

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, July 6, 2021

6:00 PM

Village Hall

Committee of the Whole

*Village President Keith Pekau
Village Clerk Patrick R. O'Sullivan
Trustees, William R. Healy, Cynthia Nelson Katsenes, Michael R. Milani, Sean Kampas,
Brian Riordan and Joni Radaszewski*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:24 P.M.

Present: 7 - President Pekau; Trustee Healy; Trustee Nelson Katsenes; Trustee Milani; Trustee Kampas; Trustee Riordan and Trustee Radaszewski

APPROVAL OF MINUTES

2021-0480 Approval of the June 21 2021, Committee of the Whole Minutes

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of June 21, 2021.

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

Aye: 7 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, and Trustee Radaszewski

Nay: 0

ITEMS FOR SEPARATE ACTION

2021-0489 Orland Ridge Utility Rates

In 2020, the Village entered into a development agreement with OPR Home (now Jacobsen Lormax Orland, LLC) for Orland Ridge, which required a water and sewer service agreement with Illinois American Water Company. With renters now starting to move in to the development and establishing utility accounts, codification of water and sewer rates impacting residents within this development is being recommended.

Water Rates

The Village pays a flat rate for water commodity from the Village of Oak Lawn, which provides water to the rest of the Village. Orland Ridge is supplied by Illinois American Water at a higher commodity cost because the Orland Ridge development agreement calls for the Village to add the Village's surcharge to the Illinois American Water commodity cost for water supply. The first residents of the Orland Ridge development are moving in and setting up utility accounts.

The base water rate for Orland Park residents is currently \$11.43 per 1,000 gallons. The rate that the Village pays to the Village of Oak Lawn is \$4.56 per 1,000 gallons. This leaves a differential of \$6.87 per 1,000 gallons, which is used for ongoing operations of the utility, including routine operations, capital improvements, debt service, and payments to the Village of Oak Lawn for Regional Water System improvements.

The water commodity cost for Orland Ridge (via Illinois American Water) is \$8.08

per 1,000 gallons (after 22,800 gallons, up to 448,800 gallons per month). Per the development agreement, the \$6.87 per 1,000 gallons would be added to the commodity rate, so customers in Orland Ridge will be charged a rate of \$14.95 per 1,000 gallons.

Sewer Rates

The development agreement is silent on mark up provisions for sewer conveyance rates. All Village sewer customers, including Orland Ridge, have sewer treated by the Metropolitan Water Reclamation District of Greater Chicago, which is partially funded through property taxes.

Illinois American Water is charging the Village \$0.96 per 1,000 gallons of water consumed for sewer conveyance. The Village charges \$1.28 per 1,000 gallons for conveyance to Orland Park residents. Using the same methodology of charging the differential, the sewer rate for Orland Ridge customers will be \$2.24 per 1,000 gallons.

Upon concurrence of the Committee of the Whole, staff will work with the Village Attorney to draft an ordinance to codify the policy as discussed.

Trustee Healy had questions. (refer to audio)

Village Manager Koczvara and President Pekau responded to Trustee Healy. (refer to audio)

I move to recommend to the Village Board to adopt an Ordinance amending Water & Sewer Rates for the Orland Ridge development.

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

Aye: 7 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, and Trustee Radaszewski

Nay: 0

2021-0490 Water System Evaluation: Meter Replacement Program, Leak Detection System, and Rate Study Request for Proposals

Utility Rate Study

In 2015, the Village conducted a utility rate study, which identified rate increases of five percent (5%) per year for five (5) years. A rate study was planned for 2020, but it was deferred to 2021 due to staff turnover. In the interim, the Village adjusted rates by four percent (4%) until another five (5) year rate study was conducted in 2021.

The goal of the rate study is to determine sufficient and appropriate rates for utility customers over the next five (5) years. The rate study would incorporate all items

impacting the Water & Sewer fund, including ongoing operational expenses, necessary capital spending, existing and planned debt service, and payments to the Village of Oak Lawn for Regional Water System debt.

In addition to utility rates, staff also would like to review the Village's existing bi-monthly billing cycle to determine the best and most efficient process, which includes billing frequency, due dates, and other related issues.

Meter Program Evaluation

Water meters need to be changed over time. Older meters, especially those with moving parts, tend to slow down and under-report water usage over time, resulting in unbilled water. In addition, technology improves meters and meter reading over time. A meter has a limited life, so periodic replacement is required depending on a variety of factors.

