

VILLAGE OF THORNTON, COUNTY OF COOK
MINUTES OF THE COMMITTEE MEETING – AUGUST 17, 2015

CALL TO ORDER

President Kolosh called the Committee Meeting to order at 7:00 p.m.

IN ATTENDANCE – President Kolosh; Trustees Kaye, Hudson, Ehlers, Pisarzewski, Paris, Atkinson; Recreation Director Dunlop; Fire Chief Habecker; Public Works Superintendent Oberman; Sergeant Dust representing the Police Department.

Also in attendance: Administrator D. Beckman; Attorney S. Dillner; Treasurer Frye.

Absent: Chief G. Beckman.

PUBLIC COMMENT

No report.

COMMITTEE REPORTS

No reports.

TREASURER’S REPORT

July 2015 Treasurer’s Report – Treasurer Frye stated she will present her report at the Regular Board meeting.

ATTORNEY’S REPORT

Rodzilla TIF Redevelopment Agreement – Attorney Dillner stated the Board authorized him to draft this agreement for approval by the Board. Summarizing, there were four separate areas of action: the parking lot, drainage, and the build out of two units. The Board authorized 50 percent of the parking lot and drainage; and 30 percent of the build outs. Again, these are subject to the TIF act and subject to eligibility. For the total project, based upon the low bids of about \$80,000, the Village would be committing TIF funds not to exceed \$30,645.

The agreement provides for a one-time payment providing the work is done, approved, and receipts are submitted by the developer. Trustee Atkinson questioned Exhibit C. Attorney Dillner responded Exhibit C was supposed to be the low bids that were in the package – the asphalt, French drain and two build outs. Trustee Ehlers stated, under Item 10, he questioned the sentence, “Accruing after the execution of the agreement.” Attorney Dillner stated it is correct.

601 Williams Street Special Use – Attorney Dillner addressed the Special Use Ordinance for a project at 601 Williams Street. Last Wednesday, the Zoning Board of Appeals heard a presentation for a special use for the property at 601 Williams Street. It’s an industrial area; and under the industrial zoning, there are certain permitted uses. This specific use – automotive repair center – is not a permitted use. Under the zoning ordinances of the Village, there is a catch-all for industrial. It states that a special use, as long as it’s a similar use to the industrial uses specified in the ordinance, and if requested

and approved, is allowed within the industrial. After the presentation, the Zoning Board of Appeals voted to recommend the special use to the Village Board. Attorney Dillner prepared an ordinance granting that special use. This is essentially a body shop/automobile repair center.

No Cash Bid Resolution – Attorney Dillner explained, when real estate taxes aren't paid on a property, anybody can buy the taxes; and once you buy the taxes at the sale, then you can go forward and file a tax deed case, and eventually get a deed to the property. Cook County has a program called No Cash Bid that's available to municipalities. Upon the request of the municipality, the county will enter into a tax sale and basically bid on one of these properties that is for sale. It has to qualify; but it's essentially no cost to the Village other than the cost of obtaining the tax deed and going to court. There is a property within the Village that is tax delinquent – 106 S.Wolcott.

There is a resolution before the Board tonight which authorizes the Village to participate in this No Cash Bid program for this PIN. The Village does not have to pay any old or future taxes on this property. Basically, the Village would then eventually end up with a deed to the property. To go forward, a letter from the Mayor and this Resolution have to be presented to the County Board. If it's accepted, it moves forward. The legal costs to get the deed to the property, is probably between \$2,000 to \$2,500. There is no objection from the current owner of the property to the Village doing this.

Trustee Ehlers questioned what the cost estimates are for removal of the structure on this property. Administrator Beckman stated the Village has not gotten that cost yet because the property wasn't owned by the Village yet. Trustee Ehlers continued that if the Village proceeds with this process, could Public Works use that building in some way rather than demolish it? Administrator Beckman stated the Village is in the initial stage of talking land trade with Hanson Material Service. The Village is looking at possibly moving the Public Works facility over to the area just to the south of Margaret Street off Hubbard. Getting this property would give the Village access to that property from Wolcott Street. Regardless, it's a lot that needs to be redeveloped; and chances are slim that any private investor would be interested.

MWRD Real Estate Contract – Attorney Dillner reported last meeting the Board talked about the Metropolitan Water Reclamation District purchasing some property at the north end of the quarry. It's been going on for a while; and what is before the Board this evening is a contract to actually sell it to them. There is a contract before the Board and a Resolution authorizing the contract for the three lots and a portion of an alley and a portion of Michigan Avenue. The total contract price is based upon \$5/square foot which was arrived at from a previous appraisal; so the contract calls for that transfer and the Resolution authorizing the contract. This contract calls for the buyer and the seller to split the title insurance costs. If the Board authorizes the contract, then in the near future the Board would need an ordinance to vacate the alley and the Michigan Avenue section.

Brown Derby Road Vacation and Transfer – Attorney Dillner asked for Board approval of an ordinance which vacates a portion of Brown Derby Road and 171st Street, and it transfers the vacated property to Menards, which is the owner of the adjacent property. The ordinance is contingent upon Menards paying the Village \$406,000.

ADMINISTRATOR’S REPORT

Cherry Lane Block Party – Administrator Beckman reported the Village received a request for a block party on Cherry Lane next weekend. It is expected to last no more than four hours; and they respectfully requested from the Village some barricades to block off the street. The Board has allowed similar requests in the past. The Fire Department and Police Department are notified of the road closure. It’s a pretty standard request but would need Board approval. It’s on Saturday from 2:00 until 6:00.

Pride in Property Awards – Administrator Beckman stated the Planning and Development Commission will be presenting their Pride in Property awards at the Regular meeting.

PRESIDENT’S REPORT

President Kolosh would like to send condolences from the Village of Thornton to the Carlson Family—Janet, Kyle and Kim. Roland passed away last Wednesday. He was a very important part of the Planning and Development Commission. His wife Janet serves on TEMA. Funeral arrangements and services were this morning. Roland will be missed by, not only his entire family, but the Village, too.

OLD BUSINESS

No comment.

NEW BUSINESS

No comment.

ANNIVERSARY PROCLAMATION

President Kolosh stated the Village would like to honor Mr. and Mrs. Roberts and their family. They have been married 75 years as of July 17. President Kolosh read the proclamation from the Village of Thornton for Irv and Ruth Roberts. Mr. Irv Roberts made a few comments to the audience, after which the meeting was adjourned and a brief reception was had.

ADJOURNMENT

Motion by Trustee Pisarzewski, seconded by Trustee Atkinson, to adjourn the Committee meeting.

All in favor.

Motion carried.

President Kolosh adjourned the meeting at 7:26 p.m.

Debra L. Pisarzewski, Village Clerk