VILLAGE OF ORLAND PARK

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

Meeting Minutes

Monday, June 15, 2026

5:30 PM

Village Hall

Committee of the Whole

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:31 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

2026-0555 Approval of the June 1, 2026, Committee of the Whole Minutes

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of June 1, 2026.

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

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

Nay: 0

Abstain: 1 - Trustee Milani

ITEMS FOR SEPARATE ACTION

2026-0585 Proclamation Naming June, 2026, Scleroderma Month with Monday, June 29, 2026, being Scleroderma Day

Mayor Dodge recognized June, 2026 as Scleroderma Month, acknowledging the over 300,000 people in the United States who suffer from this autoimmune disease.

Village Clerk Mary Ryan Norwell read the Proclamation aloud. (refer to audio)

This item was for discussion only NO ACTION was required.

2026-0582 Proclamation Honoring Orland Square Mall on their 50th Anniversary

Mayor Dodge honored Orland Square Mall on the 50th Anniversary of its opening.

President Dodge had comments. (refer to audio)

A video was presented on the matter. (refer to audio)

President Dodge read the Proclamation aloud. (refer to audio)

President Dodge presented the Proclamation to the General Manager of Orland Square Mall Jeff Burnett. (refer to audio)

Jeff Burnett and President Dodge had comments. (refer to audio)

This item was for discussion only NO ACTION was required.

2026-0563 Ravinia Avenue South Extension Construction, Contract Award

The Village issued RFP #26-037 for the Ravinia Avenue South Extension, Construction on May 1, 2026 to solicit proposals from qualified contractors for the construction of the Ravinia Avenue extension from Ravinia's current southern terminus to LaGrange Road.

Because a portion of the proposed roadway extension is located on right-of-way not currently owned by the Village, the RFP requested pricing under two scenarios:

Scenario 1 - Full Extension: Construction of the entire roadway extension assuming all required right-of-way is available at the time of construction.
Scenario 2 - Phased Construction: Construction of improvements within right-of-way currently owned by the Village with separate pricing for the portion of the project located on right-of-way not currently owned by the Village. The contract pricing will hold through December 31, 2029.

The RFP yielded one proposal from P.T. Ferro Construction Co.:

Scenario 1 - Full Extension: $3,484,548.48
Scenario 2 - Phased Construction: $3,763,258.10
Base Work: $3,001,007.66
Deferred Work: $762,250.44

Given that the right-of-way will be acquired via eminent domain and is unlikely to be settled this year, staff recommends entering into an agreement with P.T. Ferro Construction Co. under Scenario 2

Trustees Katsenes and Healy had questions. (refer to audio)

Engineering Director Khurshid Hoda responded to their questions. (refer to audio)

At hour 2:17 of the meeting this item was reread into the record for clarification by Clerk Norwell. (refer to audio)

Village Attorney Ronette McCarthy confirmed the motion acted upon by the Committee of the Whole was read into the record. (refer to audio)

I move to recommend a contract with P.T. Ferro Construction Co. for "Scenario 2 - Base Work" in an amount not to exceed $3,001,007.66, plus a $300,000.00 project contingency, and as fully presented;

AND

Recommend a contract with P.T. Ferro Construction Co. for “Scenario 2 - Deferred Work" in an amount not to exceed $762,250.44, plus a $76,000.00 project contingency, and as fully presented.

(Full motion - not necessary to be read)

I move to recommend the execution of a Contractor Agreement between the Village of Orland Park and P.T. Ferro Construction Co. of Joliet, IL for the Ravinia Avenue South Extension, Construction, "Scenario 2 - Base Work", for a total not-to-exceed contract price of $3,001,007.66;

AND

Recommend the execution of a Contractor Agreement between the Village of Orland Park and P.T. Ferro Construction Co. of Joliet, IL, for the Ravinia Avenue South Extension, Construction, "Scenario 2 - Deferred Work", for a total not-to-exceed contract price of $762,250.44;

AND

Approve a project contingency in an amount not to exceed $300,000.00 for unforeseen conditions in "Scenario 2 - Base Work";

AND

Approve a project contingency in an amount not to exceed $76,000.00 for unforeseen conditions in "Scenario 2 - Deferred Work";

AND

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

AND

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

A motion was made by Trustee Lawrence, 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

2026-0565 Pickleball Courts at Centennial Park and Sportsplex - Project Update

Khurshid Hoda, Director of Engineering Department, provided an update to the Village Board on the status of the Orland Park Pickleball Courts and Parking Expansion Project.

Included in the presentation will show the current layouts of the pickleball courts at both locations, number of courts, other improvements, and anticipated construction timeline.

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

President Dodge had comments. (refer to audio)

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

Director Hoda and President Dodge responded to Trustee Milani. (refer to audio)

Trustee Leafblad had questions. (refer to audio)

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

Trustee Lawler responded to Trustee Milani's previous question and had comments. (refer to audio)

Recreation and Parks Director Ray Piattoni responded to Trustee Lawler. (refer to audio)

President Dodge had questions. (refer to audio)

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

Trustee Leafblad had comments. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

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

Trustee Healy had questions. (refer to audio)

Director Piattoni, Director Hoda and President Dodge responded to Trustee Healy. (refer to audio)

Trustee Milani had questions. (refer to audio)

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

President Dodge and Village Manager George Koczwara had comments. (refer to audio)

Director Hoda had questions. (refer to audio)

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

This item was for discussion only NO ACTION was required.