This Request for Proposals (RFP) will include an evaluation of the Village's meter program to determine the best path forward. The Village currently uses Sensus meters, and has Sensus meter reading technology. In 2014, the Village evaluated meter change out and made the decision to replace meters in-house. From 2014 through early 2021, sixteen percent (16%) of meters have been changed out.

There are two (2) general approaches to replacing meters: phased replacement over time, or replace meters at one (1) point in time.

The Village has utilized the phased replacement approach and replaced water meters using in-house staff. This method spreads the cost over multiple years (last cycle took the Village twelve (12) years) and can be completed with existing staff. Challenges to this approach include difficulty in switching manufacturers (they may have different reading systems), if needed or desired. In addition, the Village is subject to that manufacturer's pricing adjustments over time. As meter technology changes, the Village may also end up with disparate meter inventory or reading devices.

The other approach involves changing all meters at one point in time, typically spanning one (1) or two (2) years. There is a higher up front cost for the meter inventory, and the work is often outsourced due to the peak of work that is required in a compressed timeframe. Because all meters are changed in a short amount of time, this enables the Village to bid for the best pricing and even to change manufacturers, if it is in the best interest of the Village. This also ensures that a majority of the Village's meter inventory is consistent, which is preferred for ongoing maintenance and integration with finance software applications.

The RFP will seek an evaluation of the Village's existing meter system, including meter replacement program and reading technology. This evaluation will provide the best options for the Village moving forward.

Leak Detection

The Village currently utilizes lead detection services when staff suspects a leak in the Village's infrastructure is or has occurred. This RFP will seek options to install a leak detection system that would be able to alert staff of system leaks before they are observed, potentially saving significant lost water and dollars.

Request for Proposals

The current request for proposals seeks fixed not to exceed price proposals for three (3) work efforts:

- Water system evaluation, including meter replacement program;
- Leak detection system; and
- Water rate study.

Some providers may wish to provide alternate cost structures, such as percentage of savings, which will be allowed. If such alternatives are proposed, the Village will retain the option to select the cost structure that is in the best interest of the Village.

Finance Director Kevin Wachtel gave a presentation regarding this matter. (refer to audio)

Trustee Milani had a question. (refer to audio)

Finance Director Wachtel responded to Trustee Milani. (refer to audio)

President Pekau and Trustee Milani had comments. (refer to audio)

Trustee Milani had an additional questions. (refer to audio)

Finance Director Wachtel responded to Trustee Milani. (refer to audio)

Trustee Kampas had comments. (refer to audio)

Trustee Riordan had questions. (refer to audio)

Village Manager Koczwar, Operations Manager Ken Dado and President Pekau responded to Trustee Riordan. (refer to audio)

Trustee Katsenes had questions. (refer to audio)

Operation Manager Dado and Village Manager Koczwar responded to Trustee Katsenes. (refer to audio)

President Pekau has comments. (refer to audio)

Discussion only. Following concurrence, staff will issue the consulting RFP.

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

2021-0079 Glenn B. Boley Farm - Petition for a Certificate of Appropriateness for Demolition and/or Major Changes to the Farmhouse and/or Other Structures

Glenn Boley Farm is a local landmark listed in the Village's Local Register of Significant Places. Landmark structures serve to reinforce the historic, cultural, or architectural significance of Orland Park, as well as promoting tourism, stabilizing property values, and promoting infill development and reuse of sites and structures.

Glenn B. Boley Farm is one (1) of two (2) farmsteads purchased by the Village for preservation of local history and cultural significance. Glenn B. Boley Farm (5.8 acres) is on 151st Street at 80th Ave in the Silver Lake South Planning District. Stellwagen Farm (60 acres) is on 108th Ave at 179th Street in the Grasslands Planning District. The two (2) farmsteads are approximately seven (7) miles apart. Boley Farm dates to the mid-1840's, while Stellwagen has established interpretation of agrarian life in Orland Park from the 1930's - 1950's. Stellwagen Farm had a Market Analysis and Feasibility Study completed in 2015, and a Master Plan completed in 2017. Stellwagen Farm also has a foundation, established as a covenant of the acquisition by the Village, which includes members of the Stellwagen family and advocates for the interpretation and preservation activities on the property. The Orland Park History Museum, under the Village's Department of Recreation and Parks, stewards preservation and programming efforts at Stellwagen.

