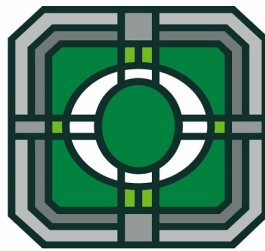


# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, May 4, 2026

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

The meeting was called to order at 6:02 P.M.

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

**Absent:** 1 - Trustee M. L. Leafblad

## REMOTE ATTENDANCE MOTION

President Dodge entertained a motion to allow Trustee Leafblad to attend via phone due to health reasons.

**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

## ROLL CALL

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

## APPROVAL OF MINUTES

### 2026-0435 Approval of the April 20, 2026, Committee of the Whole Minutes

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of April 20, 2026.

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

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

**Nay:** 0

## ITEMS FOR SEPARATE ACTION

### 2026-0448 Toy Box Connection - Organization of the Month Proclamation

Mayor Dodge presented a proclamation honoring Toy Box Connection in recognition of being named Community Support Organization of the Month of May 2026.

Toybox Connection Director Michelle Maxia had comments. (refer to audio)

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

**2026-0441 Emergency Repair of the Wedgewood Forcemain Discharge Manholes and Piping**

On Monday, April 6, Public Works crews responded to a report of water coming out of a manhole at 13757 Southwest Highway. The initial investigation found that a manhole that accepts the discharge from the Wedgewood forcemain had collapsed. Public Works crews were able to slow the flow from the forcemain by diverting the flow to an older emergency forcemain. After further investigation, the discharge pipe from the manhole also failed, because it was filled with stone blocking any flow through the pipe. Public Works crews immediately started bypass pumping around the collapsed pipe to contain the remaining flow through the forcemain so it would not overflow into the creek.

When hydrogen sulfide, a byproduct of raw sewage, mixes with oxygen in the discharge manhole, it creates a condensation that is very acidic and attacks the concrete of the manhole.

Due to the size and location of the discharge manholes and sewer pipes, Airy's Inc. of Joliet, Illinois, was contacted to make emergency repairs to the manhole and related sewer pipes. The Village has utilized Airy's Inc. for emergency repair work for over the last twenty (20) years, and their pricing has routinely beat any other contractor. As the Village's primary emergency response contractor for utility work, Airy's routinely postpones other customer's work to address the Village's emergencies.

Since they were called in, Airy's has repaired the collapsed manhole and replaced the section of sewer main that collapsed. They have also televised the sewer discharge piping from the Wedgewood forcemain discharge manhole to the Metropolitan Water Reclamation District (MWRD) interceptor manhole. The approximate length is six hundred twenty (620) feet. That inspection found that a pipe is in danger of collapsing squarely underneath the railroad tracks used by the commuter rail company, Metra.

Public Works determined that if this pipe failed, it would be catastrophic to the Village and Metra, up to and including the risk of loss of life and significant endangerment of public safety. Public Works instructed Airy's to reline the five (5) manholes with a fiberglass manhole liner. Hydrogen sulfide has no effect on fiberglass. Also, Public Works instructed Airy's to reline the sewer mains from the Wedgewood forcemain discharge manhole to the MWRD interceptor manhole to prevent future sewer collapses. Airy's received quotes from three (3) separate lining companies.

The total cost of the repair by Airy's for the emergency sewer repairs is broken

down into four (4) categories:

Initial emergency response: \$67,855.20  
Estimated manhole fiberglass lining cost: \$148,495.86  
Estimated sewer main lining cost: \$138,416.25  
Contingency for unknowns: \$20,000.00  
Total cost not to exceed: \$374,767.31

This price is a do not exceed price. However, the final price will be less than this total. This cost includes the new lining material, fiberglass manhole liners, stone, full restoration of the area, along with specialized equipment like a Vactor truck, excavator, trench boxes, and support vehicles. The pricing was evaluated/compared from similar past work related to emergency sanitary sewer repairs with other contractors, and deemed fair and reasonable. Due to the time sensitive nature of the repair and to get the repairs accomplished as quickly as possible, Public Works Staff also assisted in the repairs to keep costs as low as possible.

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

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

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

President Dodge had comments. (refer to audio)

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

President Dodge had questions. (refer to audio)

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

I move to recommend to the Village Board to approve authorizing payment to Airy's, Inc. in the amount of \$354,767.31 plus a \$20,000.00 contingency for a total not to exceed price of \$374,767.31.

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

**Nay:** 0

**2026-0429 Comprehensive Plan Update - Project Kickoff**

The Village of Orland Park's Comprehensive Plan serves as the official policy guide for land use, development, infrastructure investment, and community character. As outlined in the Village's Land Development Code, the Comprehensive Plan establishes "objectives, standards and directions for future maintenance, growth and development of the Village."

Orland Park has experienced steady transformation from its origins as a rural farming community to a mature suburban center of approximately 57,000 residents, with a strong retail base, extensive park system, and evolving mixed-use districts.