2026-0574 Public Works Optimization Project - Additional Design Services

Public Works provided an update to the Public Works project that includes a de-scoping of the project to get below the allotted funding. See presentation attached to the Committee Packet.

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

President Dodge had questions. (refer to audio)

Director of Public Works Joel Van Essen responded to President Dodge and presented information on the matter. (refer to audio)

President Dodge had questions. (refer to audio)

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

Trustees Milani, Katsenes, Leafblad had questions. (refer to audio)

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

President Dodge had comments. (refer to audio)

This item was for discussion only NO ACTION was required.

2026-0588 OPHFC & CPAC Pool Upgrade Update

Public Works provided an overview of the upcoming Pool and Equipment Upgrades Projects.

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

Public Works Director Joel Van Essen presented information on the matter. (refer to audio)

President Dodge had questions. (refer to audio)

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

Recreation and Parks Director Ray Piattoni had comments. (refer to audio)

Village Manager Koczwara had questions. (refer to audio)

Director Piattoni responded to Village Manager Koczwara. (refer to audio)

Trustees Katsenes and Lawler had questions. (refer to audio)

Director Piattoni responded to their questions. (refer to audio)

This item was for discussion only NO ACTION was required.

2026-0537 Smoking Lounge, Tobacco, and Liquor Licensing Ordinances

The Village Code currently regulates the sale of tobacco and alternative nicotine products. Building on that framework, staff along with Village Counsel prepared comprehensive amendments to Chapter 15 and Chapter 4 to address emerging business models (smoking lounges/hookah lounges), to clarify licensing classifications, and to add operational safeguards (surveillance, ventilation, Fire Code compliance).

This item presents a coordinated set of amendments to the Village Code to regulate free-standing smoking lounges and to align our tobacco and liquor licensing frameworks with modern business models and current public-health law. The Chapter 15 revisions (Tobacco Products) define cigar and hookah lounges, establish licensing classes, and set robust application, ventilation, surveillance, spacing, and fire-safety standards. The Chapter 4 revisions (Retail Liquor) add two smoking-lounge-specific liquor licenses-SL-1 (BYOB) and SL-2 (Appurtenant Liquor Sales)-while clearly limiting when alcohol may be consumed or carried off-site. The recommended ordinances include initial license caps set to zero with the option to increase the number of licenses.

In parallel, the Smoke-Free Illinois Act (SFIA) was expanded to include electronic cigarettes, and the Act continues to recognize a retail tobacco store exemption when strict conditions are met (free-standing buildings and a revenue threshold). The Chapter 15 update integrates these realities into the code by requiring that establishments seeking to rely on SFIA’s exemption annually document their status through the IDPH affidavit (≥80% tobacco revenue) as part of licensing and renewal. This protects public health while providing a legal path for qualified operators.

What the ordinances do

Chapter 15 (Tobacco Products). The draft defines “Smoking Lounge,” “Cigar Lounge (Class C1),” and “Hookah Lounge (Class C2),” and builds an application process that includes backgrounds/fingerprints, security plans, 90-day video retention with 24-hour evidence production to OPD, and engineer-stamped HVAC/ventilation designed to contain smoke, maintain negative pressure, and protect adjacent areas. It also sets spacing from sensitive uses, prohibits flavored liquid nicotine, and clarifies vending machine rules under state law. The initial number of Class C licenses is set to zero, with a clear Board mechanism to increase later by ordinance once applicants satisfy all health, safety, and operational requirements.

Chapter 4 (Retail Liquor). The companion draft adds SL-1 (BYOB) and SL-2 (Appurtenant Liquor Sales)-two license types tethered to an operating smoking lounge. SL-1 authorizes patrons to bring alcohol for on-premises consumption but prohibits sales and, to avoid confusion, prohibits any opened alcohol leaving the premises. SL-2 allows limited sales only within the appurtenant lounge service area and clarifies that carry-out/delivery of mixed drinks or single-serve wine is permitted only when the operator is a qualifying retail licensee under the Illinois Liquor Control Act and fully complies with the sealed-container and labeling rules in §6-28.8 and the resealed wine rules in §6-33, respectively. Both classes use electronic age verification at entry and require BASSET training. As with Chapter 15, the initial number of SL-1 and SL-2 licenses is zero, with a clearly stated process for the Board to adjust caps by ordinance upon demonstrated compliance.

Why this approach

Three principles guide the proposal. First, it unifies the Village’s definitions and expectations: Chapter 4 now cross-references the Chapter 15 definition of “Smoking Lounge,” so operators and staff are reading one shared definition and one set of operational standards. Second, it tightens alcohol rules around lounges: BYOB is allowed only as BYOB (no sales, no off-premises removal of opened alcohol), and sales in SL-2 are limited to the appurtenant lounge with state packaging controls when carry-out is involved. Third, it prioritizes public safety and health through real ventilation, OPFD fire-safety permitting, and OPD evidence standards, which together reduce nuisance and enforcement burden.