Boley Farm does not have a foundation nor a master plan to chart a path for its future. Henry Jacobs operates an annual farm stand on the site, leasing approximately two (2) acres of land for cultivation and selling his produce from the dairy/ground barn. Hank's Farm Stand has been in operation on the site since 1983. Since 2014, when the life estate of Glenn B Boley ended, the Village has continuously renewed a rental contract with Mr. Jacobs on a two-year cycle, collecting roughly \$15,000 for each one-year term of rental. The farm is under the purview of the Department of Development Services as administrators of the Village's historic landmark properties. The property is used by neighbors for passive recreation throughout the year, although there is no formal programming in place.

In 2001, the Village Board of Trustees purchased the 5.8 acres of land at 8401 W 151st Street from Glenn Boley, using Open Lands Referendum funding, for a price \$560,000. The purchase included covenants for a life estate for Glenn Boley; that the property shall forever bear the name "Glenn B. Boley Farm;" and that the property shall remain devoted to open space and recreational purposes.

In 2002, the property was annexed into the Village.

In 2003, the Village Board of Trustees purchased 60-acre Stellwagen Farm with

Open Lands Funds and an IDNR grant for \$6 million.

In 2007, the adjacent property to the east developed as a memory care assisted living facility (congregate elderly housing). With this development, 1.005 acres of detention area was dedicated to the Village, contiguous to Boley Farm, and the bike path along 151st Street was constructed.

In 2008, Boley Farm was added to the Local Register of Historic Places as a local landmark.

In 2009, the Village implemented an Historic Marker program, which identified the Village's two (2) landmark farms for "their unique historical and cultural significance and for their active contribution to the community as open spaces and farmers' markets. Both farmsteads have excellent historical integrity."

In 2014, Glenn Boley died, ending the life estate. The last occupants of the farmhouse moved out in June 2014. With the end of the life estate, the Village took over a lease with Henry Jacobs who has operated a farm stand on the site since 1983. Mr. Jacobs leases two (2) acres of land for farming, the use of the dairy barn, and the parking lot.

In late 2020, it came to the attention of the Village that the farmhouse and possibly other structures at Boley Farm had fallen into a state of disrepair that might be hazardous. Development Services is guiding the Village through evaluating the feasibility of removing or stabilizing the farmhouse and the other structures.

In 2021, the Village contracted McGuire Iglecki and Associates (MIA), an architecture firm specializing in historic preservation, to conduct an Historic Assessment and Feasibility Study.

PROJECT DESCRIPTION

This petition for a Certificate of Appropriateness includes the potential for Major Changes or Demolition of the structures on the property. Development Services staff has prepared several planning scenarios that provide rough order of magnitude cost estimates for a comparison to inform and guide decision-making.

Development Services engaged a qualified historic preservation consultant to evaluate the condition and historic integrity of the structures at Boley Farm, to provide recommendations on the feasibility of stabilization and rehabilitation, and to provide costs associated with alternatives ranging from demolition to rehabilitation. The Glenn B. Boley Farm Historic Assessment and Feasibility Report draft, dated May 2021 is attached. The report includes prioritized recommendations, and associated costs, based on nationally-recognized best practices for historic preservation and assumes the restoration/rehabilitation of the structures to their historic appearance. The costs provided in the report were compiled by MIA and its cost estimation consultant, Cumming Corporation, based

on proven expertise in their professions.

In addition to the report by the qualified historic preservation consultant, Development Services staff prepared an addendum presenting several scenarios along a spectrum of preservation efforts. The scenarios consider the responsibility of the Village to its two (2) historic farmsteads and allocation of public funds. The costs in the addendum are based on those provided by the qualified consultants, but reorganized into the planning scenarios presented.

The Historic Assessment and Feasibility Study operates within known limitations outlined below.

The Historic Assessment and Feasibility Study was undertaken in response to a concern that the structures on the site may pose a hazard that must be addressed imminently. Best planning practice is to complete a master plan for the site and facilities to guide the recommendations for future alterations to existing structures. Such a master plan would collect input from Village leaders and residents to identify long-term desired programming and best uses.

The stabilization and rehabilitation recommendations, and associated costs, are exclusive to the exterior of the structures. In order to provide recommendations for interior rehabilitation or adaptive reuse, the intended reuse, interpretation, or other programming for the buildings must first be determined, such as through a master plan.

The recommendations are presented for a ten-year timeframe for implementation. The long-term costs of maintaining the structures after rehabilitation, as well as potential revenue streams, cannot be provided without identifying the intended long-term function of the structures.

