

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

Monday, July 21, 2025

7:00 PM

Village Hall

## Board of Trustees

*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 7:47 P.M.

**Present:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee M. L. Leafblad and Vice President Dodge Jr.

**Absent:** 1 - Trustee Lawler

**VILLAGE CLERK'S OFFICE****2025-0588 Approval of the July 7, 2025, Regular Meeting Minutes**

The Minutes of the Regular Meeting of July 7, 2025, were previously distributed to the members of the Board of Trustees. President Dodge asked if there were any corrections or additions to be made to said Minutes. There being no corrections or additions,

I move to approve the minutes of the Board of Trustees Meeting of July 7, 2025.

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

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

**Nay:** 0

**Absent:** 1 - Trustee Lawler

**PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS****2025-0590 Proclamation Honoring the 100th Anniversary of the Chicagoland Bowling Proprietors' Association (CBPA)**

Mayor Dodge recognized the Chicagoland Bowling Proprietor's Association and express gratitude for hosting its 100th Anniversary Annual Golf Tournament at Silver Lake Country Club in the Village of Orland Park. (refer to audio)

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

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

Paula Scheiwe addressed the Board regarding rental properties. (refer to audio)

Mark Sheldon addressed the Board regarding broadband. (refer to audio)

Mr. Henry addressed the Board regarding pickleball. (refer to audio)

## ACCOUNTS PAYABLE

### 2025-0600 Accounts Payable July 7, 2025, through July 21, 2025 - Approval

The lists of Accounts Payable having been submitted to the Board of Trustees for approval and the lists having been determined by the Board of Trustees to be in order and having been approved by the various Department Heads,

I move to approve the Accounts Payable July 7, 2025, through July 21, 2025, in the amount of \$9,898,982.64

**A motion was made by Trustee Healy, 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 M. L. Leafblad, and Vice President Dodge Jr.

**Nay:** 0

**Absent:** 1 - Trustee Lawler

## CONSENT AGENDA

Trustee Katsenes requested that the following items be removed from the Consent Agenda for a separate vote:

M.) An Ordinance Amending Appendices A and B to Ordinance No. 5968 - FIFTH AMENDMENT

N.) Consideration and Action on a Resolution Expressing Official Intent Regarding Certain Capital Expenditures to be Reimbursed from Proceeds of One or More Obligations to be Issued by the Village

### Passed the Consent Agenda

**A motion was made by Trustee Nelson Katsenes, seconded by Trustee Healy, to PASS THE CONSENT AGENDA, including all the following items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:**

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

**Nay:** 0

**Absent:** 1 - Trustee Lawler

### 2025-0572 Payroll for July 3, 2025 - Approval

The lists of Payroll having been submitted to the Board of Trustees for approval and the lists having been determined by the Board of Trustees to be in order and having been approved by the various Department Heads,

I move to approve the Bi-Weekly Payroll for July 3, 2025, in the amount of \$2,012,741.74.

**This matter was APPROVED on the Consent Agenda.**

**2025-0589 Approval of the Board of Trustees Closed Session Minutes**

I move to approve the minutes of closed session occurring on May 12, 2025 and May 19, 2025.

**This matter was APPROVED on the Consent Agenda.**

**2025-0593 Cancellation of the January 5, 2026, Committee of the Whole & Board of Trustees Meetings**

As a result of the New Year's holiday, the Village Board may choose to cancel the Committee of the Whole and Board of Trustees Meetings scheduled for January 5, 2026.

I move to approve the cancellation of the January 5, 2026, Committee of the Whole and Board of Trustee Meetings.

**This matter was APPROVED on the Consent Agenda.**

**2025-0578 Special Event Permit for AFT Local 943 Back to School Picnic (100 people)**

At the December 6, 2021, Board meeting, the Village Board approved an ordinance amending the Special Events Permit authorizing the Village Manager to approve events under 100 persons and requires Village Board approval for larger events. Special events held on Village grounds are processed through Recreation and Parks, while events held not on Village grounds are processed through Development Services.

