trustee Lawler. (refer to audio)

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

Director Hoda responded to Trustee Healy. (refer to audio)

****Please be advised that the Village's A/V system experienced technical difficulties, resulting in a loss of recording during this item. ****

I move to recommend the execution of a Contractor Agreement between the Village of Orland Park and Copenhaver Construction, Inc. of Union, Illinois, as the lowest qualified response bidder for construction services for ITB #25-049 - Tinley Creek Streambank Stabilization project at a cost of \$5,796,847.00, plus a 10% contingency of \$580,000.00, for a total not-to-exceed contract amount of \$6,376,847.00;

AND

Authorize the Village Manager to approve change orders not to exceed the contingency amount;

AND

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

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

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

Nay: 0

2025-0990 Dick's Sporting Goods House of Sport - Redevelopment Agreement Ordinance

In March of 2025, the Village Board passed a Tax Increment Financing (TIF) district reimbursement resolution for the proposed Dick's House of Sports at the former Sears location. The resolution allows the Village to investigate establishing a TIF district to support the project and reimburse itself and the developer for eligible expenses if a TIF district is created.

On August 12, 2025, the Village Board approved the major redevelopment deal terms in the form of a redevelopment agreement term sheet. Since that time, the Village has been working with representatives from Dick's Sporting Goods to negotiate the redevelopment agreement based on the deal terms approved in the term sheet.

The term sheet was non-binding. However, the approval of the redevelopment agreement will bind the Village and Dick's Sporting Goods to the terms as set forth and described below.

Project

Dick's Sporting Goods Inc. has entered into a purchase and sale agreement to purchase the former Sears property in the Village at Orland Square Mall. The Mall has experienced vacancies and decreased foot traffic due to changes in the retail environment, and the Sears Parcel has been vacant for approximately 6 years.

Dick's Sporting Goods (DSG) intends to redevelop a portion of the Sears parcel with a Dick's House of Sport, by either (i) a two-level Dick's House of Sport that occupies a minimum of 90,000 square feet of retail floor area (not inclusive of back of house storage or unused space) consisting of a minimum of 45,000 square feet on each level with stairs between two floors, or (ii) a one-level Dick's House of Sport with retail floor area that occupies substantially all of the second floor with the first floor being reserved for an alternate retail use.

In either case, the Dick's House of Sport will include retail space and some or all of the following uses: climbing wall, indoor batting cage, golf simulator, yoga classes, juice bar and running track. The project will also include an outdoor athletic field area unless the developer's parking plan for the redevelopment of the Sears parcel dictates otherwise.

The project will also include enhancements to the building façade and improvements to parking and other exterior improvements on the former Sears parcel. In addition, to the project, it is anticipated that the developer will renovate the remaining portions of the building not utilized for the Dick's House of Sport to prepare for future use by one or more to-be-determined retail tenants.

DSG shall commence construction by May 31, 2027, and open to the public by

March 31, 2029. DSG agrees to complete the project and open a fully stocked and fully staffed Dick's House of Sport at that time.

The agreement allows the Village to create a TIF District for this parcel. Nothing shall limit the Developer's ability to appeal the property taxes, except that if, as a result of such challenge or appeal the equalized assessed value of that portion of the building occupied by the Developer for the Dick's House of Sport is reduced below eighty dollars per building square foot starting in 2027, Developer shall pay the difference to the Village via a Payment in Lieu of Taxes.

Payment

The initial payment from the Village to DSG will be prior or simultaneous with the closing on the purchase of the former Sears parcel from the current owner. The payment will be made as follows:

\$6,000,000 for the acquisition of the parcel;

Up to \$800,000 as reimbursement for acquisition-related, development-related and incentive related costs including but not limited to: costs of closing, building shell and construction, exterior improvements, interior renovation, predevelopment, development, design and new construction, professional services, development fees, and marketing and promotional efforts.

The additional \$800,000 in TIF eligible expenses are being offered as an incentive because of the rising cost of construction and the fact that DSG has decided to remodel the entire building as opposed to just the House of Sport space.

Stormwater Improvements

All stormwater improvements required by the project for the former Sears parcel and/or the Orland Square Mall as may be required by MWRD, Village, or other applicable regulations shall be the responsibility of the Village and shall be constructed and maintained by or on behalf of the Village, at the sole cost and expense of the Village. The Developer, however, shall be responsible for the maintenance, repair and replacement of the actual parking lot exclusive of the stormwater improvements.

Traffic Signal Improvements

The Village shall replace and maintain, at the sole cost and expense of the Village, the traffic signals at the intersection of 151st and Regent Drive. Both stormwater and traffic signal improvements are TIF eligible expenses.

In the event that DSG defaults by failing to open to the public for at least one day, DSG shall be required to repay the Village, within 30 days after demand by the Village, the Initial Payment and all Subsequent Payments made by Village to DSG pursuant to this agreement.

Tax Increment Financing (TIF)

The Village will create a TIF to recoup, in whole or in part, the incentive funds.

The developer has agreed to be part of the TIF. TIF eligible expenses include but are not limited to costs of closing, building shell and construction, exterior improvements, interior renovation, predevelopment, development, design and new construction, professional services, development fees, and marketing and promotional efforts.

Business District

The Village may elect to create a Business District (BD) to recoup the incentive funds.

DSG consents to the inclusion in the BD with an additional sales tax not to exceed 1%.

This item is now before the Committee of the Whole for consideration.

****Please be advised that the Village's A/V system experienced technical difficulties, resulting in a loss of recording during this item. ****

Economic Development Director Ed Lelo presented information regarding this matter.

The Village Board made comments and had questions regarding this matter.

Economic Development Director Lelo, Village Manager George Kocwazara, Village Attorney Mike Stillman, Senior Vice President of Real Estate for Dick's Sporting Goods Vincent Corno, and Attorney Donna Pugh of Foley and Lardner representing Dick's Sporting Goods responded to the Board's comments and questions.

I move to recommend adopting an Ordinance entitled: AN ORDINANCE OF THE VILLAGE OF ORLAND PARK TO ADOPT A REDEVELOPMENT AGREEMENT WITH DICK'S SPORTING GOODS, INC. FOR THE REDEVELOPMENT OF THE FORMER SEARS PARCEL AT ORLAND SQUARE MALL IN THE VILLAGE OF ORLAND PARK, ILLINOIS.

A motion was made by Trustee Milani, 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

ADJOURNMENT: 7:00 P.M.

A motion was made by Trustee Milani, 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 President Dodge Jr.

Nay: 0

2025-1016 Audio Recording for the December 1, 2025 Committee of the Whole Meeting

NO ACTION

/BC

APPROVED: December 15, 2025

Respectfully Submitted,

/s/ Mary Ryan Norwell

Mary Ryan Norwell, Village Clerk