The 25+ age threshold

A centerpiece of the proposal is a 25-and-older threshold for patrons and staff in smoking lounges. This age condition is not intended to alter the state minimum drinking age (21), nor does it change SFIA’s tobacco age restrictions; rather, it is a local licensing standard designed to shape the operating environment of smoking lounges and prioritize public safety and quality of operation.

The age filter applies only to smoking lounges and only as a condition of license. It combines with electronic age verification at entry, BASSET training, video coverage, HVAC containment, fire-safety permitting, and spacing rules to create a layered, preventive system. If an operator seeks licensure, they must contractually commit to the 25+ condition in their license, alongside all other standards.

Illinois law sets statewide rules (e.g., 21+ for alcohol; SFIA smoking restrictions with limited exemptions). Municipalities have broad authority to license and regulate consumption environments, including BYOB and local liquor classifications, provided they do not conflict with state law. The 25+ condition does not lower or alter the state drinking age; it functions as a local operating standard for lounges-akin to dress codes, membership rules, or hours-within our licensing regime.

Public health and safety

Smoking lounges present unique exposure and incident risks. The ordinances address these risks through negative-pressure rooms, dedicated exhaust, monitoring and alarms, and public-facing air-quality displays; safe charcoal handling and window visibility; fire extinguishers and signage; and camera coverage inside and outside. The 25+ threshold complements these measures by narrowing the eligible patron base and supporting orderly, higher-end operations less likely to generate disturbances, which in turn reduces burdens on Village services.

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

Trustee Lawler had comments. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

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

Trustee Katsenes had comments. (refer to audio)

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

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

Police Chief Eric Rossi had comments. (refer to audio)

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

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

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

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

I move to recommend to the Village Board adopting smoking lounge, tobacco, and liquor licensing ordinances as presented.

(Full motion - not necessary to be read)

I move to recommend to the Village Board adopting an ordinance amending Title 7, Chapter 15 to establish licensing classifications and operational safeguards for tobacco establishments and free-standing smoking lounges, and recommend adopting the ordinance amending Title 7, Chapter 4 to establish Class SL-1 (BYOB) and Class SL-2 (Appurtenant Liquor Sales) licenses restricted to smoking lounges, with initial license caps set to zero.

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

Nay: 1 - Trustee Nelson Katsenes

2026-0596 Pool and Billiard Table License Amendment Ordinance

Village Staff has received a request from a local business to add a pool/billiards table. As such the Village has amended the requirements for a pool and billiard table license in the Village of Orland Park.

Currently, there are no active pool table or billiard licenses in the Village. Section 7-3-11 of the Village Code requires a license to be available, an application fee of $375.00, a background check of the owner, and proper zoning.

The Billiard Parlor Operating License shall not be issued if:

The zoning is improper.
Any of the parties requesting the license have been convicted of a felony.
A false statement has been made on the application for a license.
No Billiard Parlor Operator’s license is available.

Currently, Billiard Parlor Operating Licenses, can only be held by an establishment that also holds a Class “C” liquor license. This limits pool billiard tables to only restaurants with counter service.

The proposed revisions to the code are to limit billiard licenses to establishments with a liquor license that permits on-premises consumption in a commercial setting. To clarify, Class “A,” “A-5,” “C,” “E,” “H,” “I,” or “M,” liquor licenses will be eligible for a pool table or billiard license.

In addition, the proposed amendment will prohibit class A liquor license holders, table-service restaurants, that also hold a video gaming terminal license from obtaining a billiard license.

The hours of operation restrictions are also being updated to match the restrictions of the liquor license.

This item is now before the Village Board for consideration.

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

Economic Development Manager Ed Lelo presented information on the matter. (refer to audio)

Trustee Milani had questions. (refer to audio)

Village Manager Koczwara and Economic Development Manager Lelo responded to Trustee Milani. (refer to audio)

Trustee Leafblad had comments. (refer to audio)

I move to recommend to the Village Boarding adopting the Ordinance as presented amending Chapter 3, Title 7, of the Village Code.

(Full motion - not necessary to be read)

I move to recommend to the Village Board adopting an Ordinance entitled, “AN ORDINANCE AMENDING CHAPTER 3 OF TITLE 7 OF THE VILLAGE OF ORLAND PARK MUNICIPAL CODE REGARDING BILLIARD PARLOR OPERATOR’S LICENSES”.

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

2026-0595 RFP #26-015 Centennial Park West Strategic Operating Plan Award

RFP 26-015 was issued on March 6, 2026 with a submission deadline of April 3, 2026 seeking proposals from qualified professional consulting firms to develop a

Strategic Operating Plan for Centennial Park West (CPW).

The intent of the Strategic Operating Plan is to establish clear, data-driven guidance regarding the appropriate scale, frequency, pricing, and revenue model for events at CPW. The Plan will inform policy and operational decisions related to programming, staffing, sponsorships, ticketing, alcohol sales, concessions, neighborhood compatibility, and long-term financial sustainability, while preserving the venue's identity as a community-focused public asset.