AFT Local 943 will be hosting an outdoor back to school picnic for members and their families. The event will take place September 13, 2025, from 10:00 a.m. to 2:00 p.m. The event will be located at 15521 S. 70th Court. There will be a large tent and food truck for the event.

I move to approve permitting AFT Local 943 Back to School Picnic on September 13, 2025, contingent upon meeting all of the Village's permitting requirements, payment of fees, and inspections.

**This matter was APPROVED on the Consent Agenda.**

**2025-0573 Palestine Children's Relief Fundraiser**

The Palestine Children's Relief Fund has submitted a special event permit request to host a 5K / 1-mile walk fundraiser for September 14, 2025, at Centennial Park utilizing the park's paths. The race will kick off and finish in the 153rd Street Metra parking lot.

Setup will begin on Saturday, September 13, with clean-up taking place on Sunday at the conclusion of the event.

Organizers are working on specific event components. All event logistics will adhere to Village guidelines and be reviewed and approved by the Village in advance of the event including participant parking, event security, Police and or Community Service Officer requirements, Village permits and fees.

Organizers expect 1,000 participants to take part in the event. The event is open to the general public.

I move to approve permitting the Palestine Children's Relief Fund to host a 5K / 1-mile walk fundraiser utilizing Centennial Park walking paths and the 153rd Street Metra lot on Sunday, September 14, 2025, from 8:00 a.m. to 2:00 p.m. contingent upon meeting all the Village's permitting requirements, payment of fees and inspections.

**This matter was APPROVED on the Consent Agenda.**

#### **2025-0605 Softball 4 Peace Softball Tournament**

Softball 4 Peace has submitted a special event permit request (attached to the Board Packet) to host a fundraiser softball tournament on Sunday, August 17, 2025, using two John Humphrey Complex (JHC) fields. The tournament is expected to take place from 9 a.m. to 10 p.m. There are no other rentals currently schedule to use JHC fields at this time.

The tournament will include food and vendors.

Setup will begin at 9 a.m. and clean-up will begin promptly after the event's conclusion at 10 p.m. The event will include a food truck, pop up tents, and 4-5 vendors selling clothing and T-shirts.

Organizers are working on specific event components. All event logistics will adhere to Village guidelines and be reviewed and approved by the Village in advance of the event; including participant parking, event security, Police and or Community Service Officer requirements, Village permits and fees.

Organizers expect 120 participants to take part in the event.

I move to approve permitting the Softball 4 Peace to host a fundraiser softball tournament at the John Humphry Complex utilizing two fields on Sunday, August 17, 2025, from 9 a.m. to 10 p.m. contingent upon meeting all the Village's permitting requirements, payment of fees and inspections.

**This matter was APPROVED on the Consent Agenda.**

**2025-0583 Amusement Device Operator's License True-up Ordinance**

The Village requires that all amusement device operators licenses be approved by the Village Board. Standard practice is to limit the number of available licenses only to those that are currently active. Currently, the Village has seventeen (17) active licenses. Title 7, Chapter 6, Section 2(B) allows twenty-five (25) licenses in the Village.

The following ordinance approval will reduce the number of licenses available from twenty-five (25) to seventeen (17) to match those that are currently active.

I move to adopt Ordinance 6024, entitled: AN ORDINANCE AMENDING TITLE 7 (BUSINESS AND LICENSE), CHAPTER 6 (AMUSEMENT DEVICES), SECTION 7-6-2 (LICENSE; FEES; EMBLEM) OF THE ORLAND PARK VILLAGE CODE REGARDING AVAILABLE AMUSEMENT DEVICE LICENSES

**This matter was APPROVED on the Consent Agenda.**

**2025-0586 AN AMENDED ORDINANCE ANNEXING VILLAGE OWNED PROPERTY (SOUTHWEST HIGHWAY NORTH OF 179TH STREET - Hoffman Woods)**

The Hoffman Woods parcel is located at 17601 116th Avenue. The parcel was purchased by the Village in 2001 (Ordinance 3491). On June 21, 2004, the Village President and Board of Trustees passed Ordinance No. 3895 annexing the subject property owned by the Village.