Recent initiatives, including redevelopment planning in the Downtown Orland Park, continued investment in parks and recreation facilities, expansion of residential development, and ongoing commercial reinvestment, underscore the need for an updated Comprehensive Plan that reflects current conditions and future priorities.

**Purpose of the Update**

The Comprehensive Plan update will establish a clear and implementable long-range vision to guide Orland Park through its next phase of growth and reinvestment. The plan will:

- Reinforce Orland Park's identity as a premier southwest suburban community
- Guide redevelopment of key corridors and districts, including aging commercial areas
- Enhance mobility, connectivity, and multimodal transportation options
- Support continued investment in parks, recreation, and open space amenities
- Align land use policy with fiscal sustainability and economic development goals

This effort will be led internally by staff, leveraging existing institutional knowledge while engaging residents, stakeholders, and the Board throughout the process.

**Local Planning Context**

Key considerations shaping this update include:

- **Maturing Suburban Development Pattern:** Much of the Village is built out, requiring a shift from greenfield development to reinvestment and redevelopment.
- **Retail and Commercial Evolution:** Orland Park remains a regional retail destination, but changing consumer patterns necessitate diversification and mixed-use strategies.
- **Parks and Recreation System:** The Village maintains a robust and evolving park system, including recent investments such as the Schussler Park improvements and inclusive recreation initiatives.
- **Community Identity and Historic Assets:** Areas such as the Old Orland Historic District contribute to the Village's character and placemaking opportunities.
- **Transportation and Accessibility:** As a largely auto-oriented community, there is increasing interest in improving walkability, bike connectivity, and access to

regional transit.

#### Project Scope and Chapter Framework

The updated Comprehensive Plan will be organized into the following chapters:

##### 1. Introduction and Vision

- Establishes the long-term vision for Orland Park
- Defines guiding principles aligned with community values
- Frames priorities such as quality of life, economic vitality, and reinvestment

##### 2. Community Profile

- Demographic, economic, and housing analysis
- Evaluation of population trends and market conditions
- Identification of opportunities related to growth, aging population, and workforce dynamics

##### 3. Land Use Design and Character

- Evaluation of existing land use patterns and redevelopment sites
- Future land use plan with emphasis on:
  - o Mixed-use districts
  - o Commercial corridor revitalization
  - o Preservation of established residential neighborhoods
- Design character and placemaking guidance

##### 4. Economic Development

- Evaluation of Orland Park's role as a regional retail and service hub
- Identification of strategies to diversify the local economy, including office, medical, and flex/innovation spaces
- Reinforcement of key commercial corridors and activity centers
- Support for small businesses, entrepreneurship, and reinvestment in aging commercial centers
- Attraction and retention of employers to strengthen the tax base
- Alignment of land use policy with economic development objectives
- Exploration of mixed-use and transit-supportive development opportunities to enhance long-term economic resilience

##### 5. Mobility and Access

- Roadway network performance and congestion areas
- Pedestrian and bicycle connectivity improvements
- Transit access and first/last-mile solutions
- Safety and accessibility enhancements

##### 6. Open Space, Parks, and Recreation

- Assessment of existing parks, trails, and facilities
- Identification of service gaps and future needs
- Integration of recreational amenities with community health and wellness goals
- Support for inclusive and multi-generational recreation

##### 7. Community and Culture

- Strengthening community identity and civic spaces
- Support for events, arts, and cultural programming
- Preservation and integration of historic assets
- Enhancing gathering spaces and walkable destinations

#### 8. Sustainability and Stewardship

- Stormwater management and natural resource protection
- Energy efficiency and sustainable development practices
- Long-term fiscal sustainability

#### Planning Process

The Comprehensive Plan update will include a structured process:

1. Existing Conditions Analysis
2. Community Engagement (public meetings, surveys, stakeholder outreach)
3. Visioning and Goal Setting
4. Draft Plan Preparation
5. Public Review and Plan Refinement
6. Plan Commission Review and Recommendation
7. Board of Trustees Adoption

Staff will provide regular updates to the Board at key milestones.

#### Timeline

The project is anticipated to be completed within 12 - 14 months, with the following milestones:

- Project Kickoff: May, 2026
- Public Engagement: June/July, 2026
- Preliminary recommendations: Aug/Sep, 2026
- Draft Plan: Sep '26 - Jan, 2027
- Final Plan Adoption: April, 2027

#### Next Steps

Staff will:

- Initiate data collection and mapping
- Develop a public engagement strategy
- Identify key redevelopment and policy focus areas
- Coordinate with internal departments and external stakeholders

President Dodge had comments. (refer to audio)

Village Manager George Koczvara responded to President Dodge. (refer to audio)

Development Services Director Steven Marciani had comments. (refer to audio)

Development Services Planner Sangita Santhanam, Director Marciani, and Economic Development Manager Ed Lelo presented information on the matter. (refer to audio)

Director Marciani had comments. (refer to audio)

Trustees Lawler, Healy, Milani, Katsenes and President Dodge had comments.