The RFP also requested an evaluation of opportunities for expanded and year-round use of the venue. Areas of study include potential capital improvements such as permanent restroom facilities, food and beverage service infrastructure, event support buildings, cooling and warming facilities, and other enhancements that may support broader programming, rentals, revenue generation, and guest amenities while remaining compatible with the surrounding residential neighborhood.

A total of eight proposals were received with proposed fees ranging from $101,000 to $230,220. One proposal was deemed to be non-responsive due to the submission of an alternative scope and omission of a cost proposal.

Following a review of qualifications, three firms were selected for interviews based on their relevant experience, project team qualifications, understanding of the project, and ability to successfully complete the requested scope of services.

Keen Independent Research: $129,610
AMS Planning & Research Corporation: $156,300
Stone Planning: $182,240

Interviews focused on each firm's relevant experience, venue programming strategies, approach to pricing, sponsorships, alcohol and concessions operations, community engagement methodology, neighborhood compatibility strategies, and the qualifications of the proposed project team.

A weighted scoring system utilizing a 1-5 scale, with 5 representing the highest score, was used to evaluate each firm. Evaluation criteria and weighting included:

A scoring sheet was utilized a scale of 1 - 5 with 5 being the highest weighted as follows:
Experience - 20%
Understanding of the Project - 20%
Approach - 30%
Project Team - 15%
Communication - 10%
Value - 5%

The resulting weighted scores were:
Keen: 90
AMS: 80.67
Stone: 79.17

Based on the results of the initial interviews, Keen was invited to participate in a second-round interview focused on relevant case studies from projects of similar size and complexity. The firm was asked to demonstrate its approach to stakeholder engagement, market and financial analysis, operational planning, implementation strategies, performance measurement, and long-term management tools.

During the second-round interview, Keen demonstrated a strong understanding of Centennial Park West's unique role as both a community gathering space and municipal entertainment venue. The team presented relevant case studies that highlighted extensive stakeholder engagement, market analysis, operational planning, financial evaluation, and implementation strategies designed to guide decision-making long after completion of the study.

Particular strengths included a structured approach to defining venue success, development of measurable performance metrics, comprehensive community engagement processes, and creation of practical implementation tools. The firm emphasized balancing community access, neighborhood compatibility, economic impact, and long-term financial sustainability while providing realistic operational recommendations and benchmarking against comparable venues.

Overall, the interview demonstrated the firm's ability to develop a comprehensive, data-driven Strategic Operating Plan that will assist the Village in making informed operational, programming, and capital investment decisions for Centennial Park West.

Staff also conducted reference checks with organizations that previously retained the firm for planning, feasibility, and cultural arts projects. References consistently reported that the firm delivered high-quality work that met or exceeded expectations.

References highlighted the firm's comprehensive market and feasibility analyses, extensive stakeholder engagement efforts, realistic financial projections, and data-driven recommendations supported by actionable implementation plans. The firm was repeatedly described as proactive, communicative, responsive, and highly effective in working with elected officials, staff, and community stakeholders.

References further noted that many of the firm's recommendations were ultimately implemented and indicated they would engage the firm again for future projects. Collectively, references characterized the consultant as professional, strategic, thorough, and capable of successfully managing complex planning and feasibility assignments while delivering practical, implement able results.

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

Trustee Lawler had comments. (refer to audio)

I move to approve and authorize the execution of a vendor contract for goods, supplies and services for RFP #26-015 to Keen Independent Research for the development of a Strategic Operating Plan, including an evaluation of potential expansion and year-round use of Centennial Park West for a cost not to exceed $129,610 plus a contingency of $12,961 for additional services are requested for a total not to exceed contract price of $142,571 as fully presented.

(Full Motion - not necessary to be read)
I move to recommend to the Village Board to approve and authorize the execution of a vendor contract for goods, supplies and services for RFP #26-015 to Keen Independent Research of Phoenix, AZ as detailed in the proposal dated April 2, 2026 for the development of a Strategic Operating Plan, including an evaluation of potential expansion and year-round use of Centennial Park West, for a cost not to exceed $129,610 plus a contingency of $12,961 for additional services as requested for a total not to exceed contract price of $142,571;

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

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

Nay: 0

2026-0500 RFP# 26-017 Performing Arts Center Feasibility Study Award

RFP 26-017 was issued on March 5, 2026, with a submission deadline of April 2, 2026 seeking proposals from qualified professional consulting firms to conduct a comprehensive feasibility study for a potential performing arts center in Orland Park.

The Performing Arts Center is envisioned as a potential cultural asset that may range from a performance-focused venue to a broader multidisciplinary arts and cultural hub. The feasibility studies' intent is to provide the Village with clear options, trade-offs, and recommendations to support informed policy and investment decisions.

The Study will provide an objective, data-driven assessment that determines market demand, appropriate scale, programming optionality, site feasibility, capital and operating costs, revenue potential, partnership opportunities, competitive analysis, governance models, and alignment with Village planning, cultural, and economic development objectives.

Key Study Phases Include:

- Market Demand and Competitive Analysis.
- Community Need & Engagement.
- Facility Program Development & Scenarios.
- Site Identification and Evaluation.
- Economic & Community Impact Analysis.
- Financial Feasibility, Partnerships, & Governance Models.
- Recommendations & Decision Framework.