FINDINGS OF FACT LOCAL LANDMARK STATUS

Boley Farm is a designated Local Landmark listed in the Local Register of Historic Places. Landmark structures reinforce the historic, cultural, or architectural significance of Orland Park.

CERTIFICATE OF APPROPRIATENESS

As a landmark, the Village must obtain a Certificate of Appropriateness to conduct any Major Changes or Demolition to the structures or site. To grant approval, or approval with conditions for a Certificate of Appropriateness for Demolition, the Board must consider the following standards:

1. That the building or structure is not structurally sound.
2. That the property in question cannot yield a reasonable return if the building or structure were retained.
3. That the cost of repair of the building or structure exceeds the value of the land

and the building, thus creating an economic hardship for the owner.

4. That an historic landmark survey has been conducted and documents the historical and architectural significance of the building or site per Section 5-110 of the Land Development Code.

STANDARDS FOR DEMOLITION

1. Is the building or structure structurally sound?

The common definition for structural soundness is that the structure is free from flaw, defect, or decay, able to withstand normal forces, in good condition, able to perform its intended function. Each of the structures on the site should be considered individually for structural soundness.

2. Can the property in question yield a reasonable return if the building or structure were retained?

Per the covenants in the purchase agreement for the property, the site is to remain always devoted to open space and recreational purposes. Under the ownership of the Village, with the designation as open space, the potential return on the property is not as dynamic as if this were a site with development potential by a private entity. Overall, the anticipated return to the Village remains about the same with or without the structures. Rehabilitation of the structures may yield a potential source of revenue not possible without the historic structures on the site.

3. Does the cost of repair of the building or structure exceeds the value of the land and the building, thus creating an economic hardship for the owner?

Under the ownership of the Village, with the designation as open space, the value of the land and the buildings are not subject to the influences of market values.

The Village is not seeking to sell or redevelop the property for a profit. Additionally, the covenants recorded on the property dictate that it shall always bear the name "Glenn B. Boley Farm" and be devoted to open space and recreation. Therefore, the cost of repair of the buildings cannot be evaluated as an economic hardship in the traditional sense.

4. Has a historic landmark survey been conducted and documents the historical and architectural significance of the building or site per Section 5-110 of the Land Development Code?

Yes, this is being completed as a component of the Historic Assessment and Feasibility Study.

HISTORIC INTEGRITY AND EXISTING CONDITIONS

Overall, the Glenn B. Boley Farm retains a high degree of integrity. The existing buildings illustrate the historical and architectural significance of the site as a rare example of an intact farmstead which has preserved the agricultural heritage of Orland Park, early to mid-nineteenth century construction techniques and materials, and the history of exploration and settlement in Northeastern Illinois.

In response to the historic integrity and existing conditions, the Historic

Assessment and Feasibility Study provided prioritized recommendations for rehabilitation of the structures to a state of historic appearance. The probable opinion of cost for the complete rehabilitation of each structure is provided with the overview below.

Glenn B. Boley Farm consists of thirteen (13) structures:

Farmhouse, c. 1845 with a mid-20th century rear addition. Overall condition: fair with some elements, such as the roof, in poor condition. Recommendation: stabilize and rehabilitate - \$200,700.

Wash House, c. 1870. Overall condition fair due to areas of deteriorated siding and a missing door. Recommendation: stabilize and rehabilitate - \$53,200.

Privy, c. 1920. Poor condition due to a collapsed roof and upper portion of exterior walls. Recommendation: Unless otherwise determined to rebuild per a Master Plan, remove - \$1,200.

Threshing Barn, c. 1846. Condition varies widely between the different exterior and interior elements from poor to good. Recommendation: rehabilitate - \$288,300.

Ground/Dairy Barn, c. 1860. Good condition and well-maintained by the lessee, Hank Jacobs. Recommendation: rehabilitate - \$251,000.

Silo, c. 1955. Good condition with no cracks in the concrete staves. Recommendation: no work required - \$0.

Milk House, c. 1938-1951. Good condition with limited repairs needed. Recommendation: rehabilitate - \$18,900.

Granary, c. 1870. Good condition with a later rear storage addition in poor condition. Recommendation: Demolish small addition at rear and rehabilitate - \$184,300.

Grain Dryer Enclosure, c. 1962-1973. Good condition. Recommendation: Unless otherwise determined per a Master Plan, remove - \$4,300.

Hog House, pre-1938, date unknown. Overall in fair condition with the foundation in poor condition. Recommendation: stabilize and rehabilitate - \$138,500.