However, due to an error with the legal description, this parcel could not be recorded with the Cook County Clerk. Staff has since identified and corrected the error in the legal description, and request that Ordinance No. 3895 be amended with the accurate legal description, to facilitate the parcel being recorded with Cook County.

I move to adopt Ordinance 6025, entitled: AN AMENDED ORDINANCE ANNEXING VILLAGE OWNED PROPERTY (SOUTHWEST HIGHWAY NORTH OF 179TH STREET - HOFFMAN WOODS)

**This matter was PASSED on the Consent Agenda.**

**2025-0592 CHC Wellbeing - Wellness Screening - Change Order #2 and Addendum B**

CHC Wellbeing has been utilized by the Village to provide wellness screenings for employees and insured spouses. These wellness screenings are a key component of the Village's health insurance program, as completion of the screening is required for employees and their spouses to qualify for the wellness health insurance premium rate. The services provided by CHC Wellness are as follows: Comprehensive Biometric Screening, Health Risk Assessment, Individual Reporting, Aggregate company level specialized reporting, web portal administration and access, health coaching access, e-learning access, nutrition

and activity tracker.

At the August 19, 2024, Board of Trustees Meeting, the Board approved a one-year contract with CHC Wellbeing in the amount of \$33,000.00 for the 2024 wellness screenings. This contract included a per-participant rate of \$140.00 along with administrative fees. Screenings were conducted at the Civic Center on September 20, 2024, and September 27, 2024.

In addition to the approved contract amount for the wellness screenings proctored by CHC at the Civic Center on September 20, 2024, and September 27, 2024, CHC had an additional Health & Wellness Test at a Lab and Physicians Form submitted on October 30, 2024. As a result, an addendum was needed to increase the contract amount by \$1,495.00.

Staff is now requesting to increase the contract amount by \$43,000.00 for the 2025 employee wellness screenings. The approved 2025 department budget already includes a line item of \$43,000.00 for CHC. The shifting of the service window from September to July means that the services can be completed within the current contract rather than requiring a new contract as anticipated. These screenings are scheduled for July 8, 2025, and July 29, 2025, and will also include a remote screening option for employees unable to attend the on-site events.

To accommodate employees' schedules and ensure maximum participation, staff is also requesting to extend the contract completion date from August 11, 2025, to September 11, 2025.

I move to approve and authorize the execution of Change Order #2 and Addendum B to the current Professional Services Agreement dated August 12, 2024, with CHC Wellbeing to provide employee wellness screenings for the term of 2024 through 2025 and increase the amount of the contract of \$34,495.00 by \$43,000.00, for a new not-to-exceed contract price of \$77,495.00;

AND

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

AND

Authorize the Village Manager to approve change orders related to this contract within the authorized amount.

**This matter was APPROVED on the Consent Agenda.**

**2025-0582 Amend Title 7 Chapter 4 - Number of Class B Liquor Licenses - Ordinance**

Decrease the number of Class B liquor licenses from thirty-three(33) to thirty-two (32).

I move to adopt Ordinance 6026, entitled: AN ORDINANCE AMENDING TITLE 7, CHAPTER 4 OF THE ORLAND PARK MUNICIPAL CODE, REGARDING THE AVAILABLE NUMBER OF LIQUOR LICENSES ISSUED BY THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS.