The final deliverable will provide the Village Board with a clear decision-making framework, including recommended facility options, estimated costs, operational impacts, funding strategies, and a preferred path forward.

Thirteen proposals were received ranging in cost from $97,835 to $249,950.

Five firms were selected for interviews based on each's related experience, strength of project team, understanding of the project and ability to achieve the scope of the project.

Theater Projects: $97,835
Victus Advisors, LLC: $115,000
AMS Planning & Research Corp: $170,900
Webb Management: $179,500, plus up to $16,000 in reimbursable expenses.
C.H. Johnson Consulting, Inc.: $223,190

Interviews with each firm focused upon learning more of each's related experience with similar performing arts projects, the project team, community engagement plan, approach to scenario development, site evaluation methodology, and ability to provide realistic financial, operational, and implementation recommendations.

Theater Projects, Webb, and C.H. Johnson Consulting were selected for a second-round interview focusing on each's experience performing comparable feasibility studies and the methodologies proposed for the Performing Arts Feasibility Study.

Each firm presented relevant case studies and outlined its approach to community engagement, market demand analysis, financial feasibility, facility utilization projections, and implementation planning. Interviews focused on each firm's ability to apply its methodology and experience to the Village's Performing Arts Center Feasibility Study and develop practical, data-driven recommendations to support future decision-making.

During the second-round interviews, both Theatre Projects and C.H. Johnson Consulting demonstrated a strong understanding of the Village's objectives and presented thoughtful approaches to completing the study. Theatre Projects effectively connected its methodology to the Village's key evaluation areas, including community engagement, market demand, utilization projections, financial feasibility, scenario evaluation, and implementation planning.

Particular strengths of Theatre Projects included specialized experience in performing arts facility planning, their ability to align facility size and program elements with demonstrated community demand, and their objective approach to evaluating multiple development scenarios. The team emphasized testing assumptions, evaluating trade-offs, and developing recommendations based on a comprehensive analysis of market conditions, stakeholder input, financial considerations, and operational feasibility. Staff found the firm's approach to be focused, practical, and appropriately scaled to the scope of the study.

Staff also discussed the depth and timing of community engagement activities and whether additional in-person engagement opportunities may be beneficial as the project progresses. The recommended agreement includes contingency funds that may be utilized for supplemental engagement activities or other additional services at the Village's discretion.

References for both firms provided positive feedback and described the teams as professional, responsive, knowledgeable, and effective project partners. References for Theatre Projects specifically highlighted the firm's communication skills, ability to clearly explain complex issues, collaborative approach, and strong project management. Several references noted that the firm's feasibility studies continued to provide value beyond project completion, serving as useful tools for fundraising efforts, strategic planning, and implementation.

Based on the proposal review, interview process, second-round evaluation, reference checks, and overall alignment with the Village's objectives and scope of services, staff determined that Theatre Projects demonstrated the strongest combination of relevant performing arts expertise, technical capability, project approach, communication style, and overall value. Accordingly, staff recommends Theatre Projects to complete the Performing Arts Center Feasibility Study.

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

Trustee Lawler had comments. (refer to audio)

Trustee Healy had questions. (refer to audio)

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

Trustee Leafblad and President Dodge had comments. (refer to audio)

I move to recommend to the Village Board to approve and authorize the execution of a vendor contract for goods, supplies and services for RFP #26-017 to Theater Projects of Norwalk, CT to conduct a comprehensive feasibility study for a potential performing arts center in Orland Park for a cost not to exceed $97,835 plus a contingency of $9,783.50 for additional services as requested for a total not to exceed contract price of $107,618.50 as fully presented.

(Full Motion - Not necessary to be read)
I move to recommend to the Village Board to approve and authorize the execution of a vendor contract for goods, supplies and services for RFP #26-017 to Theater Projects of Norwalk, CT to conduct a comprehensive feasibility study for a potential performing arts center in Orland Park consistent with proposal dated April 2, 2026 for a cost not to exceed $97,835 plus a contingency of $9,783.50 for additional services as requested for a total not to exceed contract price of $107,618.50;

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

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

Nay: 0

2026-0599 Resolution - Land Use Moratorium Extension

On October 6, 2025, the Village adopted Ordinance 2526, which instituted a temporary 9-month moratorium on 14 land uses while Staff conducted analysis of regulations, licensing requirements and implications for the Comprehensive Plan Update. The temporary moratorium was a period of analysis of regulations connected to certain land uses and business licensing that advance the goals of identifying development objectives that prevent the overdevelopment of certain specific types of businesses, to protect the viability of the current businesses present in the Village, and to reduce the potential for unstable commercial turnover.

Staff has analyzed market trends, reviewed the Village's existing regulations and internal processes, and evaluated regulations and procedures from peer communities. While significant progress has been made, and opportunities have been identified for consideration, Staff is recommending an extension of the temporary moratorium until December 31, 2026 to further that work, review the results of peer communities and provide additional recommendations upon the acceptance, approval, and issuance of new business licenses, and the acceptance, approval, and issuance of zoning relief, for the following uses as defined herein for the purposes of this Ordinance.