(refer to audio)

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

**2026-0461 Introduction of New Orland Park Police Squad Car Design**

In 1988, the Orland Park Police Department changed squad cars from Dodge Diplomats (powder blue in color/ with Orland Park “Golf Capital of the World Logo”) to Chevy Caprices and changed the squad car design/logo to the current RED/WHITE/BLUE striping design. For the last 36 years, the Police Department has had the same squad car design. Many police agencies throughout our region have changed their squad car designs and have modernized the look of their patrol cars. The Orland Park Police Department felt it was time to modernize the look of the patrol squad cars.

The new design keeps the RED/WHITE/BLUE patriotic theme with a new modern look. The image is sleek and professional with a friendlier modern look to build trust with the community.

The new design is a morale boost with patrol officers who have longed for a new modern look.

This year, there are 6 new patrol squads being added to the existing fleet and the new design will be added to the vehicles. The new design will be added to Police vehicles as they are replaced.

Police Chief Eric Rossi presented information on the matter. (refer to audio)

President Dodge had questions. (refer to audio)

Trustee Milani had questions. (refer to audio)

Chief Rossi & Village Manager George Koczvara responded to Trustee Milani. (refer to audio)

Trustee Katsenes had comments. (refer to audio)

Trustee Lawrence had questions. (refer to audio)

Chief Rossi responded to Trustee Lawrence. (refer to audio)

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

Chief Rossi responded to Trustee Lawler. (refer to audio)

Trustees Healy, Leafblad, and President Dodge had comments. (refer to audio)

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

**2026-0467 Organizational Volunteer Program (OVP)**

The Village seeks to formalize a pathway for organizations based in Orland Park to volunteer at Village-sponsored events as coordinated teams while maintaining our current individual volunteer safeguards. Under this pilot program, organization volunteers may wear organization-branded apparel but will operate under the direction and supervision of designated Village staff. Each participating volunteer will continue to sign the Village's existing Individual Volunteer Agreement/Hold Harmless. Separately, each participating organization will execute a new Organizational Volunteer Agreement acknowledging organizational responsibilities and liability.

Key parameters of the pilot:

-Eligibility: Organizations must be Orland Park-based, meaning the organization's primary physical location or principal place of business is within the corporate limits of the Village of Orland Park.

-Forms:

- o Individuals: continue to execute the Individual Volunteer Agreement/Hold Harmless.
- o Organizations: execute the Organizational Volunteer Agreement (includes pilot/discretion, local base requirement, branded apparel, supervision, and liability/indemnification provisions).

-Pilot & Village Discretion: The OVP will operate as a pilot, and its continuation, modification, suspension, or termination will be solely at the Village's discretion.

-Operations: Organization volunteers may wear branded apparel appropriate for family-oriented events; apparel must not be confused with Village uniforms. All volunteers take direction from Village staff and must comply with safety and event protocols.

-Costs to the Village: Minimal direct costs for onboarding, records management, and event coordination. Staff time for supervision/training will be absorbed within existing event operations.

-Background Screening: The Village requires background screening for all volunteers. All background screening costs are borne by the Village.

-Costs to the Organization: All organizational costs associated with participation

are at the Organization's or the individual volunteer's expense; no Village reimbursement or advances.

-No Solicitation: While volunteering at events or on Village of Orland Park property, organizations and volunteers are expressly forbidden from soliciting donations, membership, sales, contributions, signatures, personal information, or any other promotional activity related to their organization, unless expressly authorized in writing by the Village.

-Insurance/Liability: The pilot relies on the individual hold-harmless already in use and adds an organizational agreement clarifying group responsibilities and indemnification. No employment relationship is created by participation.

Village Manager George Koczvara presented information on the matter. (refer to audio)

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

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

President Dodge had comments. (refer to audio)

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

Village Manager Koczvara and Village Attorney Michael Stillman responded to Trustee Milani. (refer to audio)

Trustees Lawler and Leafblad had comments. (refer to audio)

Village Manager Koczvara responded to their comments. (refer to audio)

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

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

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

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

Village Attorney Michael Stillman responded to President Dodge. (refer to audio)

President Dodge had comments. (refer to audio)

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

I move recommend to the Village Board approving the Organizational Volunteer

Program, and as fully presented.

(Full Motion - not necessary to be read)

I move to recommend to the Village Board approving the establishment of the Organizational Volunteer Program (OVP) limited to Orland Park-based organizations;

AND

Authorize the Village Manager or designee, and the Village Attorney, to develop rules and procedures for the implementation of the Organizational Volunteer Program, including eligibility verification procedures and administrative workflows;

AND

Direct the Village Manager to provide the Village Board with findings and recommendations regarding permanent adoption at the conclusion of the pilot program.

**A motion was made by Trustee Milani, seconded by Trustee Nelson Katsenes, that this matter be TABLED. 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: 7:30 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

**2026-0471 Audio Recording for the May 4, 2026 Committee of the Whole Meeting**

**NO ACTION**

**/BC**

**APPROVED:**

Respectfully Submitted,

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**Mary Ryan Norwell, Village Clerk**

**DRAFT**