**This matter was PASSED on the Consent Agenda.**

**2025-0581 Tree Services - Master Service Agreements (2025-2031)**

On March 1, 2021, the Village Board approved a list of six (6) tree service contractors from whom Public Works could solicit proposals for various Village tree-related projects, including tree installation, removal, pruning, stump removal, and emergency storm services (see 2021-0099). Master Service Agreements (MSAs) were subsequently established with each company. All MSAs were renewed in 2023, and expire on December 31, 2025. The current list of approved pre-qualified tree service contractors is provided below:

- Homer Tree Care, Inc.
- The Davey Tree Expert Co.
- Winkler Tree Service, Inc.
- Mid-America Tree and Landscape. Inc.
- V3 Companies, Ltd.
- Smitty's Tree Service, Inc.

Since the inception of these agreements, all six (6) contractors have successfully provided comprehensive tree services to the Village. Public Works has been satisfied with the quality of service delivered by each contractor and wishes to maintain these established partnerships moving forward.

Public Works requests to establish new MSAs with the aforementioned six (6) tree service contractors for services associated with Village tree projects including but not limited to tree installations, removals, pruning, stump removals, emergency storm services, and multi-year tree maintenance services. Public Works is requesting the approval of a three (3) year MSA with the option of extending the contract for an additional three (3) years. While the customary approach to multi-year contracts is three (3) years plus an option for an additional two (2) years, due to the nature of some work and the total number of trees and pruning zones in the Village, a six (6) year contract would be highly preferred. The Village may exercise its home rule authority to enter into a contract of this length where it is in the best interest of the Village.

I move to approve and authorize the execution of a Master Services Agreement



between the Village of Orland Park and Smitty's Tree Service, Inc. for tree services associated with Village tree projects including but not limited to tree installations, removals, pruning, stump removals, emergency storm services, and multi-year tree maintenance services for three (3) years (2025-2028), with the option to extend for three (3) additional years (2029-2031);

AND

Approve and authorize the execution of a Master Services Agreement between the Village of Orland Park and The Davey Tree Expert Co. for tree services associated with Village tree projects including but not limited to tree installations, removals, pruning, stump removals, emergency storm services, and multi-year tree maintenance services for three (3) years (2025-2028), with the option to extend for three (3) additional years (2029-2031);

AND

Approve and authorize the execution of a Master Services Agreement between the Village of Orland Park and Homer Tree Care, Inc. for tree services associated with Village tree projects including but not limited to tree installations, removals, pruning, stump removals, emergency storm services, and multi-year tree maintenance services for three (3) years (2025-2028), with the option to extend for three (3) additional years (2029-2031);

AND

Approve and authorize the execution of a Master Services Agreement between the Village of Orland Park and Winkler Tree Services, Inc. for tree services associated with Village tree projects including but not limited to tree installations, removals, pruning, stump removals, emergency storm services, and multi-year tree maintenance services for three (3) years (2025-2028), with the option to extend for three (3) additional years (2029-2031);

AND

Approve and authorize the execution of a Master Services Agreement between the Village of Orland Park and V3 Companies, Ltd. for tree services associated with Village tree projects including but not limited to tree installations, removals, pruning, stump removals, emergency storm services, and multi-year tree maintenance services for three (3) years (2025-2028), with the option to extend for three (3) additional years (2029-2031);

AND

Approve and authorize the execution of a Master Services Agreement between

the Village of Orland Park and Mid-America Tree and Landscape Inc. for tree services associated with Village tree projects including but not limited to tree installations, removals, pruning, stump removals, emergency storm services, and multi-year tree maintenance services for three (3) years (2025-2028), with the option to extend for three (3) additional years (2029-2031);

AND

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

**This matter was APPROVED on the Consent Agenda.**

**2025-0566 Fire Hydrant Painting Program Contract Change Order #1 and Addendum B**

The Village has over five thousand (5,000) fire hydrants in the water system. Public Works has a ten (10) year plan to paint all the hydrants in the system. Staff laid out the water system in specific zones throughout the Village to accomplish the completion on the program of the ten (10) year plan. Historically, Public Works part time and seasonal staff performed hydrant painting, but without proper preparation, the coatings have a much shorter lifespan. The method used in the past consisted of cleaning, wire brushing, priming, and finished paint coating.