Additionally, Staff is recommending the category of day care establishments be added to the land uses for review. The moratorium will apply only to new applications; issuance of business licenses and/or zoning relief to existing licensed businesses will not be affected, and the moratorium will only apply to applications completed and filed after the passage of this Resolution, exempting any businesses with complete applications prior to the effective date:

1. Repossession Lot - A facility where repossessed motor vehicles or other personal property are stored, processed, and/or sold, whether wholesale or retail.

2. Scrap or Junk Yard - A facility where used, discarded, salvaged, or scrap materials are collected, stored, dismantled, processed, or resold.

3. Retail Mattress Businesses - A business primarily engaged in the retail sale of mattresses, bedframes, and/or other items accessory to the sale of mattresses.

4. Pawn Shops, Secondhand Stores, or Flea Markets - A business primarily engaged in the buying, selling, or pawning of used goods or merchandise, including goods sold or traded in a temporary or permanent market setting but excluding non-profit resale stores and antique stores.

5. Unlicensed Day Labor Center - A facility not licensed by the State of Illinois that functions as a location for the hiring of individuals for short term or casual labor.

6. Temporary Employment or Placement Agency - A business primarily engaged in the placement of individuals in temporary employment positions with third-party employers.

7. Coffee and/or Tea Shop - A business primarily engaged in the preparation and sale of coffee, tea, or similar beverages, and/or retail goods or light café items accessory to the preparation and sale of coffee, tea or similar beverages.

8. Breakfast Restaurant - A business primarily engaged in the preparation and sale of breakfast items for on-premises consumption.

9. Alternative Financial Services - A business that offers financial services such as currency exchange, check cashing, money transfers, or short-term high interest lending, other than a bank, savings and loan association, or credit union regulated and insured by the United States or the State of Illinois.

10. Grocery Stores which fall into the use category of commercial retail establishments not exceeding 50,000 square feet of floor area - A business primarily engaged in the sale of food, beverages, and household products for off-premises consumption.

11. Standalone convenience store (excluding accessory usage) - A business of less than 5,000 square feet of total floor area primarily engaged in the sale of food, beverages, tobacco products, and household items, that is not a part of a larger retail grocery store or a gasoline service station.

12. Jewelry Store - A business primarily engaged in the retail sale, repair or manufacture of jewelry, watches, precious metals, or gemstones.

13. Personal grooming establishment - A business primarily engaged in hair care, nail care, or other personal grooming services. The original moratorium also included skin care.

14. Lodging Establishment - A business providing temporary accommodations for a fee, including hotels, motor inns, extended-stay facilities, bed and breakfasts, and similar establishments.

15. Daycare establishments-A business that regularly provides child care for more than three children in a non-family home setting, which does not qualify as fully exempt from DCFS licensing requirements.
Following the review of these uses, Staff will recommend changes, if necessary.

Village Manager George Koczwara had comments on the matter. (refer to audio)

I move to recommend to the Village Board adopting a resolution extending the temporary land use moratorium as fully presented.

(Full motion - not necessary to be read)
I move to recommend to the Village Board of Trustees adopting a Resolution entitled: A RESOLUTION EXTENDING A TEMPORARY MORATORIUM ON THE

ACCEPTANCE AND APPROVAL OF CERTAIN BUSINESS LICENSES, DEVELOPMENT, AND ZONING APPLICATIONS IN THE VILLAGE OF ORLAND PARK, ILLINOIS.

A motion was made by Trustee Nelson Katsenes, 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

2026-0626 New Downtown Orland Park - University of Chicago Medical Center ("UCMC") Ground Lease for a Medical Facility All Together on Parcels E and F and the E&R Realty Amended & Restated Redevelopment Agreement

This new plan strengthens Downtown Orland Park by pairing the UCMC on Parcel E with an Amended & Restated RDA with E&R Development LLC, aka Edwards Realty. The UCMC ground lease delivers predictable, recurring revenues-about $10.16 million in rent over 25 years plus $322,500 per year from UCMC leasing 215 garage stalls at $125/month. The Village will assign these lease revenues to offset Heroes Park construction, debt service, and Operations and Maintenance ("O&M") This plan also includes a Special Service Area (SSA) which provides for the maintenance of the public improvements, including Heroes Park, thereby reducing General Fund pressure. Together, this plan keeps the Village Funding Obligation at its base cap, adds performance safeguards, and preserves evening/weekend public parking even if UCMC later exercises its garage purchase option.

The new plan advances the Village's commitment to the public and the arts by reviewing the feasibility of a Performing Arts Center on Parcel C (with a reversion to Edwards for other development if construction on the Performing Arts Center does not commence within 36 months of execution of the RDA). The plan also creates the DOP East RPA/TIF for development of the parcels north of 143rd Street from LaGrange to John Humphrey Drive.

Background

The Downtown Orland Park TIF and Business Districts were previously established to catalyze the original Triangle's redevelopment per Ordinance No. 5927 and the Original RDA (March 14, 2025). UCMC now brings their proposal to greatly enlarge their presence in our community by virtue of the proposed medical facility. The new plan amends that original RDA and assigns certain development rights on Parcels E and F to UCMC via a new UCMC ground lease with the Village.