Chicken Coop, c. 1880. Fair condition with three of the four windows in poor condition. Recommendation: rehabilitate - \$60,600.

Garage, 1948. Good condition. Recommendation: rehabilitate - \$113,800.

Machine Shed, c. 1988-1998. Good condition with localized poor to fair conditions at the roof. Recommendation: unless otherwise determined to rebuild per a Master Plan, remove - \$7,600.

PLANNING SCENARIOS

See the attached summary of planning scenarios. Scenarios 1 and 2 were presented to the Open Lands Funds Commission. Scenario 2A was added for the Plan Commission. Based on discussion at the Plan Commission meeting, Scenarios 2B and 2C were added for the Committee of the Whole. Additionally, minor errors have been corrected.

OPEN LANDS FUNDS COMMISSION DISCUSSION

On June 17, 2021, Development Services presented the Glenn B. Boley Farm Historic Assessment and Feasibility Study prepared by McGuire Igleski and Associates, dated May 2021, and Boley Farm Historic Assessment and Feasibility Study Addendum 1: Planning Scenarios v1 prepared by Development Services, dated June 15, 2021, to the Open Lands Funds Commission. Six members of the public were in attendance.

Commissioners identified the challenges of making a recommendation to spend public money or remove historic structures without first understanding their long-term potential purpose. Commissioners raised questions regarding the long-term maintenance costs associated with retaining the buildings; any plan for storage or reuse of salvaged materials; the limitations of the property by the covenants; and the best use of the property with or without the structures in the long term.

Members of the public voiced concerns about the state of deterioration of the structures and the need to maintain the legacy of Glenn Boley was the intent when he sold the farm; an appreciation for the open space and presence of bucolic farmstead structures adjacent to their property; and mentioned the use of the property by neighbors for sledding and photo shoots.

Open Lands Funds Commission Motion

On June 17, 2021, the Open Lands Funds Commission moved by a vote of 5-0 to recommend to the Plan Commission that the Village approve the demolition and stabilization efforts provided in Scenario 1 of "Boley Farm Historic Assessment and Feasibility Study Addendum 1: Planning Scenarios" until such a time the Village has determined a long-term plan/vision for the use of the property.

PLAN COMMISSION DISCUSSION

On June 29, 2021, Development Services presented the Glenn B. Boley Farm Historic Assessment and Feasibility Study prepared by McGuire Igleski and Associates, dated May 2021, and Boley Farm Historic Assessment and Feasibility Study Addendum 1: Planning Scenarios v2 prepared by Development Services, dated June 24, 2021, to the Plan Commission. Approximately fifteen

(15) members of the public were in attendance.

Members of the public voiced: concerns about how the land will be used in the future; an appreciation of the history and nostalgia imbued in the farmstead visible from their properties; respect for the cultural value of the structures as Orland Park history; and a desire to maintain as many structures as possible. Hank Jacobs, lessee of the property for Hank's Farm Stand and close friend of the late Glenn Boley, spoke in favor of retaining as many structures on the property as possible, but also acknowledged the challenge of spending tax dollars on extensive rehabilitation efforts. Mr. Jacobs conceded that if not all the structures could be maintained then he recommends keeping the Granary over the Threshing Barn.

The issues discussed by the Plan Commission are summarized below:

Current State of Disrepair

Commissioners voiced concerns about the state of disrepair of the buildings and the many hazards inside if anyone were to gain unauthorized access. Commissioners referenced the photos in the Historic Assessment and Feasibility Report that catalogue the deficiencies in the structures and incidentally documents some historic, but potentially hazardous objects lying about. It was noted that during the time of the life estate, Glenn Boley did not make repairs to the buildings, thus the Village assumed responsibility of the structures already need of maintenance, which was further deferred.

Future Use of the Site

Commissioners discussed at length the appropriate or anticipated future use of the site. It was emphasized that there is no master plan for the property from which to draw guidance. The commissioners concluded that: the farm stand is successful and an appropriate continued use of the property; the Village does not need a second interpretive farmstead (in addition to Stellwagen Farm); the land will forever remain open space per the covenants; any adaptive reuse of the site or structures is unknown. A position of balancing factors emerged with the idea to retain a semblance of the farmstead in visual appearance but through a reasonable investment of public funds.