On March 21, 2022, the Village Board authorized the approval and execution of a contract with Go Painters of Joliet, Illinois, for the Village's fire hydrant painting program. The contract was for three (3) years with the option to extend an additional two (2) years. Public Works previously extended the contract for 2025 and 2026. The contractor is using a new process includes sandblasting, priming, and a final coat of paint, and will be repeated on each hydrant on a decennial basis. This process is very similar to how the Elevated Tanks were painted. Sandblasting down to bare metal and priming gives the new paint a much longer lifespan, requiring less maintenance for Public Works staff.

Maps provided to the contractor for the 2025 zone had an additional fifty (50) hydrants. Having these additional hydrants painted in 2025 will help keep us on track to complete the program in the ten (10) year rotation. These additional hydrants resulted in extra charges of \$5,950.00. Staff is requesting to increase the contract from \$59,500.00 for 2025 to \$65,450.00, which is still below the budgeted amount of \$66,000.00 for 2025.

I move to approve and authorize the execution of Change Order #1 and Contract Addendum B to the original contract dated May 12, 2022, with Go Painters, Inc of Joliet, Illinois, for the Fire Hydrant Painting Program to increase the total not to exceed contract amount for 2025 by \$5,950.00 to \$65,450.00 as outlined in the invoice dated July 7, 2025;

AND

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

**This matter was APPROVED on the Consent Agenda.**

**2025-0571 An Ordinance Amending Appendices A and B to Ordinance No. 5968 - FIFTH AMENDMENT**

The attached ordinance amends Appendix A and Appendix B, which was originally approved by the Board on December 2, 2024. The proposed changes to the Salary Ordinance include:

- Adding a Budget Manager - This position will support the Finance Director in coordinating and developing annual budgets as well as provide support for the Purchasing/Contract Administrator. This aids with delegating workloads and cross-training of other positions.
- Adding a Purchasing/Contract Administrator - Promoting the Management Analyst to better align the position with tasks and duties performed. This parallels with the growing development of our procurement policy and processes; creating efficiency, due diligence as applicable to state statutes, and growing responsibility to reduce risk to the Village.
- The Management Analyst position will remain in the ordinance as this position is used in other departments. Finance has no plan to fill this position.

I move to adopt Ordinance 6027, entitled: ORDINANCE AMENDING APPENDICES A AND B TO ORDINANCE NO. 5968 - FIFTH AMENDMENT

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

**Aye:** 4 - Trustee Milani, Trustee Lawrence, Trustee M. L. Leafblad, and Vice President Dodge Jr.

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

**Absent:** 1 - Trustee Lawler

**2025-0603 Consideration and Action on a Resolution Expressing Official Intent Regarding Certain Capital Expenditures to be Reimbursed from Proceeds of One or More Obligations to be Issued by the Village**

An important component of our capital improvement program is borrowing funds to pay for needed capital projects. For tax exempt borrowing purposes, the attached reimbursement resolution is needed to ensure that the bond funds can be used for capital projects before the General Obligation Bonds, Series 2025 are issued later in 2025.

The 2025 bonds are scheduled to be issued in October. Because the 2024 Bonds were not issued in fiscal year 2024, and the 2025 debt was not issued

earlier this year as was planned, the 2025 debt issuance is expected to total \$40.93 million.

The attached resolution declares the Village's intent to utilize bond funds for projects currently underway. This action is not required to issue bonds but provides for the most flexibility in applying tax exempt bond funds.

In the coming years, we anticipate approving a similar resolution each year as part of the budget approval process. This will formally declare which capital projects we anticipate will be bond funded and will provide flexibility to issue bonds early in the year or later, depending on market conditions or other factors.