The UCMC Letter of Intent ("LOI") attached to the Committee Packet sets forth the core business terms for Parcel E and related parking/expansion rights. While non-binding in many respects, it will be used to finalize the new UCMC Ground Lease. Certain exclusivity, and due diligence provisions will be binding until the new UCMC Ground Lease is executed.

-Medical Anchor & Building Program

UCMC to develop a 3-4 story medical facility (80k-120k sf) on Parcel E, adhering to Village zoning/appearance review.

Retail activation: LOI requires 3,000-9,000 sf of complementary ground-floor retail.

Parking & Public Access

Existing Parking Garage (~547 stalls): Weekdays 4:00 a.m.-5:00 p.m. exclusive to UCMC; off-hours/weekends open to the public. New UCMC provides for the lease of 215 of these 547 stalls from the Village at $125/month each (rent starts after occupancy). UCMC retains an option to purchase the garage at fair market value less (i) all garage rent paid plus (ii) the present value of the $11.5M UCMC originally invested in the garage. Village retains off-hour public parking with proportional O&M cost share after any purchase.

Surface Lot (207 stalls): 100 stalls exclusive to UCMC 24/7; remaining 107 exclusive to UCMC on weekdays 4:00 a.m.-5:00 p.m., open to public off-hours/weekends.

Future Healthcare Expansion (Parking Lot North of current UCMC facility)

In the future, UCMC may build an additional 80k-120k sf healthcare building on the current Parking Lot with required structured parking; Village receives non-exclusive off-hours parking rights and shares maintenance/repair O&M proportionally.

Exclusivity / Land Use Protections

Village will, to the extent lawful, restrict competing medical systems in the Triangle while allowing small non-UCMC system practices ≤5,000 sf; specific service-line exclusivities (e.g., orthopedics, cardiology, oncology) apply if provided in UCMC's building.

Stormwater & Site Delivery

UCMC is responsible for stormwater detention/retention design/construction (potentially under Heroes Park/Jefferson Ave); Village provides O&M for detention/retention facilities with SSA pass-throughs and a separate agreement with UCMC for their share of the O&M. Delivery conditions include commercial-standard environmental compliance, with a remediation process and Soil Management Plan.

Lease Term & Rent Commencement

25-year Ground Lease; rent commences upon issuance of Permanent CO. Interim: starting January 1, 2027, UCMC pays to the Village half of the full Ground Rent until Full Rent commencement; if State Certificate of Need (CON) not obtained, the 1/2 Ground Rent is refunded.

-Key Changes Versus the Original RDA

Edwards' Rights with Respect to Parcels E & F

Edwards waives rights to acquire/develop Parcels E and F; UCMC becomes the developer via the New Ground Lease. The new UCMC project preserves certain public parking access in the existing garage (Parcel F) and grants Edwards a Retail Right of ≥9,000 sf . If the Retail Right is not obtained within 9 months of the new RDA's Effective Date, Village pays Edwards $1,400,000 (2026 dollars).

Performance Trigger (UCMC Construction)

If structural steel for the New UCMC is not installed within 24 months of the new RDA's Effective Date, UCMC forfeits and Edwards regains rights to present plans for Parcels E/F (with TIF reimbursement eligibility per the Original RDA).

Village Funding Obligation (VFO) & Bonds

VFO is capped at $27,785,012 (base) when Parcels E/F are developed by UCMC and the Performing Arts Center construction is commenced on Parcel C. If the Performing Arts Center is not built and UCMC does not develop Parcels E and F, Edwards reacquires the rights to develop those parcels and the VFO to Edwards is increased as follows: Parcel C $2,298,873; Parcel E $1,868,518; Parcel F $408,891. VFO will be funded via Special Revenue Bonds with GO backstop, repaid from 100% TIF increment and 100% Business District sales/hotel taxes.

Heroes Park
Village pays 100% of Heroes Park and utility relocation costs and provides a $2,760,000 deposit (~20%) before construction. Heroes Park is defined as public, programmed/maintained by Village, with an ice rink requirement and perpetual Park Covenant. Because of Edwards' familiarity with the project, Edwards will be the general contractor for the utility relocation and the construction of Heroes Park.

UCMC Rent Offsets Heroes Park Costs. To strengthen the Village's long-term operating plan for Heroes Park, the UCMC ground rent and garage stall rent will be earmarked to offset Heroes Park costs - including debt service and ongoing maintenance/programming-alongside Special Service Area (SSA) revenues. The new UCMC plan will establish recurring rent streams (Parcel E ground rent with a defined schedule and $125/month per leased garage stall). The New RDA provides for the Village's responsibility for Heroes Park and broader public-realm O&M with SSA reimbursement. The new UCMC rent directly reduces the net burden on the General Fund.

Construction of Heroes Park commences late Summer 2026 with work completed in Summer 2027.

Edwards Repayment Obligation & Open-Book TIF

The New RDA provides open-book accounting for TIF-eligible reimbursement and an Edwards Repayment Obligation structured around Phased VFO Notes and subsequent credit/cancellation reporting (IRS 1099-C) timing.