Stewardship of Tax Payer Money

In addition to interpretation at Stellwagen Farm, the Village has an excess of underutilized public buildings to maintain. The commissioners did not see a future use for the farm, aside from continuing Hank's Farm Stand, that could justify the investment of funds into the buildings. Additionally, the commissioners pointed out that some of the recommendations from the historic preservation specialist are to return the buildings to an historic appearance. Removing line items, such as rehabilitating the metal roofs to an historic wood shingle, can lower the long-term costs of associated with retaining the structures that are currently stable, of a good historic integrity, and in good condition. Scenario 2A was the focus of conversation for its cost-conservative nature of removing most structures in

disrepair but retaining the foundations which pose a large cost to remove and complete earthwork.

Purpose of the Buildings

Commissioners discussed whether the buildings might ever be rehabilitated to a condition where tour groups might pass through them versus letting the exteriors stand as historic features on the site viewed from the outside only. In the years that the Village has had complete ownership of the structures, the buildings have not served a purpose other than to represent the historic farmstead visually. The lack of a master plan in itself led commissioners to the conclusion that there is no proposed future use for the structures.

Limitations of a Probable Opinion of Cost

Commissioners questioned the accuracy and validity of the probable opinions of cost prepared by the Village's consultant. Development Services and the consultant assured the Commission of the expertise of the qualified cost estimator, Cummings Corporation. However, cost estimation at this stage in any project is a rough order of magnitude estimate with many factors unknown. The report prepared by McGuire Igleski and Associates does call for an additional twenty-five percent (25%) for fees and contingencies at the time of budgeting for implementation of the projects. The purpose of the probable opinions of cost are to provide an intelligently-informed baseline of comparison by which to evaluate the potential recommendations for demolition or rehabilitation. It was acknowledged and repeated throughout the discussion that the estimated costs provided are only for exterior improvements and not to bring the buildings to a full level of interior reuse or interpretation.

Plan Commission Motion

On June 29, 2021, the Plan Commission moved by a vote of 6-1 to accept and make a finding of fact as discussed at the Plan Commission meeting and within the staff report dated June 24, 2021; and recommend to the Village Board of Trustees approval of the Certificate of Appropriateness for Demolition and/or Major Changes to the Farmhouse and/or Other Structures for Scenario 2A, subject to the condition of replacing the Granary for the Threshing Barn.

Director of Development Services Ed Lelo gave a presentation regarding this matter. (refer to audio)

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

Director Lelo, Village Manager Koczwarra, and Trustee Kampas responded to President Pekau. (refer to audio)

Director Lelo continued with his presentation. (refer to audio)

President Pekau had a question. (refer to audio)

Director Lelo responded to President Pekau. (refer to audio)

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

Director Lelo and Village Manager Koczvara responded to Trustee Kampas. (refer to audio)

Trustee Healy had comments. (refer to audio)

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

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

Director Lelo had comments. (refer to audio)

Trustee Milani had additional questions. (refer to audio)

President Pekau responded to Trustee Milani. (refer to audio)

Trustee Milani had additional comments. (refer to audio)

Trustee Radaszewski had questions. (refer to audio)

Director Lelo responded to Radaszewski. (refer to audio)

Trustee Kampas had additional questions. (refer to audio)

President Pekau had comments. (refer to audio)

President Pekau entertained a motion to amend the Plan Commissions recommendation to approve scenario 2B. (refer to audio)

It was moved by Trustee Kampas and seconded by Trustee Healy.

Trustee Riordan had comments. (refer to audio)

All were in favor of the amended motion. (refer to audio)

Regarding Case Number 2021-0047, also known as Boley Farm Certificate of Appropriateness,

I move to recommend to the Village Board to approve the Certificate of Appropriateness for Demolition and/or Major Changes to the Farmhouse and/or Other Structures for Scenario 2B.

A motion was made by Trustee Kampas, seconded by Trustee Healy, that this matter be RECOMMENDED FOR APPROVAL to the Committee of the Whole. The motion carried by the following vote:

Aye: 7 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, and Trustee Radaszewski

Nay: 0

NON-SCHEDULED CITIZENS & VISITORS

Resident Virginia Williams addressed the Board regarding Boley Farm. (refer to audio)

President Pekau had comments. (refer to audio)

ADJOURNMENT: 7:24 P.M.

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

Aye: 7 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, and Trustee Radaszewski

Nay: 0

2021-0499 Audio Recording for the July 6, 2021, Committee of the Whole Meeting

NO ACTION

/AS

Respectfully Submitted,

Patrick R. O'Sullivan, Village Clerk