Trustee Katsenes had questions. (refer to audio)

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

President Dodge had questions. (refer to audio)

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

I move to adopt Resolution 2520, entitled: RESOLUTION EXPRESSING OFFICIAL INTENT REGARDING CERTAIN CAPITAL EXPENDITURES TO BE REIMBURSED FROM PROCEEDS OF ONE OR MORE OBLIGATIONS TO BE ISSUED BY THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS.

**A motion was made by Trustee M. L. Leafblad, seconded by Trustee Lawrence, that this matter be APPROVED. The motion carried by the following vote:**

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

**Nay:** 0

**Absent:** 1 - Trustee Lawler

## DEVELOPMENT SERVICES

### **2025-0469 Lorenz Residence - Variance for a Single-Family Residence - 11300 151st Street**

The single-family home was constructed in 1989 in unincorporated Cook County. The subject property was annexed in 1998 (Ordinance 3149), in which it was zoned E-1 Estate Residential, which is the default zoning district for newly annexed properties. In 2024, the property was rezoned to the R-3 Residential District (Ordinance 5978). The 1.2-acre property is an irregularly shaped lot with Spring Creek running along its eastern half.

The existing home is considered legal non-conforming as it was constructed prior

to being annexed to the Village. Therefore, it does not meet the current side setback requirement for the R-3 District. When the property was rezoned from E-1 to R-3 in 2024, it was in an attempt to make the property more conforming to the minimum side yard setback requirement to allow for an addition to be constructed on the existing residence. However, construction plans for the proposed building addition were not provided at that time, so it was unclear that the addition would include a side-loaded garage, which requires a larger side setback. After the building addition plans were provided for review, it was determined that a variance from the minimum side setback requirement would be necessary. The petitioner is now requesting a variance to construct an addition onto their home for a side-loaded garage with additional living space on the second floor.

#### PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 Commissioners, the petitioner, and members of staff. One of the commissioners joined the meeting virtually. Prior to the hearing, staff received a letter from a neighboring property owner which was provided to the Plan Commission for their consideration. The letter expressed the neighbor's lack of support for the project, in which the main concern was the possible disturbance of the root systems of existing trees and grading of the site that could result from the garage addition. Following the staff presentation, the commissioners discussed that they were not very concerned about the neighbor's trees being damaged. Overall, they were supportive of the proposal to construct an addition on the existing single-family home, which requires a variance to be granted to the property.

The Plan Commission is the appointed hearing body for variance requests. In some cases, the Plan Commission is the final approving body, while in other cases, the Plan Commission makes a recommendation to the Board of Trustees. Due to the degree of this variance request, the Plan Commission is acting as a recommending body and has recommended to the Board of Trustees to approve the variance request to reduce the minimum side setback requirements from 20' to 10.7'.

The Plan Commission unanimously recommended approval of the variance with 6 ayes, 0 nays, and 1 absent. This item is now before the Board for consideration.

#### VARIANCE STANDARDS

When reviewing an application for a Variance, the decision-making body shall review the following standards for consideration. The petitioner has submitted responses to the standards which are attached to this case file. The standards below come from Section 5-109.D of the Land Development Code (LDC):

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;
2. That the plight of the owner is due to unique circumstances;
3. That the variation, if granted, will not alter the essential character of the locality;

4. That because of the particular physical surroundings, shape, or topographical conditions of the specific property involves, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out;
5. That the conditions upon which the petition for a variation are based is unique to the property for which the variance is sought and are not applicable, generally, to other property;
6. That the alleged difficulty or hardship is caused by these regulations and has not resulted from any act of the applicant or any other person presently having an interest in the property subsequent to the effective date hereof, whether or not in violation of any portion thereof;
7. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located or otherwise be inconsistent with the Comprehensive Plan, any adopted overlay plan or these regulations;
8. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood;
9. That the variance granted is the minimum adjustment necessary for the reasonable use of the land; and
10. That aforesaid circumstances or conditions are such that the strict application of the provisions of this Section would deprive the applicant of any reasonable use of his or her land. Mere loss in value shall not justify a variance; there must be a deprivation of all beneficial use of land.