Parcel C Plan: Performing Arts Center First; Reversion if Not Accomplished

Parcel C is removed from the Edwards's acquisition/development sequence under the New RDA so the Village can pursue a Performing Arts Center (Arts Center) as a public anchor. The New RDA sets an "Arts Center Period" during which the Village may deliver an Arts Center Commitment (design, permits, funding ordinance). If delivered, Edwards may elect to serve as general contractor. If the Village does not deliver the Arts Center Commitment by the end of the Arts Center Period or does not commence construction within 36 months thereafter, Parcel C reverts to the Edwards, who may then proceed under the commercial/residential development paths specified in the New RDA.

Downtown Orland Park East TIF District (DOP East): Activation Strategy

To immediately activate the parcels north of 143rd Street between LaGrange Road and John Humphrey Drive, the Village will establish the Downtown Orland Park East Redevelopment Project Area (DOP East RPA/TIF District) within 12 months of the New RDA's Effective Date, adopt the DOP East Special Use for a Planned Development, and enter into a DOP East RDA to reimburse TIF-eligible costs from tax increment generated in that corridor.

If the Village does not establish the DOP East RPA and TIF District, nor enter into the DOP East RDA in a form reasonably acceptable to to both the Village and Edwards within the required timeframe, the Village must pay the Edwards $1,000,000 within 14 months of the Effective Date of the New RDA.

The DOP East Property, the area immediately north of 143rd Street from

LaGrange to John Humphrey Drive is consistent with our 143rd Street redevelopment vision and adjacent private investment momentum.

Other Fiscal Adjustments

Village reimburses Edwards for Initial Development Costs of $3,046,118.67 and pays a $1,000,000 for Edwards Waiver of Rights in the original RDA.; Parcel pricing totals $3,825,000 across A/B/C/E/F/H should Edwards purchase all those Parcels.

-Total Financials Summary (Village Perspective)

SEE ATTACHMENT “A” (attached to Committee Packet)

-How This Plan Improves on the Original Plan

Stronger, longer-Term Anchor: A premier UCMC medical facility replaces earlier plans on Parcel F and uncertain timing for a fitness business on Parcel E. The New UCMC brings high-frequency, daytime foot traffic, complementary retail, and the draw of a national medical brand.

Guaranteed Public Parking Access Times: Clear off-hours public access to the garage and surface lot. Even if UCMC later exercises its right to purchase the garage, public parking rights are preserved for event and evening activity for Heroes Park and restaurants.

Defined Fiscal Streams: Ground rent (~$10.16M total) plus stall rent ($322.5k/yr) create recurring revenues absent in the prior restaurant concept; exclusivity limits protect UCMC investment and stabilize tenancy.

Enforceable Performance & Reversion: If UCMC doesn’t commence construction within 24 months, development rights revert to Edwards, avoiding indefinite site stasis and enables alternative build-out.

Retail Activation Along Heroes Park: Work Letter standards (frontage/depth, utilities, service corridor, clear heights) reduce build-out friction and enable robust restaurant/retail lining the park.

Transparent Funding & Fiscal Safeguards: Open-book TIF, phased notes, and repayment-credit mechanics provide better control and auditability than the 2025 framework.

Park & Public Realm Guarantees: Heroes Park is funded and protected (ice rink seasonality; Park Covenant), with SSA to backstop maintenance, improving community amenities and ensuring programming continuity.

Right-Sized Risk: The garage purchase option credits prior UCMC investment, limiting speculative price risk while preserving Village off-hours access and cost-share proportionality.

It must be remembered that Edwards has already established the Weber Grill restaurant and retains development rights to Parcels A and B. These developments will continue to produce tax increment to supplement the UCMC Ground Lease and rent revenue streams.

President Dodge had comments. (refer to audio)

Village Manager George Koczwara introduced a video presentation on the matter. (refer to audio)

Ramzi Hassan of Edwards Realty presented information on the matter. (refer to audio)

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

Cory Dunne of Edwards Realty presented information on the matter. (refer to audio)

Trustee Healy had questions. (refer to audio)

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

Trustee Leafblad had comments. (refer to audio)

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

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

Trustee Lawrence had questions. (refer to audio)

Cory Dunne and UCMC Representative Peter Buhl responded to Trustee Lawrence. (refer to audio)

President Dodge had comments. (refer to audio)

Trustee Lawler had comments. (refer to audio)

Trustees Milani and Healy had questions. (refer to audio)

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

I move to recommend to the Village Board the approval of the Amended & Restated RDA and related exhibits; 2) Authorize negotiation and execution of the UCMC Ground Lease consistent with the LOI terms (attached to the Committee Packet); and 3) Approve associated fiscal actions detailed herein.

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

Nay: 2 - Trustee Healy, and Trustee Nelson Katsenes

ADJOURNMENT: 7:47 P.M.

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

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

Nay: 0

2026-0629 Audio Recording for the June 15, 2026 Committee of the Whole Meeting

NO ACTION

/BC

APPROVED:

Respectfully Submitted,

Mary Ryan Norwell, Village Clerk