In the responses, the petitioner discusses the unique conditions of the property that make it difficult to meet the minimum setback requirements. In addition to the setback being calculated to the edge of the stream bank, all development activity must occur at least 50' away from the bank of the stream. Therefore, the site is unique and relief from the current LDC requirements may be warranted for this project.

Regarding Case Number 2025-0469, also known as 11300 151st Street - Lorenz Residence Variance, I move to approve the Plan Commission Recommended Action for this case;

AND

I move to adopt Ordinance 6028, entitled: ORDINANCE GRANTING A VARIANCE FOR A SINGLE-FAMILY RESIDENCE (LORENZ RESIDENCE - 11300 151ST STREET).

**A motion was made by Trustee Lawrence, seconded by Trustee M. L. Leafblad, that this matter be APPROVED. The motion carried by the following vote:**

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

**Nay:** 0

**Absent:** 1 - Trustee Lawler

## VILLAGE MANAGER

### **2025-0577 Agreement with Associated Property Counselors, Ltd. for As-Needed Appraisal Services**

Staff is requesting approval to enter into an agreement with Associated Property Counselors, Ltd. for as-needed appraisal services.

Trustee Katsenes had questions. (refer to audio)

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

I move to approve the agreement with Associated Property Counselors, Ltd. for as-needed appraisal services;

AND

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

**A motion was made by Trustee Lawrence, seconded by Trustee M. L. Leafblad, that this matter be APPROVED. The motion carried by the following vote:**

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

**Nay:** 0

**Absent:** 1 - Trustee Lawler

## BOARD COMMENTS

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

## EXECUTIVE SESSION

I move to recess to a Closed Executive Session for the purpose of discussion of a) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent; b) collective negotiating matters between the village and its employees, or their representatives, or deliberations concerning salary schedules for one or more classes of employees; c) the purchase or lease of real property for the use of the village.

**A motion was made by Trustee M. L. Leafblad, seconded by Trustee Nelson Katsenes, that this matter be RECESS. The motion carried by the following vote:**

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

**Nay:** 0

**Absent:** 1 - Trustee Lawler

## **RECONVENE BOARD MEETING**

The roll was called to reconvene the Regular Meeting and Trustees Healy, Katsenes, Milani, Lawrence, Lawler, Leafblad and President Dodge were present.

Purpose of the Executive Session was for the discussion of a) pending litigation against, affecting or on behalf of the village or when found by the board that such action is probable or imminent; b) collective negotiating matters between the village and its employees, or their representatives, or deliberations concerning salary schedules for one or more classes of employees; c) the purchase or lease of real property for the use of the village.

**Present:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Lawrence, Trustee M. L. Leafblad and Vice President Dodge Jr.

**Absent:** 1 - Trustee Lawler

## **Report on Executive Session and Action as a Result of, if any.**

### **2025-0632 Cease and Desist Notice**

I move to approve having the Village Attorney issue a cease and desist notice to former mayor Keith Pekau;

AND

I further move to authorize the Village Attorney to pursue all remedies available under law should the cease and desist demands not be met immediately.

**A motion was made by Trustee M. L. Leafblad, seconded by Trustee Healy, that this matter be APPROVED. The motion carried by the following vote:**

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

**Nay:** 1 - Trustee Nelson Katsenes

**Absent:** 1 - Trustee Lawler



**ADJOURNMENT: 9:42 P.M.**

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

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

**Nay:** 0

**Absent:** 1 - Trustee Lawler

**2025-0633 Audio Recording for July 21, 2025, Board of Trustees Meeting**

**NO ACTION**

**/AS**

**APPROVED:**

Respectfully Submitted,

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**Mary Ryan Norwell, Village Clerk**